

January 10, 2004

Minutes of the Sundance Annual Meeting with the following board members present:

David Whitney

Ron Paul

Steve Smith

Darlene Guinn

Les Fairall

Bobbi Brensic

The meeting was called to order at 1 PM. First item up was the reading of the 2002 annual meeting minutes. David read the minutes; there were no additions or corrections and the minutes unanimously approved. Darlene Guinn presented the treasurers report. Sundance currently has a \$985.68 balance. (This does not include money held in reserve for spraying gypsy moths). A motion was made by Miriam Whitney to accept the report, Peggy Jeffries seconded the motion.

There was no road report as Bob Reichard was not present, David said that there are no plans for any upgrades at this time only repairs. Speed bumps will go back in this spring as the snowplows tend to take them out.

Miriam asked about clearing the parking area at the bottom of hill for bad weather. Currently Ray Orebaugh stores gravel there. Steve Smith will ask Ray to not store gravel in that area. Mr. Lonsdale owns the property that is used as gravel storage/parking. The Association currently has a \$5000 lien on his property. John Birch asked about approaching Mr. Lonsdale for an easement to allow use for parking possibly forgiving the part of the money owed the association.

A member of the association asked about abandoned cars on properties. Steve Smith said that the county has laws for unlicensed vehicles sitting on properties. The county can investigate complaints and then enforce those that are in violation. David Whitney will check with Shenandoah County on the proper procedures. He offered to send a letter to those in violation warning them about the problem and if not rectified, turn them in. Concerns were brought by members as to whether Association has the power to act on this and that it may be better to have it handled by individual property owners. David will check into which way is best to handle this.

Steve Smith reported no major well problems on any of the properties. He explained the new method that is being used for new pump setups/major pump repairs. A cement cistern tank is used to house pump, tank and hardware. The cost is about \$300 more but this method will last much longer since there will be no metal housing to go bad.

David reviewed the budget & proposed fees for 2004. He noted that electric bills for wells have been climbing and the well charge may have to be revisited next year. Gypsy moth is still not going to be a problem due to heavy rains last spring preventing eggs from either being laid or hatched. David proposed no changes to Gypsy moth fund, as well as no changes to administrative fees. John Birch moved to accept budget, Darlene Guinn seconded.

Members asked about properties with outstanding bills/ liens. The worst offender is about \$5000 behind. It was suggested that association look into legal action on this property to recover via foreclosure or in the case of some properties, use an easement for parking to forgive part of all of the lien.

Reelection: John Birch is filling position for secretary being vacated by Les Fairall. This is a resident seeking a position held by non-resident, however there is a provision to cover this in the bylaws as long as a non-resident cannot be found to fill the position. David proposed reelection of Ron, Bobbi, Darlene and the election of John Birch as the new secretary moved Alan Herman moved to accept the motion, Peggy Jeffries seconded.

Members were asked for opinions on when to hold the annual meeting. Late September early October were the popular months. Other ideas discussed were a newsletter done quarterly and sent via email with personal interest items like happenings, goings on etc Peggy Jeffries volunteered to take on this task.

A number of members complained about late night shooting and concerns over safety. David will put a note in the letter reminding residents about the hazards of shooting within the subdivision. Steve Smith asked that David add a note about litter problems along the roads.

David made motion to adjourn, Darlene seconded. The meeting was adjourned at 2:30PM.