VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

June 22, 2021

Kilday & Stratton

Meeting Minutes

1. Call to order
   1. Meeting was called to order at 10:03am
   2. Lee Ann Matzinger and Andrea Whisler represent the management company
2. Establish Quorum
   1. Greg Stratton and Tad Tsukamoto represented the current board

Ciaran O’Connor and Jeff Radick represented the incoming board with Lisa Baker arriving at 11am

* 1. Margot Ogburn present as the attorney for Valley West
  2. Aida Murga present as a Valley West tree volunteer

1. Approval of previous BOD meeting minutes
   1. Greg Stratton asked that these minutes be approved at the board meeting 6/24/2021
2. Aida Murga reviewed the past year’s work with trees. She proposed a budget increase $18,000, to include additional funds for tree replacement in old Valley West; tree replacement at the Lakes and additional care in all of Valley West.
3. Review of association financials
   1. Balance sheet reviewed
   2. Income/expense reviewed
   3. Accounts receivable reviewed
4. Budget review
   1. 2020-2021 YTD reviewed
   2. 2021-2022 reviewed with the following line item changes

- Initial Assessment decreased from $30,000 to $20,000

- Design Review fee decreased from $10,000 to $5,000

- Tree Replace/Maintain increased from $14,000 to $32,000

- Design Review Expense increased from $10,000 to $15,000

- Office Supplies/Postage/Website increased from $6,700 to $8,000

1. Discussed proposed amendments to covenants

1. Adjourn
   1. The meeting was adjourned at 12:56pm