VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 1, 2018

Ogburn Law

AGENDA

1. **Call to order**—9:55 AM by Greg Stratton
2. **Establish Quorum**—Quorum Established; Dave, Tad, and Greg; Also, present Aida Murga & Margot Ogburn; Monica O’Brien, Lee Ann Matzinger, & Mike Fike from Peak
3. Approve past BOD meeting minutes dated 11/6/17

 Motion: Dave Wieggel 2nd Tad Tsukamoto F/ A \_All\_\_\_

1. **Action Items**
	1. Ground Maintenance—Summer 2018 (Contracts)
	2. Bids
		1. Sucker Fish—Meyers Lake
		2. Removal of Cattails—Meyers Lake
		3. Christmas Light Conduit
		4. Tree Guards
	3. Traffic Circles
	4. Maynard Ditch Project—Confluence
2. **Ground Maintenance 2018**
	1. NPK not involved at all.
	2. Advantage Land Care—will handle mowing/weeding of Central Park area (Meyers Lake) between Hanley & Clifden.
		1. Advantage has different contract to handle weed spraying in Valley West and The Lakes.
	3. Elements Design—Jesse Danford will walk around VW each week to look over current grounds keeping. Elements will mow all pocket parks and Cottonwood berms.
	4. The Lakes—ground maintenance & sprinklers by Greater Gallatin—HOA will taking over starting summer 2018.
	5. Greater Gallatin still in charge of irrigation system for VW and The Lakes.
	6. Elements Design will take over maintenance of dog stations year-round. Will no longer need Dootie Calls in the winter.

**Dave motioned to ratify summer contracts with Elements Design and Advantage Land Care, 2nd Tad, all in favor.**

1. **Snow Removal Budget**
	1. Will not be able to contribute required amount to reserve due to excessive snow removal costs.
2. **Meyers Lake Park**
	1. City wants to potentially take over maintenance of City parks with potential charge to owner of $92 per lot and up to $540 depending on size per the article in the Bozeman Daily Chronicle on 2.26.18 to maintain parks.
		1. Currently only costs HOA $10,000 to $12,000 to maintain Meyers Lake.
	2. City currently does the playground maintenance and weekly inspections of playgrounds and fixes any issues.
	3. Possibly meet with Mitch Overton and City Commissioners to see if they are on board.
		1. Maybe schedule a special meeting or send out fliers to notify VW homeowners.
3. **Budget**
	1. Update reserve target to show current numbers.
	2. List of action items/improvements for 2017 & 2018 and reevaluate plan with $44,000 extra in snow removal costs.
		1. What can wait and what needs to get done.
4. **Sucker Fish**
	1. Fish and Wildlife will start stocking Lakes again in 2018-2019.
	2. Not sure if trapping sucker fish summer 2018 with be worth the cost.
5. **Pavilion**
	1. Higher standard of care required if VW charges rental fee.
		1. VW has less liability toward users if rental is free.
		2. City would receive rental payments not VW.
6. **Cattails—Meyers Lake**
	1. Greg has preliminary budget—won’t do entire lake—just part this year and will assess with updated budget.
		1. Put in budget and bring up at annual meeting.
7. **Christmas Conduit**
	1. Has been installed and taken care of.
	2. Lui—Tree Care Solutions—will look at rope lights and see if he can fix issue this year.
8. **Tree Guards**
	1. Only for un-mulched trees and remove once mulched—guards would be a temporary solution.
	2. Talk with Mark at GGC to come up with suggestions. Aida will reach out to him.
9. **Traffic Circles**
	1. Talk with Mark GGC to get an updated estimate.
		1. Greg will have Mark bid it out.
	2. Need to have roundabout sign replaced this Summer.
10. **Maynard Ditch**
	1. Still deciding what needs to get done this year and what can wait.
11. **Art Exhibits in Valley West**
	1. Still pursuing artists that are interested.
		1. Dave has roughly a $1,500 buget
		2. Greg wants Dave to pick piece, get prices, and installation date.

VII. Adjourn—11:45AM

 -Motioned by Tad, 2nd by Dave, All in favor

Next meeting should be schedule between April 1st-10th to discuss 2018-2019 budget.