

GOLF VISTA ESTATES HOMEOWNERS ASSOCIATION

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ANNUAL MEETING MINUTES

The annual 2013 meeting was held 05.14.2013 at Valley of the Teton Library, 56 N Main St, Victor, ID.

Attendance - Quorum

There were 35 lot owners represented either in person or by proxy. Two of the lot owners were not current on their dues and therefore could not vote at the meeting. A Quorum was established and the meeting was called to order. The meeting was called to order at 5:03 P.M.

OLD BUSINESS

I Reading and Approval of the 2010 special meeting minutes for the Site Committee which changed the minimum square footage of a Golf Vista Estates home to 1500sf.

Scott Shepherd made the motion to accept the minutes as written. Alan Bybee seconded the motion. The motion was passed.

CURRENT BUSINESS

I Accounting

Scott Shepherd presented the tax return, P&L, balance sheet for 2009, 2010, 2011, 2012 and year to date for 2013. Invoices & paid bills for 2012 and 2013 were presented for all owners to review at the meeting.

Marian Ruzicka felt that the amount we are earmarking for Road Assessment is not accurate since we have been spending some of the funds from the Road Reserves to pay our shortfall on our yearly expenses.

The homeowner's association records are open for review at the management office in Jackson. A homeowner needs to present a list of items in advance that they would like to review giving his office adequate notice to comply with the request.

II Budget

Scott Shepherd presented the budget report.

Nonpayment of HOA dues - there are many owners that are not paying their annual assessment. Scott felt that a second letter needed to be sent to these owners requesting that full payment be received within 30 days or they will be turned over to collections. If payment is not received within 30 days, an attorney will be hired, at homeowner's expense, to send a second demand letter. Any expense for collections will be added and will be the lot owner's responsibility. If the dues are still unpaid a lien will be filed on the property, the expense of filing added to the dues, and then turned over for collection with the fees for collection added to the full amount due.

Weed Abatement - Scott indicated that the line in the budget for Landscape maintenance was actually for weed abatement. Management wanted the owners to

know that all the vacant lots are sprayed for Thistle yearly through the HOA dues. If you have an improved lot, you need to contact the management company to tell them you want to be sprayed. Otherwise, your lot will not be included.

Snow Removal - There has been a request to hire someone to shovel around the mail boxes which is not an expense item in the budget. The owners anticipated that this expense would be approximately \$300 per year.

Irrigation system - There was a discussion concerning the recent problem with irrigation system having a broken pipe. The irrigation system maintenance is the responsibility of the Homeowners Association not the individual lot owner. There was a recommendation that the HOA arrange to have an inspection completed in the spring to repair any leaks. It was determined that \$100 per year would cover the annual inspection.

Management Fee - M&S Consultants has been managing the Project for \$800 per year and requested an increase to \$1,200 per year.

Scott Shepherd motioned that the budget be increased to cover the additional expense of the snow removal around the mailboxes; irrigation inspection and management fee. The dues will be raised to \$100 per lot with the increase in dues being retroactive starting in January 2013. Alan Bybee seconded the motion. All were in favor with the exception of one abstention and one no vote. The motion was passed. See attached 2013 budget report.

III Election of the Board of Directors

Donna Shepherd made the motion that Alan Bybee, Donna Shepherd and Scott Shepherd be nominated to be the Board of Directors. Molly Thorn seconded the motion. All were in favor with the exception of 1 abstention and 1 no vote. The motion was passed.

IV CC&R's violations

There was a discussion about enforcing the CC&R's which requires each home to be landscaped. Currently there are two homes that have not completed their landscaping.

Scott Shepherd made the motion that the CC&R's need to be enforced and any additional expense for enforcement will be the lot owner's responsibility. Alan Bybee seconded the motion. All were in favor with one abstention. The motion passed.

NEW BUSINESS

I Weeds on the park lot

Scott Shepherd was directed to send a letter to the City of Victor asking that they do weed abatement for the park lot to include dandelions.

II Parking by Mail Boxes

Scott Shepherd was directed to ask the City of Victor to snow plow the parking areas around the mail boxes.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:08 P.M.