

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

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ANNUAL MEETING MINUTES

The 2019 annual meeting was held 10.24.2019 at Teton Springs Lodge in the Fox River Room at 10 Warm Creek Lane, Victor, ID.

ATTENDANCE – QUORUM

There were 66 lot owners represented either in person or by proxy. A quorum was established, and the meeting was called to order at 7:07 P.M.

OLD BUSINESS

I Reading of the 2018 meeting minutes. The 2018 minutes were approved as written.

CURRENT BUSINESS

I Accounting/Financials

The 2018 year-end and 2019 year-to-date financials were presented.

There were questions on 2018’s budget allotment regarding water testing. Testing requirement depend directly on DEQ requirements. Some years have more testing than others. The DEQ monitors our water systems, and Valley Vista is compliant in all areas. Old water tests and results can be viewed on the HOA website: www.scottssre.com/valley_vista_water_reports

Also discussed was the income received from River Meadows subdivision for sharing our water system. There is a base amount of water usage for the number of empty lots and homes. After the base amount has been used excess water is charged per gallon.

Harpe moved to approve the financials. Burton seconded the motion, and all voted in favor.

II Budget

The 2020 proposed budget was presented for review. The HOA dues will remain the same.

Harpe moved to approve the budget. Burton seconded the motion, and all voted in favor.

III CC&R’s violation

a. Parking – on/off street and on landscaping

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, homeowner may apply with

the HOA to build a parking pad. What is acceptable as a parking pad was discussed. Please contact property manager for more information.

b. Home and landscape maintenance

There is concern with contractors' construction sites. HOA will remind them to keep areas of construction tidy, fenced-in, and hazardous areas marked.

c. Landscaping requirements

The landscaping requirements were discussed. The tree and bush requirements have been lowered to 6 trees, 5 bushes. Sizes were discussed and can be found in the design standards section on the HOA website: www.scottsre.com/design-standards. Sprinklers are required to be installed on every property. Property managers notified the homeowners that all new builds had to have their landscaping plans approved with their approval to build. All builders have 12 months to commence building from date of approval before permit expires. And, all building must be completed within 18 months of commencing construction, including landscaping.

d. Pets

There have been reports of aggressive animals. As a reminder, all dogs must be under the control of their owner. They must be on a leash or under voice control. Free roaming pets are not allowed within the subdivision. As a reminder, outdoor birds are not allowed within Valley Vista Estates.

IV Valley Vista Phase II

To date, the developer has sold all but 6 properties in Phase II. The owners present had concerns about the look of the new homes going in. The owners would like to see more diversity in color, shape and style of new homes being constructed. The site committee will double check applicant colors and floorplans against what is already built near the proposed building site. Construction sites need to be tidier.

V Site Committee Liaison Local Representative

David Wichmann agreed to continue his post as the Site Committee Liaison. He will continue to report on any issues in the neighborhood, including progress of construction sites.

VI Board of Directors

The board of directors are Alan Bybee, Scott Shepherd and Donna Shepherd.

NEW BUSINESS

I New Business

a. Fire Hydrants

It has been reported that some of the fire hydrants are not functioning. In the spring the property manager will have the issue looked at.

b. Water Quality

It has been reported that some owners' water is blue, foggy and aerated. Wilder System Solutions will be contacted about these issues.

c. Setbacks and Easements

Do not install any landscaping without presenting a plan to the Site Committee. No bushes or trees can be placed within the 10' snow storage set-back, located on the front of each property. Also, there is a 32' utility easement at the rear of all properties located on Wood Road. If fences, landscaping, trees or structures are placed within the 32' utility easement the utility company could remove them at owner's expense.

d. Parking

The idea to provide a parking lot for overflow (as well as campers, trailers, RVs, etc. of homeowners) was discussed, but poses problems including vandalism, insurance coverage, liability, and cooperation of neighbors. A solution has not been determined at this time.

e. Plowing

It was discussed that all fire hydrants need to be cleared of snow. Matkin Excavation will be asked to provide this service.

ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 8:38 P.M.