

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
May 30, 2017  
Peak Property Management

Directors Present: Greg Stratton, President, Tad Tsukamoto, Secretary, Dave Wieggl Vice President,

Others Present: Monica O'Brien, Mike Fike-from Peak Property Management & Margot Ogburn

- I. Call to order by President at 1:57 PM**
- II. Establish Quorum – quorum present**
- III. Approval of prior BOD meeting minutes (dated Oct. 6, 2016)**  
Motion made by Tad to approve minutes; Seconded by Dave. Passed unanimously  
October 6, 2016 minutes approved
- IV. Discussion of Annual Meeting and Actions to be taken**
  - a. Thursday, June 29th
    - Scheduled for 4:00 PM @ Petra
- V. Additional items for discussion**
  - a. **Financial Review** – reviewed Fiscal Q3 Actuals to Budget
    - N.W.E. - Seven street lights that are on all day- call N.W.E.  
Location: Toole- 2, Waters- 2, Perry- 1, Brenden- 1, Bembrick- 1
    - Christmas lights were well received – consider adding lights to trees in front of pavilion (would need to run new electric line)
    - Dog Station boxes: order two or three more. Wes (NPK) will stop by and pick up those currently on hand
    - Tree Removal/Replacement: all trees ordered, installed & mulched/staked
    - 2016-2017 Reserve Projects:
      - Pavilion Lights: confirm previous bid, if same move forward
      - Trail maintenance: low spots, level & add gravel (Greg in get bids & time-frame for completion)
      - Stain/Seal Pavilion: (Greg to follow-up)
  - b. **Tree Removal/Replacement:** consider increased budget for next year to \$20,000
  - c. **Construction/Landscaping Violations**
    - Lot mowing: letter to be mailed soon
    - Lot behind Dave – garbage/debris needs removed; make courtesy call & send warning letter. If not done, owner will be charged for removal
    - Still issue with non-compliance of not requesting follow-up architectural inspections

- Pending architectural inspections from last fall. Tad to follow-up with Margot to send out letters/possible fines
- Numerous inspections will be done soon

**d. Cottonwood Berm**

- Completed to furthest point possible at this time. Will be finished once additional homes are built

**e. Foot Bridges @ Lakes**

- Hopefully completed late summer (between Lakes and Petra)

**f. Accessory Dwelling Unit (ADU)—Tad has received questions**

- One unit must be owner occupied or you can't rent the other unit
- Margot to provide specific language to use to ensure response is per covenants

**g. For consideration**

- Electric Box Decals – (as seen around Bozeman)
- Gallatin Art Crossing – would have to pay for pedestal, but art would possibly be provided at no cost (place around pond)

**VI. ADJOURN**

- a.** Motion made by Dave to adjourn meeting, seconded by Tad—3:31 PM

**VII. EXECUTIVE SESSION**

**Time Started: 3:32 pm      Time Ended: 3:44pm**