

**VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION**

P.O. Box 3393, Jackson, WY 83001

307-733-5881 | 307-733-5882 fax

[hoa@scottssre.com](mailto:hoa@scottssre.com)

**ANNUAL MEETING**

Meeting Date: June 4, 2025  
Time: 6:30 PM  
Location: Zoom Meeting

Topic: Valley Vista Estates Annual HOA Meeting  
Time: June 4, 2025 06:30 PM Mountain Time (US and Canada)

**MINUTES**

**ATTENDANCE - QUORUM**

I Meeting called to order - 6:37pm. Quorum established (needed 37) 42 members represented. 26 in person, 16 proxies.

**OLD BUSINESS**

I Reading & approval of the 2024 Meeting Minutes - Eric motioned to approve, 2<sup>nd</sup> Jackie - all in favor. Minutes approved as written.

**CURRENT BUSINESS**

I Maintenance

Will create a maintenance schedule for the HOA (water, sewer, roads, parks, etc).

a. Water & sewer system

- a. What has been completed - well house repairs, water vault cleaning and repairs, lift station update with the generator.
- b. Upcoming - electronic overhaul for water and sewer system. Allowing water master to run system from a distance.
- c. City of Victor - major change for fees for sewer. The developer agreement with the City has language that could help the HOA. Board will be checking it out. Sewer bill went from \$90 to \$144. Will consult legal counsel. Jared Power is willing to participate to help.

b. Park

- a. In need of repair. Working on getting bids for work. Slide replacement. Railroad tie replacement. Goal to complete this summer.
- b. Emily Boncela let the HOA know there are grants available to apply for that can benefit the park. Emily is willing to look into it and to help.
- c. Tori Summerlin has suggested using Pecky Cedar instead of railroad ties. Pecky cedar holds up great and doesn't rot. Might be a lot cheaper than railroad ties as well.
- d. Do not use the middle green slide. The bottom is broken. Removing it for now could pose a larger safety hazard. Can add OSB for now, without removing the slide. Harry Tellermo will look at repairs.

c. Roads

- a. There are corners that have large potholes. Asphalt will be added by the board members. HOA maintenance that has never been budgeted for or forecasted. Looking at seal crack and seal coat the first three streets (phase I-III). Three quotes

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have been received to do this work. Cannot be completed this year, but planning to budget for the future, using these numbers. Anywhere from \$30,000 to \$80,000 depending on the work. Must do work next year.

- d. Snow Removal & Landscape Maintenance
  - a. Kerry Lloyd spruced up the front entrance. Thank you.
  - b. Snow removal damage - contractor will fix any issues.

II CC&R's Violations

- a. Parking - no on street parking, ever.
- b. Street Maintenance - cannot plow when cars are hanging out in the road.
- c. Campers/Trailers - cannot be parked on the road, must fit within the driveway or garage. Don't park in yard. If want a parking pad, must be approved through HOA.
- d. Landscape Maintenance & Watering - must water, mow, trim, weed. All vacant lots need to remove noxious weeds. Will site those who do not do landscaping, nor noxious weed removal. Vacant lots should knock down the grasses at least once a month, but need to spray the weeds.
- e. Pets - leashes, picking up feces, cannot let dogs out without owner.
- f. Speeding - speedbump installation at the main thoroughfare by the wellhouse. Alderwood. Add a gap in the middle of the speedbumps, for bikes/strollers, not on the edges.
- g. Fines - 1: Written, 2: \$50, 3: \$200, 4: \$750, 5: \$1,500.

III Construction

- a. HOA Permit vs. County Permit - not the same thing. If you have a County Permit it is not the same as having an HOA permit. You cannot build in the HOA without an HOA permit.
- b. Water Hookup Inspection - required while water line installation hole is open.
- c. Landscape Installation - must follow the design guidelines, including the correct size and count of trees and bushes. What was applied for and approved is what should be installed. How much effort is being applied goes a long way with the HOA board. For example, if some trees are sick, but the owners are trying to make them healthy, they will not be penalized. There are a handful of owners that are not compliant because of their builders, and they do not know it. They will be receiving notices to rectify. Some properties do not have sprinklers, grass, landscaping, etc. Must be completed by the first summer after construction is completed.
- d. Construction Completion - includes landscaping completion. Deposits will not be returned until all is completed; and completed as applied for when received permit.
- e. Parking Pads - must be applied for, cannot just be installed without permission from the HOA.
- f. Fences - must be applied for, cannot be installed without permission from the HOA. Must comply with fence standards document.

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- IV Block Party - meet your neighbor! Have some fun! At the park. Bring grills & chairs. Will suggest a couple of options. Anyone want to help Jackie coordinate? Marcie, Cheryl Little and Glen willing to help.
- V Accounting/Financials/Budget
- a. Generator for lift station was purchased. Have a generator for the water, but not the sewer. The well house is still operational when the power goes out, but do not have a way to get rid of the sewage, hence the generator. Mitigation efforts and foresight for infrastructure. Operates on propane and permanently install next to sewer lift station. The quote that the water master got seems very high, compared to what had been thought the budget would be.
  - b. HOA didn't have an increase in fees for the last many years.
  - c. The fees for Valley Vista HOA are fairly low compared to other HOA's. There are also hard assets that are expected to be maintained.
  - d. Valley Vista water is sold to the River Meadows Subdivision, and another subdivision for fire suppression. There are two well locations in Valley Vista. Have looked into adding an additional well. Does not impact sewer, the other HOA has their own sewer costs. The billing to River Meadows Subdivision has never been increased since inception, in 2006. The Board will have a special meeting about this topic, and consult counsel.
  - e. The Board is thinking outside the box and are seeing the full picture with planning for the subdivision's future.
  - f. Where is the water coming from? And what is the quality? How many straws are in that water source? There have not been any red flags to suggest we are losing water.
  - g. Shared utility fee - \$150/quarter for houses, \$15/quarter for vacant lots. In addition to HOA dues of \$250/quarter for houses, \$75/quarter for vacant lots. Total cost per quarter is \$400 for homes and \$90/quarter for vacant lots. Payments can be made monthly to help spread out the cost. Will take effect July 1, 2025.
  - h. Should expect increases annually to account for inflation. Need to keep up with the cost of services, etc.
- VI Board of Directors - Jacqueline Stewart and Christian Espejel were nominated. The membership voted Jackie onto the board for another term of three years, with 65% of the votes.

**NEW BUSINESS**

- I New Business
- a. Mail has been delivered to the wrong boxes. Thank you to those of you who drop off mail to their neighbors.
  - b. Golf balls are being found all over the neighborhood. Safety concern.

**ADJOURNMENT - 8:30pm**