

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting  
October 31, 2017  
Ogburn Law Firm

AGENDA

- I. Call to order—9:58 AM by Greg Stratton
  
- II. Establish Quorum—Quorum Established; Dave, Tad, and Greg; Also, present Aida Murga, Margot Ogburn, & Mike Fike from Peak
  
- III. Approval of past BOD meeting minutes dated 6.29.17  
  
Motion: Dave Wieggel 2<sup>nd</sup> Tad Tsukamoto **F**/ A All
  
- IV. Discussion of annual meeting and actions to be taken
  - a. Pavilion—Staining has begun as of 10/27/17 by Louis Adler
  - b. Walking Bridges (The Lakes)—Next year
  - c. Bridges around Lake Meyers—clear sealed couple of years ago
  
- V. Additional items for discussion
  - a. Pavilion Renting
    - i. Waiting on response from Mitch Overton regarding City lawyer and whether VW can benefit directly from charging individuals outside of VW to rent pavilion.
      1. Possible for City to maintain if they get money for pavilion rental
    - ii. HOA will contact Mitch regarding issue—Dave or Greg
    - iii. Margot will look into liability concerns
    - iv. Call insurance company and make sure that cash payments wouldn't affect coverage.
  
  - b. NPK
    - i. Currently unhappy with services that are being provided since Martin retired
  
  - c. Options to Address Current Issues
    - i. Hire maintenance guy for summer supervisory role that will oversee all areas and coordinate with current maintenance groups i.e. GGC/NPK

## Approved Minutes

- ii. Possibly divide up VW into sections for maintenance—W. of park, E. of park, and The Lakes
  - iii. Options for Supervisory Role—Martin former NPK employ, Mark from GGC, or Jesse Danford from Elements Design (current snow removal provider).
- d. Re-due landscape/maintenance plan—to better gain control
- e. Contract with Advantage LandCare for weed spraying of all areas around VW
- f. Sucker Fish in Meyers Lake—Need to find company who will set traps to remove sucker fish
  - i. Need fish stocking permit for The Lakes' lake
  - ii. 1<sup>st</sup> year—fingerlings and 10" fish—cost of fish under \$2,500/year
- g. Trap Muskrats this fall
- h. Cattails and Willows—around Meyers Lake and Maynard Ditch—Greg getting bid for next year
- i. Christmas Lights
  - i. Have company that is putting up x-mas lights bid putting pavilion lights up (original bid with Christie's too expensive)
- j. Tree Guards—placement over the winter
- k. Berm on Babcock—Remove planters and replace with grass (will have to re-grade berm).
  - i. Less maintenance and better looking
- l. Trail on East side—Babcock to Cascade set for Spring 2018
- m. Confluence Proposal—erosion around creek
  - i. Propose to create survey to start designing and permitting to fix issues—permitting will cost roughly \$18,500
- n. Between 2019 & 2020 have the reserve study updated to better reflect what is needed in reserve
- o. Potentially create advisory board to add two new home owners to BOD's who would not have the right to vote on matters but could sit in on board meetings to better understand how to run the HOA.

## VI. Aida's Issues

- a. Will get bids to revamp abandoned roundabouts
  - i. Possible to get all of them done by next year
- b. Peaks to Plains—use for bid—did most of work in The Lakes
  - i. Aida will meet with Peaks to Plains

## VII. Action Items

- a. Investigate sucker fish in Meyers Lake—funded by reserve?
- b. Bid to remove cattails around Meyers Lake—possible funds in landscape budget or reserve funding?
- c. Christmas light conduit
- d. Tree guards—Winter 2017—may be included in tree budget or reserve fund?
- e. Babcock berms—remove planters and plant grass—Mark @ GGC bid of \$9,000—funding not in budget

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- f. Maynard Ditch Design—Confluence Proposal
- g. Traffic Circles—Aidia will get bids/drawings from Peaks to Plains

## VII. Adjourn—12:05PM

-Motedioned by Greg; Seconded by Tad; All in favor