VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 25, 2021

Kilday & Stratton

Meeting Minutes

1. Call to order
   1. Meeting was called to order at 11:05 am
   2. Lee Ann Matzinger represented the management company
2. Establish Quorum
   1. Quorum was met
   2. Greg Stratton, Dave Wieggel, and Tad Tsukamoto represented the existing board, Ciaran O’Connor, Jeff Radick and Lisa Baker represented the incoming board
   3. Margot Ogburn present as the attorney for Valley West
3. Approval of past BOD meeting minutes dated 6.25.20
   1. Dave motioned to approve minutes, Tad seconded, all in favor, motion passed
4. Review of association issues
   1. Brenden Street addition
      1. Homeowner Matt H. presented his case to build an addition on his home to expand the living space of current home, addition is not intended to be an ADU or separate rental space
      2. BOD will confer with VW attorney regarding covenant restrictions and provide a final analysis to the homeowner regarding decision
   2. Sidewalk at Clifden/Durston
      1. Raised portion of sidewalk at Clifden/Durston is area of concern
      2. BOD will do a walk of VW property with incoming BOD sometime in April/May to make a list of areas of concern, including this area
      3. Additional discussion of sidewalks include the 2 unfinished lots on Clifden that do not have sidewalks installed-Peak Property Mgmt will contact owners of those lots concerning need to install them
   3. Vaughn Drive speed limit signs
      1. Homeowner noted that people are speeding down Vaughn Drive-asked about the HOA installing speed limit signs.
      2. Vaughn Drive is a city street so the homeowner will have to contact the city about installing signs
      3. City streets in The Lakes include Westmorland, Laurel Parkway, Westgate & Vaughn
   4. Meyers Park lake
      1. Several homeowners have noted that the lake is dirty, has algae bloom and smells bad in the summer
      2. BOD will meet with Fish, Wildlife & Parks regarding turbidity issue being caused by sucker fish that have shown up in the lake
      3. BOD will also consider other proposals to help curb problem
   5. HOA annual meeting
      1. Tentative date scheduled of June 24, 2021 at 6:00 PM
      2. Existing BOD will run meeting and introduce/turn over to new BOD at the end of meeting
5. Financials
   1. 2021 2nd quarter financial review with incoming BOD
   2. City parks reimbursement 2020
      1. City reimbursed a portion of lawn mowing expenses for Meyer’s Park and the city park portion of The Lakes as Phase 1 of the city takeover plan
      2. As per the city, 62% of mow able space in VW is city park and 45% of mow able space in The Lakes is city park
      3. 2020 reimbursement on VW/Meyer’s Park invoices= $14448.20, 2020 reimbursement on The Lakes invoices= $9850.68
   3. Summer contracts
      1. Still a lot of uncertainty regarding city plan to go into Phase 2 of the city takeover of the parks
      2. Main question concerns whether the city has solicited bids and has a contractor in place for the summer-Peak will contact Luke Kline at the city to see if we can use our existing contractor and get reimbursed similar to last summer\*\*\*
      3. Other concern is that the city is not going to maintain park to the standard that it has been maintained; recommendation from Greg Stratton is to keep parks maintenance budget the same this year to allow for maintenance projects above what the city is intending to do

\*\*\*Information received from the city via email while in this meeting indicate that they have already solicited bids for the summer maintenance of parks and have chosen a contractor\*\*\*

1. Adjourn meeting-Greg motioned to adjourn meeting 1:05 PM, Tad seconded, all in favor, motioned passed