

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
September 29, 2015-Ogburn Law Firm

Directors Present: Greg Stratton, President, Tad Tsukamoto, Secretary  
Others Present: Margot Ogburn, HOA Counsel, Dave Wieggen, HOA Committee Representative,  
Monica O'Brien & Lee Ann Matzinger-from Peak Property Management

- I. Call to order by President at 10:09 AM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated June 29, 2015)  
**Motion made by Tad to approve minutes; Seconded by Greg. Passed unanimously  
June 29, 2015 minutes approved**
- IV. HOMEOWNER APPEALS  
\*Discussed various appeals from homeowners regarding HOA fines
- V. ADU/HOME RENTALS  
Peak will send letter to all VW homeowners reminding them of the regulations regarding  
ADU and home rentals
- VI. ASSOCIATION MAINTENANCE  
\*Asphalt patching and sidewalks-Greg has obtained bid to patch some areas in alleys,  
comments from HOA Committee indicate that there are some bad areas of concrete on  
sidewalk ramps that also need repair  
**\*\*Tad motioned to increase the asphalt budget from \$2500 to \$5000 with the money  
coming out of the VW reserve account to fix asphalt and concrete, seconded by  
Greg, all in favor\*\***  
\*Open spaces in Ferguson/Kimball alley-Greg obtained bid to create parking spaces in  
alley areas near Monroe and Kimball drainage ditch where people are currently parking  
and ruining grass; Greg and Tad are going to look at areas to determine if the creation of  
parking spaces would be an issue, if these will not work, will look at putting landscape  
boulders in these areas to prevent parking  
\*Vacant lot maintenance-can items be kept on a vacant lot as long as they are screened by  
a fence and otherwise maintained; Greg and Tad will look into this further
- VII. EXECUTIVE SESSION  
Time started: 11:59 AM      Time ended: 1:10 PM
- VIII. ADJOURN  
Tad motion to adjourn, seconded by Greg, meeting adjourned at 1:10 PM