

VALLEY WEST HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 17, 2015
Ogburn Law Firm

Directors Present: Greg Stratton, President; Steve Brown (via phone), Vice President, Tad Tsukamoto, Secretary

Others Present: Margot Ogburn, HOA Counsel, Monica O'Brien & Lee Ann Matzinger-from Peak Property Management, Dave Wieggl-from the VW HOA Committee

- I. Call to order by President at 10:04 AM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated November 12, 2014)
Motion made by Steve to approve minutes; Seconded by Tad. Passed unanimously November 12, 2014 minutes approved
- IV. ASSOCIATION ISSUES
 - *Capital Improvements for 2015-16
 - *Area north of Brenden to Durston; install trail system, irrigation and landscaping: Greg is going to work with Greater Gallatin Contractors to obtain bid to present at annual meeting
 - *Community garden east of Heritage Christian; Greg is going to work with GGC to obtain bid to present at annual meeting-current bid includes 10 raised beds that would equal 20 individual garden plots plus irrigation and landscaping; Peak will include information in next VW mailing to solicit interest in garden plots, cost per plot is TBD
 - *Open space east of houses on Clifden; area needs to be cleaned up due to construction debris, weeds, etc.; Greg will obtain a bid from NPK to take care of this area
 - *Alley between Monroe and Cascade; people are parking too far over in the alley and eroding the landscaping in the green area; Greg proposed to bring in gravel and parking barriers to make designated parking areas and prevent people from parking any further over in the green spaces; Greg will obtain a bid to present at the annual meeting
 - *NPK summer contract-monthly price is same as last year; Tad motioned to approve the contract, seconded by Steve, passed unanimously
 - *Rules/regulations for contractors who begin construction without design review approval; Margot will revise totals to minimum \$3000 for the first offense and minimum \$5000 for 2nd and each additional offense; needs to be signed and filed
 - *Meyers Park use-park is public and the Board of Directors would like to encourage as much use of the park as possible by both VW residents and non-residents
 - *Ducks-residents should not be feeding ducks at their property as this causes ducks to leave park area causing potential traffic problems and hazards for the ducks

V. FINANCIALS

*2014-15 financials look good and the association is anticipated to come in under budget for the fiscal year

*BoD will look at the financials at next meeting to determine future contributions to the reserve account

VII. ADDITIONAL ITEMS

*Association may have to look at installing a new bank of mailboxes this summer; HOA has to buy mailboxes and pour a concrete pad, the post office will install; Greg will keep an eye on this and install if needed; homes with rental ADU's do not get separate boxes for each residence

*Design review inspections-concerns that homeowners/builders who called for inspections during the winter before landscaping was done will not be aware that they also need an inspection once landscaping is done; builders and/or sellers should be informing new buyers if there is a need for an additional inspection

*Petra trails-trails were refurbished last summer by the Gallatin Valley Land Trust but Valley West needs to maintain; Greg will obtain a bid from NPK for spraying and other necessary maintenance

*HOA will be planting 12 new trees this year again

*Construction of the new phase of Valley West will start this summer, located west of the soccer fields at Petra

VIII. Motion by Tad to adjourn the meeting, seconded by Steve, meeting adjourned at 3:18 PM