

Sundance Mountain South Association
Special Membership Meeting
New Market Town Hall
June 8, 1996

The special membership meeting was called to order at 1:09 p.m. by President McGoldrick. Members representing 18 lots were present, constituting a quorum.

President McGoldrick reported that Debbie Diehl had resigned as a board member and board treasurer and that Jeff Earman had been appointed to her board seat and to assume her duties as treasurer. President McGoldrick complimented Diehl for her service. President McGoldrick also announced that Pat Bailey had been appointed an ex officio member of the board.

Member Millward moved to accept the minutes of the Jan. 27 annual membership meeting. Member Bailey seconded the motion and the motion was unanimously agreed to.

Secretary Whitney circulated for discussion a draft copy of a membership directory. He reported that the directory was the idea of E.R. "Mac" McCready, a former board member and officer, and that Whitney wanted the views of the association as to whether to proceed with its publication and distribution. The matter was deferred until later in the meeting.

President McGoldrick noted that for purposes of the June 8 meeting only, he was waiving a provision of the association bylaws prohibiting members in default on assessments from voting or otherwise participating.

Vice President Swift reported that the board is in the process of filing liens against the properties of three association members in default on 1995 assessments. She said the liens would be filed within a couple of weeks in the appropriate courts in Shenandoah and Rockingham counties.

Treasurer Earman summarized the association's financial status, based on numbers prepared by Diehl before her resignation. With all bills paid, the association had a cash balance of \$5,320.54 as of June 7. Of that sum, \$2,595.27 is reserved for the Well #7 project, those funds having been raised by members served by that well to finance the project. Earman estimated that about \$3,000 is still owed to the association on outstanding 1996 assessments.

President McGoldrick reported that the treasurer's books appeared to be in good order, according to the board's consulting accountant, and that there did not appear to be any need for an audit as often occurs with a change of treasurer.

President McGoldrick said that at the board's April 13 meeting, it had denied a request by a member to have his property water hookup transferred from Well #13 to Well #7. President McGoldrick said that because he is served by Well #13, he abstained from the board's otherwise unanimous vote. Member Millward recommended that the board consider depositing association receipts in an interest-bearing account. Earman said that it will take him time to review that status of association accounts and said that might be an idea to pursue.

President McGoldrick reported that a formal, written form for association members to apply for a deferred payment schedule on assessments was being drafted.

Member Reichard reported on the condition of the roads. He noted that road maintenance now was being done by Raymond Orebaugh, and he conveyed the board's satisfaction with Orebaugh's work. Reichard said there was considerable storm damage to the road system over the winter and that it was virtually all repaired. Three culverts had been put in, drainage ditches had been restored and the road had been graded and re-graveled. Reichard said the road system needs to be graded one more time and crusher run spread on some areas. Reichard expressed gratitude for member Ray Moyers work in grading the roads with his tractor. Reichard said that Orebaugh will arrange with the New Market fire department to blow debris out of remaining clogged culverts. It was reported that \$12,327.38 had been spent so far on the road system. Reichard said the remaining work will involve a few hundred dollars. Member Millward raised concerns about the placement of a culvert and agreed to meet with Reichard after the meeting to discuss it further.

Board member Guinn reported on the Well #7 project. She said she anticipates that project can be completed with remaining available funds and that members served by that well probably will not have to face any additional costs for the improvements.

President McGoldrick announced that the 1996 annual meeting has been moved up by the board to the 1995 calendar year. This change will avoid having to hold the meeting in January when the weather can be uncooperative, he said. The 1996 annual membership meeting was set for Nov. 9 at the New Market Town Hall, at 1 p.m.

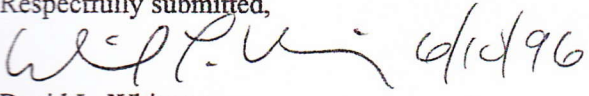
President McGoldrick reported that based on the association's current financial posture and the condition of the roads, the board feels that there is adequate cash reserves to meet association needs and that at this time there is no need for any additional 1996 assessment or a capital improvement assessment to upgrade the roads.

President McGoldrick reported that four board positions and Earman's election to Diehl's unexpired resident term will be voted on at the Nov. 9 meeting. Seats up for election in addition to Earman's are held by McGoldrick and Whitney, both non-resident members, and resident members Shep Wright and Reichard. Nominations for these board seats are open until Oct. 1 and should be submitted in writing to Shep Wright, McGoldrick said. He invited members to nominate themselves.

Whitney reopened discussion of the draft membership directory. Members thought it was a good idea. One suggested that before it is printed, Whitney check to make sure that emergency 911 works for Rockingham County residents. Member Teri Earman, who works for the county, said Rockingham County is in the process of naming its roads in a similar fashion as Shenendoah County did a couple of years ago. Whitney agreed to check on the questions raised and to try to have the directory ready for distribution at the Nov. 9 meeting.

The meeting was adjourned at 2:50 p.m.

Respectfully submitted,


David L. Whitney,
Secretary