

SUNDANCE MOUNTAIN SOUTH ASSOCIATION
Membership Meeting
November 15, 1997

The annual membership meeting of the Sundance Mountain South Association was held Saturday, November 15, 1997 at the New Market municipal Building. The meeting, with 29 members present, was called to order at 1:05 PM by the president, David Whitney.

The minutes of the previous meeting held Saturday, November 9, 1996 were accepted unanimously.

The treasurer, Jeff Earman, gave his report and it was accepted for filing.

Bob Reichard gave the road report outlining the proposed capital projects and regular maintenance work for 1998. Several positive comments on the condition of the roads in the development were forthcoming from the membership.

Reichard reported on the water systems noting that repairs had decreased generally. A suggestion was made to consider producing a comprehensive map of the locations of water lines and valves for future reference.

The question was raised concerning the availability of 911 addresses and street names for the Rockingham County section of the development. Shep Wright responded that names were already assigned and it was just a matter of the county getting around to putting up the signs.

The proposed budget for 1998 was presented to the membership by the president, David Whitney. He announced that the assessment for the coming year would be \$250.00 for roads and \$40.00 for well electric. A motion to accept the 1998 budget and annual assessments was made by Bob Leidenheimer, seconded by Steve Meyer, and approved unanimously by the attending members.

A brief discussion of the "hunter situation" in the development was followed by the suggestion to investigate the possibility of securing some kind of vehicle stickers or hanging tags to easily identify property owners and guests.

The following change to the Bylaws of the Association was presented by the president:

No director may receive compensation for exercising the duties and obligations of a director or officer, except that a director serving as treasurer may receive a waiver from the board of directors of any regular or special assessment prorated on an annual basis as long as they are treasurer.

The motion to accept the change was made by Shep Wright, seconded by Bill Millward, and approved unanimously.

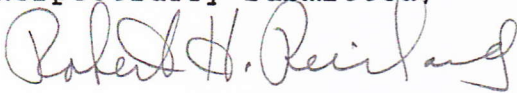
Whitney presented the following directors for re-election to a

^{two}
three-year term: Diane Gannon, Darlene Guinn, Shepherd Wright.
No additional nominations were received from the floor resulting in
these three directors being elected unanimously.

Whitney responded to a question concerning the updating of the
directories by saying that the policy would be to print new ones
every two years.

With no further business, the meeting was adjourned 3:10 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Robert H. Reichard".

Robert H. Reichard
Secretary

Proposed change to Sundance Association bylaws
11-15-97

The board of directors proposes to add the following language, underlined, to Section 6 (f) of the association bylaws regarding compensation for members of the board:

No director may receive compensation for exercising the duties and obligations of a director or officer, except that a director serving as treasurer may receive a waiver from the board of directors of any regular or special assessment, *provided on a monthly basis as long as the direction holds that position.*

EXPLANATION: The most tedious and time-consuming job on the board of directors is that of the treasurer. The position requires constant attention and vigilance. The treasurer is responsible for keeping track of member accounts -- who has paid, how much and when. The treasurer is responsible for regularly checking the association's post office box in New Market, forwarding correspondence to the proper board official and processing and paying in a timely manner all bills for services provided to the association. In addition, the treasurer is responsible for billing out special assessments for repair of water lines and well systems, maintaining accurate records on payments and making sure members whose accounts are delinquent are contacted.

This has been the most difficult position on the board to keep filled. We've had two terrific treasurers, Debbie Diehl and Jeff Earman. The time requirements of the job and the rather unforgiving nature of the duties, however, make this a high-turnover position.

The proposal before the association is an experiment to see if a kind of collective community "thank you" through a waiver of association road assessments will help reduce turnover in a job that needs a steady hand. The board's concern is that without some sort of incentive to help improve longevity of service, the association will have to contract out collection and bookkeeping services at great expense.

It is the board's intention that the waiver will apply only to annual assessments for road maintenance, and will not affect annual well-electric fees or special assessments for well repair work.

