

VALLEY WEST HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
April 12, 2016-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

- I. Call to order by President at 10:10 AM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated September 29, 2015)
Motion made by Tad to approve minutes; Seconded by Greg. Passed unanimously September 29, 2016 minutes approved
- IV. ASSOCIATION MAINTENANCE
 - *Items completed from 15-16 improvements list; bridges stained, new mailboxes installed, Brenden to Durston done with the exception of seeding, new picnic table
 - *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
 - *Need 3 dog station garbage cans + 3 more dog bag stations
 - *Pavilion lights-add to improvements list for 2016-17
 - *Asphalt patching in alleys not completed yet; sidewalk ramp repairs have been done
 - *Tree replacement budget still available for spring 2016
 - *Muskrats still a problem; Peak will contact Animal Control Solutions
- V. NEW BUILDS
 - *New builds that are multi-family units will be charged once building is determined to be a multi-family unit, not at the completion of construction
- VI. LANDSCAPE VOLUNTEER
 - *VW resident has volunteered to take care of landscaping issues around park, other areas of VW; Greg will prepare an official list of duties and see if she wants to head the Parks Committee for the HOA
- VII. FINANCIALS
 - *Reviewed current financials and budget
- VIII. EXECUTIVE SESSION
 - Time started: 11:10 AM Time ended: 12:10 PM
- IX. ADJOURN
 - Tad motion to adjourn, seconded by Greg, meeting adjourned at 12:12 PM