

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

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ANNUAL MEETING

Meeting Date: December 9, 2020
Time: 6:00 PM
Location: Zoom Meeting

AGENDA

ATTENDANCE - QUORUM

There were 57 lot owners represented either in person or by proxy. A quorum was established, and the meeting was called to order at 6:12 pm.

OLD BUSINESS

I Reading of the 2019 meeting minutes. The 2019 minutes were approved as written.

CURRENT BUSINESS

I Accounting/Financials

The 2019 year-end and the 2019 year-to-date financials were presented.

Income currently being collected is for 52 houses and 14 vacant lots. Houses are billed at \$205.38, and vacant land is billed at \$69.30 per quarter.

River Meadows Subdivision water sharing income was discussed. There is a base water usage fee and anything in excess is charged per gallon.

There were a lot of legal expenses this year. It was explained that legal intervention was needed for a handful of people who are not paying dues, or violating the CC&R's and/or design standards.

The cost of insurance increased substantially. A new policy was obtained after an audit of the previous policy revealed areas that were underinsured.

Less money was spent on expenses this year than was budgeted for. The excess amount collected, and not spent, will be transferred into reserves. It is anticipated that \$12,000 will be moved to the reserves banking account. This money is set aside for future replacement of roads, and the water system.

There is \$33,000 in construction deposits being held in the Reserves and Deposits checking account.

Financials and documents for the meeting can be viewed here:

<https://ldrv.ms/u/s!ApbwshpGyqs-hIUBq2ipxw8xV8UA3g?e=FhPEaR>

Donna Shepherd motioned to approve the financials. Dave Wichmann seconded the motion, and all voted in favor.

II Budget

The 2021 proposed budget was presented for review. The HOA dues will remain unchanged.

Donna Shepherd motioned to approve the budget. Dave Wichmann seconded the motion, and all voted in favor.

III CC&R Violations

a. Parking

All parking must be off street, especially during the winter months. Homeowners must not park on the landscaped portion of their property. This is a big concern. It is hard to enforce parking violation penalties, but vehicles must be kept off the street in case of emergency vehicles needing to get through. If additional parking is needed, homeowners may apply with the HOA to build a parking pad, either next to their home, or next to their current driveway. An application can be found here:

https://1drv.ms/u/s!ApbwshpGyqs-hIVzDb5cv80CyL_YEg?e=9rHaKJ

b. Home and Landscape Maintenance

Homes and landscaping must be maintained at all times. Those in violation will be notified. Homeowners should refer to the CC&R's and Design Standards for further information on requirements. These documents can be found here: <https://1drv.ms/u/s!ApbwshpGyqs-hIUBq2ipxw8xV8UA3g?e=FhPEaR>

c. Pets

As a reminder, all animals must be under the control of their owner. They must be on a leash or under voice control. Free roaming pets are not allowed in the subdivision. Additionally, there are many complaints about dog feces all over the neighborhood. Owners are asked to clean up after their pets. The board will discuss options to help with this issue, such as signs, or providing bags.

IV Valley Vista Phase II & III

The developer has sold all Phase II properties.

Phase III will be started in March or April, depending on the weather. 4 lots from Phase IV will be developed with the 22 Phase III lots, resulting in the development of 26 lots. Additionally, the back entrance will be developed so that construction traffic does not flow through the main entrances. This work will be completed towards the end of the summer.

Phase IV will be completed within a year or two after the development of Phase III.

The homeowners are concerned about Phase III properties being sold to the same spec. home builder as before. The developer has assured them that no sales will be made to this party.

Additionally, the Board confirmed that more variety will be established with the new round of homes being built.

V Water System

Currently the water system provides water to all Valley Vista homes, as well as sells water to the River Meadows Subdivision. It is anticipated that once both subdivisions are fully built out the pumps and electronics will need to be upgraded; not only to keep up with the demand, but also because of the age of

the system. Additionally, it is also anticipated that one of the pumps will fail in the future. This is due to the fine, blue glacial silt that runs through this pump. It is abrasive and wears down the parts of the pump. A new well will need to be dug. The NE corner of the park is currently being looked into as a possible location. There is enough money in reserves for all anticipated work. There is no special assessment needed.

VI Wood Road Easements

There is a 32 foot Bonneville Power easement on the east boundary/lot line of Valley Vista (Wood Road side). The board reminded all homeowners living on Wood Road that should BPA need to do any work in this area they may request the homeowner remove anything in the way, at the homeowner's cost, or may remove it themselves. Because this easement exists it puts the burden of removal/repair on the homeowner. Items included could be trees, bushes, fences, decks, sheds, or any other items that are above ground level.

VII Dark Sky Lighting

Teton County has a Dark Sky ordinance. The HOA has adopted this requirement as part of their approval process. All new builds will be required to install dark sky lighting for all external light fixtures. The homeowners would like to see existing homes convert their lights to Dark Sky. It has been suggested that the HOA give existing homes a 2 year time limit to convert their fixtures. Fixtures can be replaced, or the glass could be frosted with a spray available for this purpose. The Board will look into enforcing this requirement.

VIII Board of Directors

The HOA board chose to expand the board to 4 members. Nominations for members were provided. Scott Shepherd, Donna Shepherd, Alan Bybee, Eric Lynch and Ceci Clover were nominated. Scott Shepherd, Donna Shepherd, Alan Bybee and Eric Lynch were voted onto the board. The board will appoint a site committee at their next board meeting. Homeowners interested in being involved with the site committee were asked to notify the property manager of their interest.

NEW BUSINESS

I Builders

Various builders left debris behind in the neighborhood. The property manager has notified each builder of the violation. The builder that has left the most debris has been contacted, but the HOA attorney is now involved. One builder put down blacktop on top of the road leading into Phase III. The developer doesn't think this is a problem because the road will be replaced in the spring.

II Building

There were questions regarding construction time frames. Once a permit is issued an owner has 12 months to begin building before the permit expires. When a permit expires the project will need to be applied for again. Once an owner has broken ground, there are only 18 months to finish the work. There is a property on the corner of Wood Road and Rachel Road that has only had its foundation for over a year. The board is working on this issue.

ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 7:20pm.