

Sundance Mountain South Association  
2005 Annual Meeting  
August 13, 2005

President Dave Whitney opened the meeting at 1:00 pm.

Dave said that he thought that holding the annual meeting at the Shenvalee and having a lunch seemed to be a good idea since it had increased attendance at the annual meeting. We had started to do it two years ago and intended to continue doing it in the future.

Dave indicated that the minutes from last years meeting had been mailed to all members and asked if there were any corrections. There were none. It was moved and passed unanimously that the reading of the minutes be suspended and that the minutes be approved.

Dave gave a short report on the Associations wells. The well system is holding up. We thought that we had a potential major problem with a well going dry but it was only a leak that was fixed. People had to be moved around on a temporary basis to provide water for them while the leak was fixed. A new well would have cost from \$6,000 to \$12,000 and we might have to wait around six months for the well to be dug due to the demand for wells being dug. We have not yet had a well go dry. We have not put any money into a contingency fund for well work. We have in the past fronted for the cost of well work and charged the affected individuals for the work. Fitz plumbing is the company that does the well work for us.

Overall, Dave indicated that we continued to do well financially. We pay our bills on time and have sufficient money for minor emergencies. He believes that we can continue to keep our fees at the same level as we have done for the last ten years.

Darlene Guinn gave the Treasurer's Report:

Beginning Balance	\$6,552.95
Receipts	\$22,860.21
Total	\$29,413.16
Expenses	\$21,773.56
Balance	\$7,639.60
Money put back for gypsy moth spraying	\$2,673.00
Ending balance	\$4,966.60

The attorney's fees we paid are associated with our acquiring a judgment and a lien on the 8-10 acres Lonsdale property which is where the gravel has been stored on Sundance Mountain Road. We have been trying to reach her at a nursing home since she has not been paying dues on the property. We ultimately want an easement or to purchase the corner of the property to use for winter parking for those who leave their cars at the

bottom of the hill when snow is anticipated or on the ground. There is a potential for a forced sale in which we will get our past due dues and attorney's fees back. The property tax on the land is being paid.

Darlene Guinn has her house on the market and when she sells, she can no longer be the Treasurer. The Board has decided to hire her to do the books when she moves. Since the Treasurer has not been charged Association fees due the work requirement, it will not cost us much since we will get the Association fees from whoever buys her house.

John Birch talked about alternative road plans. At the last annual meeting, some members had raised the question of what alternatives there were to our present road system. John Birch contacted a number of local paving companies and ultimately got estimates from two companies. Paving the road would cost about \$250,000 and double sealing the road would cost about \$200,000. Paving would last about ten years and double sealing might last about four to five years if taken care of regularly. Not all of the road could be paved due to the steep incline on the certain sections of the road. The contractors would have to be paid when the work was done so the members who individually have to pay for their portion of the work at that time. Both contractors who visited the site to prepare estimates commented very favorably on the shape the roads were in compared to other developments. After the discussion, the Association unanimously rejected any plan for paving or double sealing the roads.

Bob Reichard gave the road report. Raymond Orebaugh has informed us that he can no longer do roadwork and snow removal for us. One of his helpers who has done some of the work for Ray in the past has offered to do the work for us. He will rent Ray's equipment and essentially provide the same services that Ray did in the past. He will not buy and store gravel at the bottom of the hill as Ray did. Bob will no longer be responsible for the roads. Steve Smith and Dave will pick up the responsibility. Steve's cell number is 540 975-2121 if there are road problems. Darlene asked that Steve be called about those issues and not her.

Dave Whitney, Ron Paul, John Birch and Irene Herman were all unanimously reelected to serve on the Board.

The 2006 budget was presented to the members. It is almost like the previously year's budget.