

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

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ANNUAL MEETING MINUTES

The 2017 annual meeting was held 12.06.2018 at City Hall, 32 Elm St, Victor, ID

ATTENDANCE - QUORUM

There were 73 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 5:45 P.M.

OLD BUSINESS

I Reading of the 2017 meeting minutes
The 2017 minutes were approved as written.

CURRENT BUSINESS

I Accounting
The 2017 year end P&L and 2018 year to date P&L were presented.

II Budget
The 2019 proposed budget that was presented needs to be revised to include the 23 new lots that were sold in Phase II and started paying dues October 1, 2018. The owners approved keeping the dues the same for the coming year.

III CC&R's violation
Parking - on/off street and on landscaping
All parking must be off street during the winter months. Do not park on the landscaped portion of your lot.

Trash pickup service
All lot owners must have trash pick for their home. You are not allowed to pile up trash to be disposed of later.

Home and landscape maintenance
Owners are reminded to maintain their home and landscaping.

Fencing
All lot owners must get site committee approval for any fencing.

The owners discussed amending the CC&R'S to include fines for violations such as parking, dogs, trash, home and landscape maintenance, fencing, etc. The management would consult the HOA lawyer to see what the cost would be to amend the CC&R'S.

IV Valley Vista Phase II, III & IV
Scott Shepherd, the representative for TVDC the developer, brought the owners up to date on the further phasing of Valley Vista Estates. The 2nd phase was completed the summer of 2018 with phases III and IV to be completed over the next few years.

V Site Committee

The BOD appointed the site committee members:
Henley West, Casey West and Alan Bybee

Site Committee Liaison local Representative

David Wichmann and Matthew Jonke agreed to be on the committee. David Wichmann will be given the plans for any new construction. They committee will help by keeping the management and the site committee up to date on the progress of the new construction.

David Wichmann	208-270-9173
Matthew Jonke	480-438-6948

VI Watch committee

The watch committee was appointed in 2017 and consists of:

Matthew Jonke	480-438-6948
David Wichmann	208-270-9173
Caleb Mullins	208-404-9173

VI Board of Directors

The board of directors are Alan Bybee, Scott Shepherd and Donna Shepherd. The developer is still in control of the development and voted to keep the existing board.

NEW BUSINESS

I New Business

Snow removal

The owners would like to have Matkin come earlier in the morning to plow the snow. 863 Granite landscaping is being torn up by the snow plows. The lot lines need to have snow stakes.

RV Parking

The owners would like to have some type of RV Parking area in Valley Vista. Many options were discussed: purchasing a lot from the developer; liability issues; who would oversee the storage; vandalism; insurance issues, etc.

Speed Bumps and children at play signs

The owners would like to have a speed bump to slow down the traffic. They also would like more "Children at Play" signs.

Playground area

Matkin needs to come back and repair the grass in the playground area that was dug up for the light post.

Landscaping in the snow storage set-back and utility easement

Do not install any landscaping without presenting a plan to the Site Committee. No bushes or trees can be placed in 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 property located on Wood Road. If fences, landscaping, trees or structures are placed in 32' utility easement; the utility company could remove them at the owner's expense.

ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 6:25 P.M.