

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting
April 13, 2023
Ogburn Law Office

AGENDA

- I. Call to order: 9:59 a.m.
- II. Establish Quorum: Lisa Baker, Ciaran O'Connor and Matt Smith all present.
Margot Ogburn represented the Ogburn Law Firm.
Lee Ann Matzinger and Andrea Whisler represented Peak Property Management.
Jesse Danford represented Elements Design.
- III. Approval of past BOD meeting minutes dated 1.25.23
- Motion: Lisa 2nd: Ciaran F/ A: All in favor, approved.
- IV. Financials (Lee Ann)
- a) First Quarter Financials - reviewed
 - b) Budget Review - reviewed
 - c) Reserve Projects – reviewed, discussed potential projects for 2023-2024.
\$25,000.00 approved for sprinkler head replacement.
- V. Jesse Danford – Update on grounds and proposal for sprinkler head replacements.
- Sprinkler head replacement for Valley West only (not The Lakes) will be \$10,236.60 in parts, plus labor, estimating \$10,000.00. The total budgeted is \$25,000.00.
 - A new clock/faceplate is needed in Valley West, about \$2,500.00, plus about \$2,500 for install. Total budgeted is \$5,000.00/
 - Plan for Bozeman Cost Share trees in summer 2023: 5 in Valley West, 4 in The Lakes, \$900.00 total. Planted 30 trees in 2022. There are 348 trees in the HOA's care. Watering new trees and mulching new and existing will be about \$7,000.00.
- VI. Old Business: Association Issues
- Ciaran – Montana entity offering grant money to clean up the ponds, contact with Mike Duncan at FWP – HOA needs to forego use of chemicals in the ponds to gain FWP support to obtain grant.
 - Asphalt repair to 434 Stafford/alley – alley is higher than yard. Multiple contractors said the owner needs to build a berm or raise the level of their yard.

- Ownership/title for VW open spaces; to pursue in Q1 2023-2024 (Margot) – budget increase approved to move forward; 5-year waiting period has expired since Bozeman Lakes LLC was first notified.
- Enforcement of ARC processes (Lisa) – Intrinsic has begun to implement this process for new home construction in both VW and The Lakes, including an inspection near the end of each build.

VII. New Business: Association Issues

- East Lake surface water rights – Margot advised moving forward now. Lisa will contact Deb Stephenson to contact Morrison-Maierle to obtain needed records.
- Lakes Design Manual/Covenants
 - Replace Form C with Form 4 – approved.
 - Color scheme requirements – no changes
 - Fences on corner lots - will implement Intrinsic’s suggested revisions.
 - Restrictions on use of HOA parking spaces in the wonerfs – Margot researching for both VW and The Lakes.
- House + ADU rental restrictions – in The Lakes we will not pursue any changes.
- 2023-2024 Budget Planning
 - Sprinkler replacements (reserve project?) – yes, \$25,000.00
 - Asphalt repairs in 2023 (reserve project?) – yes. Waiting for estimates, patchwork only.
 - Increase attorney fees for 2023-24 (VW open space ownership action) - \$10,000.00
 - The Lakes stormwater facilities maintenance (\$2.5k/year for 2 facilities) - \$2,500.00
 - Ponds maintenance - \$15,000.00
 - Decrease trees budget for 2023-24? (one year only) - \$16,000.00

VIII. Schedule Annual Meeting – June 13 or 27, 6 p.m. Include in the agenda the election for the open board position. Nominations will be accepted from the floor. Matt, the incumbent, will run again.

IX. Adjourned regular meeting at 11:57 a.m.

VALLEY WEST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
January 25, 2023
Ogburn Law Office

EXECUTIVE SESSION

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

Executive Session

Time started: 11:57 a.m. Time ended: 11:58 a.m.

Old Business:

- Bosco Hitch/McMilin – Margot is attempting to foreclose. Contract fell through. Writs issued by Margot. The Sheriff's office will set foreclosure date. Must allow 120 days.
- 5589 Vaughn fence – owner notified he must bring the fence into compliance.

New Business: