

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 15, 2024

Time: 6:30 PM

Location: Zoom Meeting

Topic: VVE Annual HOA Meeting

Time: May 15, 2024 06:30 PM Mountain Time (US and Canada)

AGENDA

ATTENDANCE - QUORUM

- I Meeting called to order
 - a. A quorum was established, and the meeting was called to order at 6:44pm.

OLD BUSINESS

- I Reading of the 2023 Meeting Minutes
 - a. The minutes were approved as written.

CURRENT BUSINESS

- I Accounting/Financials were presented for 2023 budget vs. actuals.
 - a. Major expenditures included \$60,000 for the well house and system overhaul. This money was moved from the reserves.
- II Budget
 - a. The dues were raised from \$205.38 to \$250 per quarter for houses, and \$69.30 to \$75 per quarter for vacant lots, starting July 1, 2024.
- III Water & Sewer System
 - a. Well house repairs
 - a. Maintenance and repairs are underway and will be completed this year.
 - b. Generator
 - a. If we lose power. Used to be just for fire suppression. For water
 - c. Need generator for lift station, because sewage could back up during a power outage. Will be purchased this year.
- IV CC&R's Violations
 - a. Parking - cannot park on the street, especially during the winter.
 - b. Street Maintenance
 - c. Campers/Trailers - must fit in driveway, parking pad or garage. Cannot be parked on street.
 - d. Landscape Maintenance & Watering - must maintain property. Water, mow, trim, weed.
 - e. Pets - Cannot be off leash, must clean up after pet.
 - f. Speeding - There are many children in this neighborhood. Don't speed. Don't try to avoid the speedbumps, it destroys the landscaping.

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g. Fines - fines are implemented based on violations for things like landscape maintenance.

h. Playground - Upgrades and repairs will be completed.

V Construction

a. HOA Permit vs. County Permit

b. Water Hookup Inspection

c. Landscape Installation - 6 trees and 5 bushes are required, plus sod and sprinklers. Plans are submitted when a permit is applied for. Cannot deviate without permission from HOA. Large areas of mulch or bark are not permitted.

d. Construction Completion - Construction is not complete until landscaping is also completed. Landscaping must be identical to what was applied for. Deposits will not be returned if landscaping is not complete.

e. Parking Pads - must be applied for by the homeowner. Allowed to put on the property line if a privacy fence is installed to shield neighbor. Cannot start at the road.

f. Fences - Must begin a minimum of 5 feet back from the front part of the building, and can be on the property line. Many members have asked to remove or maintain the white fence. 85% of the members voted to remove the white fence. The board will discuss at their next meeting and take action.

VI Board of Directors

a. Eric Lynch was re-elected, with 70% of the votes, to be on the Board for a term of 3 years. The other board members are Jacqueline Stewart, with one year remaining and Glen Hayes with two years remaining.

NEW BUSINESS

I New Business

a. Site Committee - Henley would like to step down from the site committee. The homeowners have given the property manager names to ask if they are interested.

ADJOURNMENT - Meeting was adjourned at 7:48pm.