

VALLEY WEST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
May 12, 2020
Kilday & Stratton

AGENDA

- I. Call to order
 - a. Meeting called to order at 10:00 am

- II. Establish Quorum
 - a. Quorum was met
 - b. Greg, Tad, Dave, Margot from Ogburn Law, Lee Ann and Monique from Peak Property present

- III. Approval of past BOD meeting minutes dated 10.11.19
 - a. Dave motioned to approve minutes, Tad seconded, all in favor, motion passed

- IV. Financials
 - a. Quarter 3 Financials
 - i. Consider putting some of the reserve in CD
 - ii. Transfer \$75,000 from operating account to the reserve account
 1. Tad motioned to approve transfer, Dave seconded, all in favor, motion passed
 - b. 2020-2021 Budget Review
 - i. Management fee increase
 - ii. Tad motioned to approve, Greg seconded, all in favor, motion passed
 - c. Reserve Projects
 - i. Board approves Confluence ditch project, pending the meeting with Mitch Overton about the City takeover of parks
 - ii. Pumps project approved

- V. Review of association issues
 - a. Herstal Way/Westgate Open Space Improvement
 - i. Common Area Flooding being fixed by HOA
 - ii. The common area was completed before the homes were built
 - iii. The builders of those homes did not build with the grade of the common space causing flooding
 - b. Sidewalks
 - i. Parts of Clifden without sidewalks
 1. Margo checking with city regarding responsibility of homeowner
 - c. Rules and Regulation of rentals

- i. Vacation Rentals-Regulated by City
 - ii. Limited Duplex Rentals-Regulated by City
 - iii. Duplex Rentals-Regulated by City
 - iv. Short Term Rentals-Regulated by city
- d. Westmoreland Street
- i. Plan for more speed signs, speed bumps, flashing speed signs was submitted to the city
 - ii. The city is not willing to make changes to that street currently
 - iii. The street was designed by an engineer and approved by the city
 - iv. All complaints on this issue need to go to the city
- e. Neighborhood Chickens
- i. Not allowed in Valley West
 - ii. Written complaint to the HOA
- f. ADU and Main House Rentals
- i. Written complaint to the HOA

VI. Annual Meeting

- a. Mailing to go out for annual meeting
- b. Owners to send in written comments through email
- c. There will be no meeting in person for the annual meeting due to social gathering restrictions
- d. Include in mailing a place to find the annual budget for review and questions

VII. Insurance Renewal

- a. At this time, keep insurance amounts as is until the City parks plan is presented to HOA

VIII. Legal matters-Discuss in Executive Session

IX. Adjourn regular meeting

- a. Meeting adjourned at 12:00 PM