VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

February 14, 2019

1. Call to order: 10:30 AM
2. Establish Quorum: 3 board members present

 Greg Stratton, President; Tad Tsukamoto, Secretary; Dave Wieggel, Vice President

 Others in attendance: Peak Property Management represented by LeeAnn Matzinger, &

 Kari Raines; Margot Ogburn-HOA Attorney

1. Approval of the past BOD meeting Minutes dated 10.2.18

-The Minutes were not present. They will be approved at the next board meeting

1. Items of discussion:

-ADU rental violations will be address on a case to case basis.

 \*concerns of violators need to be in writing in for the board to address the violation.

-Garbage can violation

 \*The board would like Peak to send a letter to all homeowners regarding this issue

-Discussed website issue

 \*The board decided not to upgrade the website because if they upgraded all of the

 homeowner’s information would be accessible. Lee Ann will look into new website

 options.

-Discussed the W. Babcock & Cottonwood planned commercial land

 \*A meeting with the Developer needs to be set up so the Board can review the site

 plans and determine how dues will be assessed.

 \*During meeting the decision on who will maintain the lots for these commercial

 spaces will need to be addressed.

-Discussing regarding how Petra and the Church are being assessed because they are not

 charged dues.

 \*Margot will look into how assessments are made or not made.

1. Reserve items discussed and/or voted on

-Confluence contract

 \*Dave motioned to approved up to $30,000 to be spent on this project in 2019. Tad

 seconded the motion and all were in favor.

 \*After spending that money the board wants to review the 2020 budget before more

 money is approved to be spent on the Confluence project.

-The art work in Valley West

 \*Discussion on this project was tabled for next board meeting

 \*Dave will talk to Pete (the Artist) before the next meeting to see if he would lower

 the price of the art piece.

 \*The board would like the homeowners to vote on the art purchase at the 2019

 annual meeting.

 -Tree planting

 \*The board will form a plan w/Mark from GGC’s at the tree 2:00 meeting 02/15/19

 -Finishing the open space by Clifden

 \*The board has put this project on hold due to the cost as the irrigation alone will

 cost $20,000.

-Playground landscaping

 \*Planning on adding more rocks and other landscaping in 2019 summer.

-Plans to stabilize the bridge will need to be address in the spring as the areas around the

 bridge are eroding.

VI. 2018-2019 Summer contract

 -Advantage, Elements Design, and Greater Gallatin Contractors will continue to

 provide these services.

 -Tea Cup Lawn Care wanted to submit a bid but at this time the board would not like

 to switch companies.

VII. Financial Review

-Lee Ann reviewed the financials with the board and Margot.

- A/R Collections

 \*Margot is in the process of placing liens on properties that owe $600 or more.

-Discussion of revising the covenants to state that each unit is assessed dues. Right now

 it states lot which is confusing to homeowners.

1. Adjourn 12:02 P.M.

 -Motion: Dave Wieggel 2nd: Tad Tsukamoto F/ A: Yes