

2004

Minutes from Sundance Mountain South Association 2004 Annual Meeting, Sept. 25, 2004 at ShenValee Golf Resort.

President Dave Whitney opened the meeting at 12:48 p.m.

President Dave Whitney gave a short history of the Association.

The development was initially set up in the 60's with the Association set up approximately 10 years ago. At the time the Association was initially set up, many people were not paying their annual assessments and not much money was being spent on maintaining the roads. When the Association was set up, there was a lot of money spent on developing a road system that did not have the potholes and washouts the previous road had.

The Board now believes that the all road major development has been accomplished and the work that needs to be done in the future is primarily maintenance. Additionally, as the wells being used by multiple Association members have required work, the quality of the work and replacement equipment has been improved.

Dave then asked the Association to remember Shep Wright who had passed away since the last annual meeting. Shep had live here for many years and was responsible for the Association emblem and the Association sign at the entrance of the development.

Dave also asked the Association to remember Mac McCready who recently passed away. He was an early board member and Association President. He had also sent an earlier version of the newsletter out.

Dave asked the Association to recognize the work Wanda Pryce had done establishing and maintaining the flowerbed at the entrance of the development.

The other Board members were introduced. Bob Reichard is the Vice-President and John Birch is the Secretary. Steve Smith, Bob Reichard and Ron Paul are board members.

Les Fairall, a past board member, had prepared a new Membership Directory.

Dave indicated that there had been a lot of turnover in ownership since the last membership meeting. Fifteen to sixteen or approximately one quarter of the properties had turned over.

Darlene Guinn gave the Treasurer's report:

TREASURE'S REPORT JANUARY .1, 2004 - SEPTEMBER 23, 2004



Dave asked if there were any questions about the Treasurer's report. There were none. Dave then summarized some of the high points of the report. The Board estimates that the cost of snow removal will go up due to the estimate of a lot of snow this winter in the Farmer's Almanac. The Board also estimates that there will be more roadwork maintenance work during the next year. The Board will reserve \$2,675 in the budget for gypsy moth removal if there are problems during the year. There have been no problems during the last ten years. The Board estimates that we will have a balance at the end of the year of approximately \$5,000.

Bob Reichard gave the roads report. The roads have a washboard look in some areas due to the rain from the recent hurricane. There is not a lot of sense doing major work until it is scheduled in March because of the winter snow. Our roads compare very favorable to the roads in the other similar developments including Sundance Mountain off of Route 211.

Bob said that we have allowed Ray Orebaugh to store gravel on our property to avoid the additional cost of charges for travel time if he were to have to bring all of the gravel from the quarry in March when he does the work. He presently does not charge us of travel time nor does he charge us for the gravel until he uses it regardless of when it was picked up and delivered. Storing it here also saves travel time during the time he is doing the work in the spring.

We have asked Ray to make spaces for parking four or more cars at the storage area so that those members who park there cars at the bottom of the hill when it is snowing will have a place to park off of Smith Creek Road. The Board is negotiating with the owners of the property for an easement for one half to one acre to formally make a bad weather parking lot.

There was a discussion of when the snow is plowed. Ray has used his judgment on how much snow there is, when it will melt. He sometimes will plow only the hilly portions of the roads. We have asked him to put guides on the blades when he plows so he plows only snow and not gravel although it is hard not to get some gravel when plowing snow on a gravel road.

Many members continue to be concerned about people speeding on the main roads. There was a discussion about whether plowing has eliminated the speed bumps. Ray was asked not to remove the speed bumps when he works on maintaining the roads. It may be hard for him to do so in the winter when he plows the roads so it was suggested that flags be placed where the bumps are so he will know where they are. There was a discussion of the pros and cons of installing concrete speed bumps on a gravel road.

Someone may have taken some of the gravel for the roads for their own use. It was suggested that the people who may have done so be informed that the gravel is for roadwork and not to be used for private purposes. It was also



suggested that the subject be discussed in the next newsletter. Someone suggested putting a sign on the gravel saying that it is not public property.

There was a discussion of what roads the Association maintains and whether there is an alternative method of paving the roads. Essentially, if the road leads to more than one member's property, the Association maintains it. There was a discussion of the cost and feasibility of paving the Association's roads. The Association is responsible for approximately seven miles of roads. Some members said that the "tar and chip" method does not really hold up much better than the gravel we have been using since it only last two or three years and has to be worked on annually. People said that their housing values have increased since the roads have been improved and that they might increase even more if more permanent roads were put in. There was some concern that the roads would be too slippery on the hills when it snowed or was icy if they were paved. Some suggested that the flat portions be paved and the hilly portions remain as present. It was concluded that the Board would look into the cost and feasibility of various paving alternatives.

There was a discussion of people shooting in the development. The covenant prohibits shooting in the development. There are no county laws in Shenandoah or Rockingham Counties that would prohibit the shooting. Some members stated that there was actually less shooting in the development now than there used to be.

There was a discussion of the wells and the quality of the water in the development. Some people have been moved from one well to another well due to too many people being on a well. There was a delay of about one half day in repairs to one of the wells when the regular plumber couldn't come out to repair a problem immediately. While someone suggested that we have a back up plumber for such situations, Dave said that we have had problems getting someone to do the plumbing work in the past and he was not hopeful that we would be able to get a backup. Additionally, the present plumber has been pretty good on making timely fixes to problems in the past and is very familiar with the development's well system peculiarities. Someone asked if the water from the wells should be tested. People who had their systems tested in the past said that the water did not have any problems when they had it tested.

