

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
October 19, 2023  
Ogburn Law Office

MEETING MINUTES

- I. Called to order: 10:01 a.m.
- II. Establish Quorum: Quorum was established with Lisa Baker, Ciaran O'Connor, and Matt Smith present. Margot Ogburn represented the Ogburn Law Firm. Lee Ann Matzinger and Andrea Whisler represented Peak Property Management.
- III. Mary Cleopfil, 15 minutes. Mary was not able to attend. She wants a 6' wooden fence put on the south side of Durston Road in the open space to reduce noise pollution and to add an element of safety for children walking along Durston Road. The directors would like to keep the open spaces along Durston Road unincumbered by fences as the developer intended.
- IV. Approval of past BOD meeting minutes dated 6.28.23
- Motion:  Lisa  2<sup>nd</sup>:  Matt  F/ A:  All in favor
- V. Financials (Lee Ann)
- a) First Quarter Financials - *reviewed*
  - b) Budget Review - *reviewed*
  - c) Reserve Projects - *reviewed*
- VI. Old Business: Association Issues
- Ciaran – Montana entity offering grant money to clean up the ponds, contact Mike Duncan at FWP – *Ciaran will complete an application for aeration in The Lakes, either both or one per year. Another project could be fishing access at Meyers Pond. Need Mike Duncan's support for the February deadline.*
  - Ownership/title for VW open spaces update. - *Margot is working on the complaint.*
  - East Lake surface water rights – *Morrison-Maierle sent a detailed explanation letter. DNRC has not replied to the water attorney, Deb Stevenson.*
- VII. New Business: Association Issues
- Lakes Design Manual/Covenants – *the Board needs to agree unanimously.*
    - Replace Form C with Form 4 – *Lisa will follow up with Intrinsic.*
  - Vendor contracts through Jesse or Peak? *Peak*
  - Change to calendar year budget. When would the annual meeting be? – *Keep current fiscal year, July 1 – June 30.*
  - Board member election process – *Nominations or applications due by March 1. Lisa will draft the application, which will need to be approved by Ciaran and Matt. Margot will draft the new rules by mid-November. Rules take 30 days before they become effective.*
  - The Lakes west dock, GGC bid \$8,000. – *Wait. Peak will ask Elements to weed whack around the access points.*
  - ICON Apartments and parking permits in Valley West. – *Dave Kumlein requested this option. The Board will not be involved. Dave needs to pursue this on his own.*

- Detention pond proposal from Jesse Danford, Elements Design – *Approved as a reserve project. Peak will follow up on how often this needs to be done. Peak create a new line item for 2024-2025*
- *Peak ask Montana Ponds for the most beneficial course of action across all 3 ponds.*
- *Christmas Lights – Peak will seek bids, ask Tree Care Solutions for credit towards this year's decorating invoice.*

VIII. Adjourned regular meeting. 11:42 a.m.