

VALLEY VISTA ESTATES HOMEOWNERS' ASSOCIATION

2022 ANNUAL MEETING MINUTES

Meeting Date: February 23, 2022
Time: 6:00 PM
Location: Zoom meeting

Attending:

Board: Scott Shepherd, Donna Shepherd, Alan Bybee, Eric Lynch
Staff: Henley West, Michele Brown, Doug Henderson

Called to order: 6:20 pm

Quorum: (31) present, (9) proxies, quorum established.

AGENDA

OLD BUSINESS

I Read the 2020 meeting minutes

Approval of the minutes. Eric Lynch moved to approve; Marcie George seconded. Unanimous approval.

CURRENT BUSINESS

I Accounting/Financials, 2022 Budget

Michele reviewed the VVE HOA financials and the 2022 budget. Discussion ensued, no changes were recommended for the financials or the budget. Eric Lynch moved to accept the financials and 2022 budget, seconded by Caitlin Woodward. Unanimously approved.

II CC&Rs Notes

Parking: Owners were reminded of their parking obligations as listed in the CC&Rs. No on-street parking is allowed during winter when plows are operating. No parking on any landscaping, visitor parking limited to designated areas for short-term use only.

Home and landscape maintenance: Vacant lots need to be maintained. No trash, storage containers, materials storage, runaway weeds, trash accumulation.

Pets: Pets may not roam free at any time. All droppings must be picked up and disposed of every time.

Violations: Owners are encouraged to notify the property manager if they observe any violations of the CC&Rs.

III Valley Vista Phase III & IV

Scott reported that all lots have been sold in Phase III & IV. Street paving will be completed in the spring.

IV Dust abatement

Teton County will grade County Road 100 West prior to dust abatement, then roll it after abatement has been applied. A private contractor will spray the first application, a second application will be added if needed.

V Water & Sewer System

Scott reported that a water quality study was conducted and passed. The system is managed by Allen Wilder, and he completes monthly water quality testing. The HOA needs to commission another technical analysis of the water and sewer systems. Due to sand being produced by the southeast corner well, a new well will need to be drilled at the northeast corner of the development. Technical upgrades that will be needed include installation of variable pumps,

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upgrade to controls software, and acquiring standby pumps for emergency replacements. The pumphouse building needs some repairs and maintenance.

VI Amendment to CC&Rs

The CC&Rs were amended in October 2021. The primary changes added specificity to the building requirements and gives the HOA board the ability to fine violators and to sue for persistent violations. The amended CC&Rs are available on the HOA website at <https://scottstre.com/>.

VIII Board of Directors

With the sale of all VVE lots completed, the developer no longer owns any property in VVE. This is a good time to begin the transition of the HOA board to the owners. It is recommended that two of the developers (Scott Shepherd and Donna Shepherd) remain on the board for two years to provide their experience to the new board members. Two new board members will be elected during the Annual Meeting, with terms of one and three years. In 2024, two new owners will be elected replacing the retiring developers, with terms of one and two years each. After new board members serve their initial terms, board terms will become three years each going forward.

Nominations for new board members were taken, and the following were nominated:

Jacqueline Stewart

Keith Burton

Matt Jonke

Greg Eich

Juan Jerez

Attending members voted for two new members (Alan Bybee retired from the board), electing Jacqueline Stewart and Juan Jerez.

2022 board members terms:

Scott Shepherd: 2 years, expires 2024

Donna Shepherd: 2 years, expires 2024

Eric Lynch: 2 years, expires 2024

Jacqueline Stewart: 3 years, expires 2025

Juan Jerez: 1 year, expires 2023

NEW BUSINESS

I New Business

No new business was presented or discussed.

Eric Lynch moved to adjourn; Clint Litle seconded. Unanimous approval.

Adjourn: 7:32 pm