

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

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2016 ANNUAL MEETING

The 2016 annual meeting was held 07.28.2016 at City Hall, 32 Elm St, Victor, ID

ATTENDANCE - QUORUM

There were 76 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 5:40 P.M.

OLD BUSINESS

I Reading of the 2015 meeting minutes held 07.16.2015.

Kerry Loyd made the motion to accept the 2015 minutes as written. William Boughton seconded the motion. All were in favor, the minutes were accepted.

II parking

In accordance with the CC&R's, Section 8.4 (1), page 26, which states that "all recreational vehicles, boats, snowmobiles, all-terrain vehicles and trailers shall be parked within five (5) feet of the principal residence and parked on a concrete slab or crushed gravel with a retainer around the border". In other words, all vehicles must be parked or stored in the garage, driveway or next to the house on a concrete slab or crushed gravel area. You cannot park or store vehicles on the lawn or roads.

CURRENT BUSINESS

I Accounting/Budget

Henley West presented the accounting comparison worksheet. She explained some of the larger line items. The road loan was paid off; a new fire pump was purchased; and the playground area was refurbished with "sof'fall safety surfacing".

2017 budget - The line item for landscaping needs to be increased to \$2,500 to cover the yearly expenses. All other items for the proposed budget appear to be adequate to maintain the project. The yearly dues for improved sites is \$821.52 (\$205.38/qtr) and the vacant sites is \$277.20 (\$69.30/qtr).

Scott Shepherd made the motion to adopt the 2017 proposed budget with the landscape maintenance being increased to \$2,500. Dave Wichmann seconded the motion. All were in favor, the minutes were accepted.

II CC&R's violation

Site Committee Approval

In accordance with the CCR'S, section 6.10 page 17, which states "All construction of or improvements, modifications or alterations to any structure on any Lot affecting the external appearance of any main buildings, fences, walls, railings, artifacts, etc. must be approved by the Site Committee or a variance granted therefor prior to the commencement of said construction; improvements, modifications or Alterations. No wire, pipe, sewage disposal system, well or walkway or decks, shall be made, erected, altered, placed or permitted to remain upon a Lot until plans and specifications showing the site

plan design, landscaping, structures, material and colors shall have been submitted to the Site Committee and approved in writing by the Site Committee".

The property manager would like to remind all owners that you **MUST** receive site committee approval for any improvements that you intend to do to your property. (Some example are: exterior painting, new roof, fencing, decks, landscaping, parking pads, new additions, sheds, etc.) Please contact Henley West, 307-733-5881 x2 or email her at henley@scottssre.com to make application for site committee approval.

Fencing

If you are planning to fence in your site, please contact Henley West, 307-733-5881 x2, to receive a copy of the design standards for fences in Valley Vista Estates. You must submit a site plan and receive site committee approval prior to any construction start. The design standards can also be found at www.scottssre.com/hoas/valley_vista

Loose Dogs

In accordance with the CC&R's Section 8.4, (f), page 26, which states "Dogs and other domestic animals shall be controlled and restrained at all times and shall not be allowed to run at large on any portion of any Lot, except within its Owner's Lot. If an animal shall trespass on a neighbor's Lot, said animal shall be subject to restraint or removal. The animal's owner shall bear the full cost of said restraint or removal".

III Election of the Board of Directors

In accordance with CC&R's section 3.3. (a) page 5, which states "provided, however, for the express purpose of granting Declarant control of the Association until 85% of the lots are sold, Declarant shall have five (5) votes for each separate Lot that Declarant owns and shall be entitled to cast such votes at any meeting with the same force and effect as if each vote constituted a separate Lot Owner. This Declarant control provision shall terminate thirty (30) days after closing on the sale by Declarant of the 95th lot. For the purpose of this section (Declarant Control), only conveyance by Declarant by a contract for deed or land sale contract shall be deemed to be an immediate sale".

Donna Shepherd made the motion to nominate Scott Shepherd, Alan Bybee and Donna Shepherd to be on the Valley Vista Estate Homeowners Association board of Directors. All were in favor, the board was elected.

NEW BUSINESS

I Recreational vehicle parking

Owner would like the board to investigate options for the HOA to have rec Vehicle parking.

ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 7:10 P.M.