The 2005 proposed budget was presented:

The budget proposed for 2005 makes no major changes from the previous year's budget. Road maintenance may cost more but there are funds in the budget to cover that increased expenditure. The proposed dues of \$250 per property on the roads have not changed for the last ten years. The well fees have gone from \$50 per property to \$40 per property several years ago. The proposed budget was moved by John Shillingburg and seconded by Ray Moyers. It was passed without objection.

Steve Smith, Darlene Guinn and Dave Whitney were reelected to the Board. Dave Whitney nominated and Bob Reichard seconded the nomination of Irene Herman for one of the part-time owner positions on the Board that was vacated by Bobbi Brensic. Irene has been a trial attorney for FERC for the last fifteen years and has been married for the last eighteen years. She was elected without objection.

The meeting was adjourned at 1:58.

Respectfully submitted,

John Birch,  
Secretary



CHECK #	EXPENSE	AMOUNT	DATE
1159	Ray Orebaugh grading/clean tile	\$225.50	1/14/2004
1160	Dominion Va Power all well electric	\$134.51	1/14/2004
1161	Faye's Flower for Shep Wright	\$30.56	2/2/2004
1162	Fizz's Plumbing frozen pipe Gardner	\$45.00	2/2/2004
1163	Fizz's Plumbing from pipe Leisersohi	\$67.50	2/2/2004
1164	Ray Orebaugh 2 bills plowing & st	\$400.00	2/2/2004
1165	Darlene Guinn stamps & envelopes	\$45.00	2/6/2004
1166	Ray Orebaugh plowing/stone 3 bill	\$740.00	2/12/2004
1167	Dominion Va Power all well electric	\$122.26	2/16/2004
1168	Ray Orebaugh gravel Blue Smoke	\$50.00	2/18/2004
1169	W.J. Miller taxes	\$110.00	2/23/2004
autopay	Deposit slips from bank	\$24.44	2/23/2004
1170	Darlene Guinn paper & ink	\$44.89	3/1/2004
1171	Kwik Kopy for 500 envelopes	\$79.73	3/8/2004
1172	Keeler Obenstrain lawyer services	\$115.00	3/9/2004
1173	Ray Orebaugh cleaning ditch lines	\$382.50	3/18/2004
1174	Dominion Va Power all well electric	\$124.31	3/18/2004
1175	Ray Orebaugh yearly rd maintains	\$7,829.00	3/27/2004
1176	Fizz's Plumbing	\$1,411.35	4/14/2004
1177	Fizz's Plumbing	\$180.00	4/14/2004
1178	Dominion VA Power all well electric	\$226.39	4/14/2004
1179	Steve Smith, mulch, flower, etc	\$150.00	5/1/2004
1180	New Market P.O. for box fee	\$24.00	5/10/2004
1181	Ray Orebaugh for stone for bump	\$102.00	5/10/2004
1182	Dominion Va Power all well electric	\$137.67	5/10/2004
1183	Fizz's Plumbing	\$121.10	5/20/2004
1184	Staples ink	\$57.07	6/11/2004
1185	Dominion VA Power all well electric	\$148.00	6/11/2004
1187	Dominion Va Power all well electric	\$139.96	7/9/2004
1188	Ray Orebaugh for grading/mowing	\$907.50	7/9/2004
1189	Dominion VA Power all well electric	\$150.02	8/16/2004
1190	Fizz's Plumbing	\$157.50	8/16/2004
1191	New Market Post Office for stamps	\$37.00	9/1/2004
1192	Darlene Guinn ant-virus update	\$39.95	9/9/2004
1193	Dominion Va Power all well electric	\$160.00	9/9/2004
1194	New Market Fire Department donate	\$100.00	9/9/2004
1195	New Market Rescue Squad Donate	\$100.00	9/9/2004

#### SNOW REMOVAL

CHECK	AMOUNT
1164	\$400.00
1158	\$225.00
1166	\$740.00
1173	\$382.50
1168	\$50.00

1175	\$7,829.00
1181	\$102.00
1188	\$907.50

Date	RECEIPTS (deposits)	INTEREST
1/2/2004	\$31.99	
1/12/2004	\$840.00	\$6.94
1/19/2004	\$295.00	\$7.35
1/22/2004	\$290.00	\$8.52
2/2/2004	\$580.00	\$4.49
2/13/2004	\$1,967.00	\$4.84
2/17/2004	\$1,959.00	
2/19/2004	\$1,978.47	
2/22/2004		\$6.94 2
2/24/2004	\$1,702.32	
2/28/2004	\$1,681.25	
3/5/2004	\$1,422.00	
3/9/2004	\$1,049.50	
3/19/2004		\$7.35
3/19/2004	\$155.00 checks added back in	
3/27/2004	\$263.75	
4/11/2004		\$8.52
4/30/2004	\$450.00	
5/10/2004	\$342.00	
5/21/2004	\$375.34	
5/21/2004		\$4.49
5/28/2004	\$459.09	
6/11/2000	\$727.34	
6/30/2004	\$346.75	
7/20/2004		4.84\$
7/20/2004	\$554.25	
7/28/2004	\$513.20	
8/17/2004	\$ 5.26	
8/17/2004	\$100.00	
9/15/2004	\$979.24	

<b>Beginning Balance</b>	3,658.68
<b>Receipts</b>	<u>19,099.89</u>
<b>Total</b>	22,758.57
<b>Expenses</b>	<u>14,977.72</u>
<b>Balance</b>	7,780.55
<b>Gypsy moth spraying reserve</b>	<u>2,673.00</u>
<b>Balance</b>	5,107.85