

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting
April 19, 2022
10am
Ogburn Law Office

MINUTES

I. Called to order: 10:01am

II. Establish Quorum: Quorum established with Lisa Baker, Jeff Radick and Matt Smith from the board all in attendance.
Also attending: Margot Ogburn, Jesse Danford (Elements Design), Lee Ann Matzinger and Andrea Whisler represented Peak Property Management.
Greg Stratton was on the phone for the first 20 minutes.

III. Approval of past BOD meeting minutes dated 1.12.2022 (emailed)

Motion: Lisa 2nd: Jeff F/ A: Approved as written

IV. Financials-Fiscal 3Q financial review: Balance sheet, income statement and budget reviewed.

V. Review of association issues

- Remaining Developer responsibilities for landscaping in the Lakes (Lisa has handouts) Greg Stratton via phone. Walk through May 5, 9:30am to assign responsibilities.
- Appointment of new board member – Welcome Matt! There are 3 possibilities. All need to have a bio to share with owners, to be mailed with annual meeting invitation. Each will have 1-2 minutes at the annual meeting to address the crowd.
- Jesse's plans for the landscaping season and preview of budget implications – will submit numbers for 2022-23 budget; get number of trees to plant from Lui;
- Alleys: Jeff has asked C&H Engineering about creating an engineering report - no response. This was part of the 2017 reserve study. Can be part of 2022 reserve study.
- Proposal to order a new reserve study in 2022. (Lisa)
Questions about scope of reserve study:
 1. Are we responsible for underground stormwater facilities in the Lakes? Yes, there are 4 locations that need cleaned by a vacuum truck every 5 years. Greg will show Jesse and interested board members.
 2. Proposal to include “Capital Improvements Fund” in 2022-23 budget (Lisa) Reserve Fund.
- Update on planned sidewalks along Clifden – McFee pouring week of 4/18/22. Johnson getting bids.

- Lake health – fish? Floating islands? Need a line item for fish. Ordering more fish in the future (January 2023?) Lisa will contact Jim with Confluence and other pond maintenance companies.
 1. City will not be addressing water quality in VW ponds. Can HOA force this issue? No. If VW wants to make improvements beyond city standards, it will be at VW expense.
- Proposal to schedule resident “Listening sessions” (Lisa) Shelved.

VI. Executive Session

Time started: 12:28pm Time ended: 1:05pm

VII. Adjourned 1:05pm

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4/19/2022
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EXECUTIVE SESSION

This session is closed to membership per M.C.A. 2-3-203

Executive Session

Time started: 12:28pm Time ended: 1:05pm