VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

June 25, 2020

Kilday & Stratton

Meeting Minutes

1. Call to order
   1. Meeting was called to order at 10:00 am
   2. Lee Ann Matzinger and Monique Wenzel represented the management company
2. Establish Quorum
   1. Quorum was met
   2. Greg Stratton, Dave Wieggel, and Tad Tsukamoto represented the board
   3. Margot Ogburn present as the attorney for Valley West
3. Approval of past BOD meeting minutes dated 5.12.20
   1. Tad motioned to approve minutes, Dave seconded, all in favor, motion passed
4. Financials
   1. 2019 Financials
   2. 2020-2021 Budget Review
      1. Dave motioned to approve budget, Tad seconded, all in favor, motion passed
   3. Reserve Projects
5. Review of association issues
   1. Management Fee Increase
      1. Board approved management fee increase at 5.12.20 meeting
   2. Postponed Annual Meeting
      1. Cases are still up for Covid
      2. Not everyone has accessibility to attend a Zoom meeting
      3. Board members do not want to hold a Zoom meeting
      4. Look at fall annual meeting if current situation allows it
   3. Park Maintenance
      1. City will reimburse for sprinkler control and pumps if Valley West repairs them to the city standards
      2. City takeover of the park is July 1, 2020
      3. Budget for grounds/park maintenance is not going to be changed this year due to uncertainty of how much city will cover
   4. Unfinished Sidewalks on Cascade
      1. Margot working on it with the city
      2. If HOA does it, how do they get the funds
      3. Is it legal for HOA to put them in
   5. Open Space in Lakes
      1. Still under construction
      2. Homes still being built
      3. They will be completed in the future
   6. Delft Drainage
      1. Greater Gallatin Contractors taking care of this
   7. No Parking Signs on Voonerfs
      1. No parking signs will be installed
   8. Cottonwood Berm Landscaping
      1. Greater Gallatin Contractors handling project
   9. Flatbed Trailer Westgate
      1. Commercial vehicle that moves
      2. Covenants don’t have language against this complaint
   10. Valley West Neighborhood Signs Babcock, Ferguson, Cottonwood
       1. City was anti-sign when that part of the neighborhood was built
       2. When the Lakes was proposed, the City allowed the signs
       3. Signs can be put in with city approval and at associations cost
   11. Christmas Lights at the Pavilions
       1. This may not be an issue this year as the city is taking over the parks
       2. Will the City allow them to be put up
   12. Construction Crews Working Afterhours
       1. Homeowners can call City of Bozeman and report them
       2. Peak can call owner of lot
   13. Maintenance of Lawn East of Westmoreland Near Creek
       1. Native grass that is cut once a year
       2. It is not irrigated so once mowed, it will be dry
   14. Parking Passes Babcock
       1. The city will not take this issue seriously until it in an issue
       2. Wait until it becomes a huge issue to approach the city
   15. Future Board Members
       1. Greg, Tad and Dave would like to resign from the board this fall
       2. Margot will prepare a letter to all homeowners about the open board positions
       3. Interested parties will email Peak, which will be forwarded to the current board for review
   16. Fence Violations
       1. Lakes fences on corner/side of alley
       2. Change in covenants proposed to allow them on those particular units
       3. Tad to draft change in covenant
       4. Margot will draft letter to those homeowners who did not follow the setbacks of common area in the Lakes
   17. Pond Cleaning
       1. Association can get bids to get them cleaned, it is very costly
       2. Supervisor needs to be hired to oversee project as well
6. Legal matters-Discuss in Executive Session
7. Adjourn regular meeting
   1. Greg motioned to adjourn meeting 11:40 am, Tad seconded, all in favor, motioned passed
8. Adjourn