

## **GOLF VISTA ESTATES HOMEOWNERS ASSOCIATION**

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### **ANNUAL MEETING MINUTES**

The reconvened 2019 annual meeting was held 12.03.2019 at Teton Springs Lodge in the Fox River Room at 10 Warm Creek Lane, Victor, ID.

#### **ATTENDANCE – QUORUM**

There were 45 lot owners represented either in person or by proxy. A quorum was established, and the meeting was called to order at 5:34 P.M.

#### **OLD BUSINESS**

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

#### **CURRENT BUSINESS**

I Election of the Board of Directors

The existing board of directors (BOD) are Alan Bybee, Scott Shepherd and Donna Shepherd. The majority vote of owners represented at this meeting, either in person or by proxy, were given to Scott Shepherd, who voted to reelect the existing 3 BOD.

There was a discussion from the owners present that they would like to see the BOD expanded from 3 to 4 positions. They feel it is important to have one person that lives in the development on the board.

The current board had a side meeting with Herb Heimerl, lawyer at the meeting, to review the CC&R's. The BOD made the decision to add a 4<sup>th</sup> BOD position.

Nominations were received from the owners present at the meeting for Jeff Brines, Audra Gutke, and Brian James (Darcy Clyde's representative) were nominated. Scott shepherd abstained from making any nominations and/or voting his votes in this election. Audra Gutke was elected to fill the 4<sup>th</sup> BOD position.

The BOD are now Scott Shepherd, Donna Shepherd, Alan Bybee and Audra Gutke.

Scott Shepherd made decided to have a board meeting in January 2020 at the Property Management office in Jackson.

II Accounting/Financials

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

Shepherd moved to approve the financials. Bybee seconded the motion, and all voted in favor.

### III Budget

The 2020 proposed budget was presented for review. This budget included an analysis comparison of 2019 year to date vs. 2020 proposed budget. The Income and Expenses were explained “line by line” to give the owners a better understanding of the budget.

The HOA dues will be raised to \$200 per year commencing January 1, 2020.

Shepherd moved to approve the budget. Bybee seconded the motion. 4 were opposed. The motion passed.

### IV CC&R’s violations

#### a. Landscaping

All landscaping must be completed within 12 months of starting to build. Landscaping is considered a part of construction. The entire deposit of \$3,500 is held until the completion of all construction and landscaping. Damage can occur when installing landscaping.

#### b. Fences

All fence installations must be pre-approved by the HOA Site Committee. There are no application fees for fences.

#### c. Exterior Changes

Any exterior changes must be pre-approved by the HOA Site Committee.

## NEW BUSINESS

### I Mailboxes

As of November 24, 2019, the mailbox keys were turned over to the Victor Post Office. The Homeowners Association will continue the maintenance of the actual structures, but the management and distribution of keys will be the responsibility of the Victor Post Office. If there are any questions the postmaster, Rene Jensen, can be reached at 208-787-2232.

### II Annual Meeting Protocol

The board would like to remind the owners attending any HOA business meeting that the “consumption of alcohol” is not permitted and will not be tolerated. Any member consuming alcohol will be asked to leave the meeting.

## ADJOURNMENT

With no further business from the floor, the meeting was adjourned at 7:40pm.