

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting  
October 27, 2022  
Ogburn Law Office

MINUTES

- I. Called to order at 10:02am.
- II. Establish Quorum: Board members present: Lisa Baker, Matt Smith, Ciaran O'Connor Margot Ogburn, Ogburn Law Office.  
Lee Ann Matzinger and Andrea Whisler represented Peak Property Management.
- III. Approval of past BOD meeting minutes dated 6.14.22  
Motion:     Ciaran     2<sup>nd</sup>:     Lisa     F/ A:   Approved
- IV. Financials
- a) First Quarter Financials - *reviewed*
  - b) Budget Review- *reviewed*
  - c) Reserve Projects – 2022/2023 Meyers Pond aerator (\$8,000) and other water quality interventions begun September 2022. Table further pond maintenance until water rights and well rights are settled.
- V. Review of Association issues
- Parking signs in woonerfs – *nearly complete. Waiting for t-posts to be replaced after storm drains are cleaned out.*
  - Asphalt repair to Stafford/S. of Waters alley. *Having a difficult time finding a vendor. Try Big Sky Asphalt or Knife River*
  - Landscape expenditure vs budget – trees, landscaping and irrigation (Peak) – *Need to clarify how much can be spent on new trees & care vs cleanup and maintenance.*
  - Asphalt repairs in 2023 (reserve project?) – *Peak will ask Knife River, Big Sky, Pyramid, etc.*
  - Mailboxes VWHOA or USPS responsibility? – *USPS unless VWHOA wants to take it on.*
  - Strategy for short-term rentals and/or violations in which both house and ADU are rented – *VW will enforce its decs and bylaws after a complaint. In 2018, BOD sent a letter encouraging owners to contact city regarding violations of city code on short-term rentals. Margot will update. Send with 3Q invoices.*

- Consolidate Form 4 and Form C and remove mention of fee – *Tabled until next meeting.*
- Water rights - *City will gain water rights for wells serving Meyers Pond and the east lake. DMS Natural Resources is researching well ownership and west lake ownership. Well permits will be pulled by DMS.*

VI. Adjourned regular meeting at 11:13am.