

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

P.O. Box 3393, Jackson, WY 83001

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

hoa@scotttsre.com

ANNUAL MEETING

Meeting Date: May 17, 2023

Time: 6:00 PM

Location: Zoom Meeting

<https://us02web.zoom.us/j/82348031586?pwd=V3BpNVd6NkJuTkpYSdDgd1g4eDNSUT09>

Topic: VVE Annual HOA Meeting

Time: May 17, 2023 06:00 PM Mountain Time (US and Canada)

MINUTES

ATTENDANCE - QUORUM

I Meeting called to order 6:08pm

a. A Quorum was established and the meeting was called to order at 6:08pm with 39 homeowners in attendance.

OLD BUSINESS

I Reading of the 2022 Meeting Minutes

a. Jackie motioned to approve. Susan Hayes seconded the motion; all were in favor and the motion passed.

CURRENT BUSINESS

I Accounting/Financials

II Budget - Jackie moves to approve as written, Susan Hayes seconded the motion; all were in favor and motion passed.

III Water & Sewer System

a. List of items that are being worked on was presented.

b. If power is lost, the ability to pump water is lost. The generator is available to be able to put out a fire, for the fire hydrants. The sewer system would flood if it didn't have a generator. Water in is water out, but don't want it overflowing. There are 4 pumps - 1 for fire, the rest are for houses. Valley Vista has the ability to have a pump fail and not lose service.

c. There is fine sand in one well; over time it eats seals and pumps. At some point a new 428 ft well could be drilled in north corner of park. Currently, it is recommended that homeowners clean their faucet screens if they seem clogged.

d. River Meadows is testing their fire hydrants this week. Valley Vista will test this summer. This could stir up the fines.

e. An additional subdivision has purchased the use Valley Vista's water. They paid \$6,000 for maintenance and will pay each time they have to use the water.

IV CC&R's Violations

a. Parking

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- i. There is no parking in the road, grass, etc. Fines are as follows: 1: Written, 2: \$50, 3: \$200, 4: \$750, 5: \$1,500. The Amended CC&R's allow fees to be assessed by the HOA.
- b. Street Maintenance
 - a. Consistent potholes, and road damage from construction, at the front of the subdivision. Irrigation ditch on NW corner. The sign posted that says no construction traffic should be moved to further back from the entrance.
 - b. Wood Road has large puddles when rains. This could be due to irrigation. Boncela, on Wood Rd., stated that the neighbors to north have same issue. His drip rings were running wide open and flooding and killing trees. Once he solved the problem with the drip rings he no longer had puddling.
 - c. There are numerous cracks that go completely across the roadway. Glen Hayes stated that there are two cracks in Wood Rd. The board will go through the neighborhood to inspect cracks.
 - d. Contractors are speeding through the subdivision. Should the HOA install speedbumps? Would it help? They could be installed at the first and second intersections. There are many small children and pets that could get hurt. They would be installed during summertime only, and removed for winter. Reverse speedbumps like in Karl Johnson Foundation. Maybe add more stop signs? The board will make the decision at their next board meeting. Something like River Meadows.
- c. Campers/Trailers
 - a. Campers and trailers are being parked all year round. The subdivision is not a storage facility. The HOA has been lenient. Parking up front, etc, is not acceptable. No living/renting out campers. If you cannot park campers in your garage or back yard, behind a fence, then they need to be removed from the subdivision.
- d. Landscape Maintenance
 - a. Watering and mowing is required. All homeowners are required to maintain their landscaping.
- e. Pets
 - a. Pets need to be on a leash, or under voice control. Dogs cannot not run free throughout the neighborhood. It has been noticed that dog owners riding their bikes do not stop to clean up after their pets.
- f. Fines
 - a. Fines: 1: Written, 2: \$50, 3: \$200, 4: \$750, 5: \$1,500. Amended CC&R's to allow for fees.

V Construction

a. HOA Permit vs. County Permit

Different permits are required for each entity. The County will issue a permit separately of the HOA. The County does

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not enforce HOA standards, but the HOA does enforce their standards.

b. Water Hookup Inspection

- i. Those building need to make sure they call the office or Wilder System Solutions to inspect the tie in to the HOA water, prior to closing their hole.

c. Landscape Installation

- i. Landscaping needs to be installed per the approved plan with the HOA. If a deviation is needed then the plan needs to be changed with the HOA. The HOA will fail owner if landscaping is not completed per HOA guidelines and the plans approved with building application.

d. Construction Completion

- i. When construction and landscaping are completed, the HOA needs to be notified for an inspection. Construction is not considered completed unless the landscaping is also completed. Partial deposit refunds are not granted.

e. Parking Pads

- i. Parking pads need to be applied for, do not install without approval from the HOA.

VI Board of Directors

- a. Nominees for the vacant Board seat were Robert Boncela, Glen Hayes and Marcie George. Glen Hayes received the most votes and will serve a three-year term.
- b. Current board has the following terms:
 - a. Scott Shepherd - expires 2024
 - b. Donna Shepherd - expires 2024
 - c. Eric Lynch - expires 2024
 - d. Jacqueline Stuart - expires 2025
 - e. Glen Hayes - expires 2026
- c. The board will return to three seats after the expiration of the board members in 2024. Only one board seat will need to be placed in the next election (not three).

NEW BUSINESS

I New Business

ADJOURNMENT - Scott motioned to adjourn the meeting at 7:20pm. Jackie seconded the motion; all were in favor and the meeting was adjourned.