FINANCIAL REPORT - SUNDANCE MOUNTAIN SOUTH ASSOCIATION

FOR PERIOD JANUARY 1, 1997 - NOVEMBER 15, 1997

Beginning Balance 1/1/97 \$9,015.18

EXPENDITURES

Check #	Item	Amount	Date	Snow Removal Check #	Amount
1048	Raymond Orebaugh - road	\$285.00	1/8		
1049	Timberville Lime - gravel	\$285.72	1/8		
1050	Sundance Prop. - well 13 repair	\$106.92	1/8	1053	\$312.00
1051	Void	\$0.00	Invalid Date	1054	\$140.00
1052	Mundy Quarries - gravel	\$129.84	1/8	1056	\$272.00
1053	Raymond Orebaugh - road	\$312.00	1/23	1057	\$135.00
1054	Don Ryan - snow removal	\$140.00	1/23	1058	\$105.00
1055	WJ Miller, CPA - tax prep.	\$110.00	2/3		
1056	Raymond Orebaugh - snow, gravel	\$272.00	2/18	TOTAL	\$964.00
1057	Don Ryan - snow removal	\$135.00	2/18		
1058	Don Ryan - snow removal	\$105.00	2/21		
1059	Jeff Earman - postage, copies	\$65.47	2/21		
1060	Void	\$0.00	Invalid Date		
1061	Void	\$0.00	Invalid Date		
1062	Void	\$0.00	Invalid Date		
1063	Roger Osborne -all wells survey	\$250.00	3/11		
1064	void check made to Sundance	\$0.00	Invalid Date		
1065	Virginia Power - well electric	\$7.81	3/11		
1066	Sundance Properties - well 7	\$185.50	3/14		
1067	State Corporation Comm.	\$25.00	3/18		
1068	Earl Bowman-1995 reimbursement	\$400.00	3/22		
1069	Sundance Prop.-well 35 repair	\$111.75	3/27		
1070	David Whitney-postage,copies	\$102.36	3/28		
1071	Timberville Lime - stone	\$88.92	4/4	1071	\$88.92
1072	Mundy Quarries - stone	\$163.17	4/4	1072	\$163.17
1073	Virginia Power-well electric	\$37.58	4/9	1075	\$1,250.00
1074	James Zerkle Hdw-water line pcs.	\$12.62	4/18	1076	\$219.50
1075	Mundy Quarries-invoice 410,stone	\$1,250	4/25	1077	\$618.98
1076	Roger Osborne-well 35, road line	\$219.50	4/25	1078	\$270.00
1077	Mundy Quarries-invoice 444 stone	\$618.98	4/29	1079	\$630.72
1078	CW Fleming-river rock	\$270.00	4/30	1080	\$571.84
1079	Mundy Quarries-invoice 629 stone	\$630.72	5/1	1081	\$720.00
1080	Timberville Lime-crusher run stone	\$571.84	5/1	1083	\$465.19
1081	CW Fleming-river rock	\$720.00	5/1	1084	\$630.00
1082	Virginia Power - wells electric	\$50.36	5/9	1087	\$180.00
1083	Mundy Quarries-invoice 792 stone	\$465.19	5/9	1088	\$4,823.34
1084	CW Fleming - river rock	\$630.00	5/9	1089	\$906.28
1085	Postmaster - PO Box fee	\$8.00	5/9	1090	\$906.28
1086	Dellinger Sanitation - trash	\$67.00	5/9	1091	\$180.00
1087	CW Fleming-river rock	\$180.00	5/12	1092	\$153.38
1088	Raymond Orebaugh-Road work	\$4,823.34	5/12	1096	\$292.50
1089	Mundy Quarries-invoice 834 stone	\$906.28	5/12	1102	\$90.00
1090	Mundy Quarries-invoice 1075	\$623.83	5/29	1103	\$332.03
				Total	\$13,492.13

1091 CW Fleming-river rock	\$180.00	6/6
1092 Mundy Quarries-invoice 1446	\$153.38	6/6
1093 Dellinger Sanitation-for May	\$134.00	6/11
1094 Virginia Power-wells electric	\$69.26	6/11
1095 Roger Osborne-repair well S13	\$134.60	6/20
1096 Raymond Orebaugh-backhoe/dozer	\$292.50	6/24
1097 Dellinger Sanitation-for June	\$179.00	7/8
1098 Virginia Power-wells electric	\$84.02	7/8
1099 US Postal Service - stamps/postage	\$36.38	7/16
1100 Dellinger Sanitation-July	\$67.00	8/5
1101 Virginia Power - wells electric	\$119.61	8/5
1102 Raymond Orebaugh-dozer	\$90.00	7/2
1103 Mundy Quarries-invoice 3938	\$332.03	7/2
1104 Virginia Power - wells electric	\$127.85	9/15
1105 Dellinger Sanitation - August	\$67.00	9/15
Bank Safe Deposit box fee	\$17.00	12/1
1106 Dellinger Sanitation-July/August	\$134.00	9/24
1107 Virginia Power-wells electric	\$159.09	10/14
1108 Dellinger Sanitation - September	\$134.00	10/14
1109 Roger Osborne-well repair #7	\$862.15	10/23
1110 Roger Osborne-well repair #13	\$1,557.90	11/1/97
1111 Virginia Power-wells electric	\$140.31	11/1
1112 State Farm Ins.-annual premium	\$631.00	11/12

ALL CHECKS	TOTAL	\$21,068.65
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Beginning Balance	\$9,015.18
Receipts	<u>\$14,781.96</u>
Total	\$23,797.14
Less Expenses	\$21,068.65
Balance Forward	\$2,728.49

RECEIPTS

Date	Amount
1/8	\$3,555.75
1/22	\$1,456.52
1/28	\$762.49
2/19	\$106.89
2/21	\$300.00
3/10	\$75.00
3/21	\$90.00
4/10	\$218.30
4/25	\$300.47
5/9	\$415.91
5/13	\$110.91
5/23	\$961.25
5/31	\$949.88
6/11	\$574.91
6/20	\$300.00
6/25	\$300.00

RECEIPTS Continued

7/9	\$100.00
7/17	\$733.00
7/29	\$321.38
8/5	\$358.68
8/23	\$100.00
9/16	\$125.00
9/24	\$75.00
10/9	\$300.00
10/23	\$80.92
11/3	\$1,708.80
11/12	\$300.75
11/14	\$100.15

Sundance Mountain South Association Inc.
Proposed 1998 Budget
11-15-97

	<u>1997 budgeted</u>	<u>1997 estimated</u>	<u>1998 proposed</u>
Roads:	\$8,000	\$13,500	\$10,500
 Snow removal:	 \$3,000	 \$1,500	 \$3,000
 Well electric:	 \$2,550	 \$1,600	 \$2,000
 Adm., misc.:	 <u>\$2,500</u>	 <u>\$2,500</u>	 <u>\$3,500</u>
Totals:	\$16,500	\$19,100	\$19,000

Notes:

- 1) All 1997 estimated figures are through 12-31-97
- 2) Figures do not reflect a \$2,500 annual cash carryover required by insurance carrier for emergency needs, or cash "in-and out" for well and water-line repairs.
- 3) 1997 receipts from annual road and well assessments totaled \$19,550, assuming all members fully pay by 12-31-97. Proposed 1998 receipts will total \$19,000, reflecting a proposed drop from \$50 to \$40 in well-electric assessments.