VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

October 20, 2021

Kilday & Stratton

MINUTES

1. Called to order: 10:15am
2. Quorum established: Jeff Radick, Lisa Baker, Ciaran O’Connor via Zoom

Also in attendance: Tracy Kilday represented Greg Stratton, Margot Ogburn, Attorney, Lee Ann Matzinger and Andrea Whisler represented Peak Property Management.,

1. Approval of past BOD meeting minutes dated 6.24.21

Motion: \_\_\_Jeff\_\_\_\_\_ 2nd: \_\_Lisa\_\_\_\_\_\_\_\_\_ All in favor: \_\_\_yes\_\_\_\_\_\_\_\_\_\_\_

1. Financials
   1. 2021 YTD financials reviewed
2. Review of association issues

* **Update on planned sidewalks along Clifden**
* *Peak will contact owners again with reminder that this needs to be done; safety issue with people walking on Clifden in these areas.*
* **Status of "The Lakes at Valley West, Bozeman LLC"**
* *This does not directly affect the HOA*
* **Reserve study** (should we order a new one?)
* *2017 was the last reserve study. Typically, every 3-5 years. Cost is ~$4,000-$5,000.*
* *Board agreed to defer the reserve study decision for a year.*
* *Board will create a reserve item list.*
* **Check-in on plans for new website**
* *Jeff Krogstad will deliver new photos in November. $1,500.*
* *Metcalf Media will build a website, $40/month, $3,000 to develop*
* *Keep URL: ValleyWestHOA.org*

* **Policy on dedicated RV pads in The Lakes**
* *No RV pad allowed in The Lakes? To be researched and discussed at a later date.*
* *Margot will verify. If each lot is zoned residential, a house must be built. Lots can be landscaped.*
* **Plans for tree maintenance** (including fall walkaround?)
* **Other landscaping needs identified by the Board**
* *The Board created a PowerPoint. They will label the pictures and Tracy will clarify who is responsible for correcting the issues, developer or contractor (and which contractor).*
* **ADU discussion**
* *Issues with ADU and home both being rentals*
* **Pavement in the alleys**
* *Andrea will take pictures*
* **Debour Fence Variance Request**
* *Intrinsik gave initial feedback. Board agreed to send back to Intrinsik for final approval.*
* **Intrinsik**
* *Design reviews are taking too much time, not enough staff.*
* *Board does not need to be involved in design review decisions.*
* *Ciaran will follow up with Intrinsik.*

1. Executive Session

Time started: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Time ended: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Adjourned 1:06pm