

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
May 28, 2015  
Ogburn Law Firm

Directors Present: Greg Stratton, President, Tad Tsukamoto, Secretary  
Others Present: Margot Ogburn, HOA Counsel, Monica O'Brien & Lee Ann Matzinger-from Peak Property Management, Dave Wieggenl-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 March 17, 2015)  
**Motion made by Tad to approve minutes; Seconded by Greg. Passed unanimously May 28, 2015 minutes approved**
- IV. STATUS OF FOLLOW-UP ITEMS FROM LAST MEETING
  - \*Rules & Regs Fines for Beginning Construction Prior to Approval have been recorded and are on VW website
  - \*Letter to all homeowners re: lot maintenance, parking, dogs and community garden has been mailed
  - \*Owner feeding ducks has been contacted and the issue is resolved; Greg will also mention this at the annual meeting
- V. BUDGET ITEMS FOR CONSIDERATION 15-16
  - \*Area north of Brenden to Durston; install trail system, irrigation and landscaping: Greg obtained bid from GGC; Tad motioned to approve the bid, seconded by Greg, all in approval
  - \*Community garden east of Heritage Christian; Greg obtained bid from GGC, will be added to agenda for annual meeting
  - \*Open space east of houses on Clifden; area needs to be cleaned up due to construction debris, weeds, etc.; Zach Wermers is building on 3 lots in this area and said he would take care of the clean-up if the HOA would provide top soil
  - \*Alley between Monroe and Cascade; Greg will obtain a bid to present at the annual meeting
  - \*Mailboxes; Greg will talk to PO to see if it will be necessary to install another bank of mailboxes this summer
  - \*Additional picnic tables
  - \*Staining bridges and pavilion
  - \*Additional trail widening
  - \*Christmas lights in Meyers Park

VI. ADDITIONAL ITEMS

\*Association has planted 18 trees so far

\*Sidewalks on vacant lots-should HOA require owners to put sidewalks on vacant lots

\*Final inspections-should Tad do inspections on all homes that are being completed whether owners fall under old covenant and have not paid an inspection fee-per Greg, inspect all of them whether they have paid and/or requested the inspection

\*Pine trees planted on new berms died due to weather related issues, GGC replaced all trees at no cost-Greg would like the HOA to reimburse part of the cost to GGC, Greg will find out final cost to GGC for replacements

\*Reserve study-should finds be moved to a CD-will wait until the end of the budget year to make a decision

\*The Lakes phase of the VW HOA will be starting with a new declarant

VII. Motion by Tad to adjourn the meeting, seconded by Greg, meeting adjourned at 12:12 PM