

Minutes from the Sundance Mountain South Association 2009 Annual Meeting Held September 12, 2009

The 2009 Annual Meeting of the Sundance Mountain South Association was held at the New Market Community Park on September 12, 2008. Lunch started at noon. This was the first year that we've held the annual meeting in the park. Twenty (20) people attended. All Board members were present.

President John Birch opened the annual meeting at 12:35 pm.

Last Year's Minutes and Treasurer's Report

John said the minutes from last year's meeting had been mailed to all members and asked for corrections. There were none, and a motion to accept the minutes was made, seconded, and approved. This was followed by the Treasurer's Report (copy attached), which Darlene Guinn, our Treasurer, provided, along with a proposed 2010 operating budget (copy attached). The proposed 2010 budget was compared to the 2009 actual budget figures. John went over the highlights of both and answered questions. A motion to approve the proposed budget was made, seconded, and approved unanimously.

Fees/ Dues

There will be no change in dues (\$150.00) or well fees (\$45) for those not on their own wells.

There are nine members of the Association who haven't paid their dues in full. Some are paying something each month to catch up and some are paying nothing. John Birch has agreed to assume the Board-appointed position of General Counsel for the Sundance Mountain South Association (at a salary of \$1.00 a year) in order to satisfy the Virginia requirement of a lawyer representing us in order to sue those people who owe the Association. We may get liens on the properties in order to receive some of the money at some time in the future. With respect to one property, thousands of dollars in arrears, John has drafted a contract for the parties involved to sign in order to get them to start making payments to satisfy the debt. This approach was approved by unanimous motion.

Roads

Steve Smith was once again complimented for continuing to do a good job on the roads. If anyone has a road problem they should contact him. There was discussion about combining resources with another Association in order to get some heavy-duty grading done. This is being looked into. The Board continues to look further into improving the road situation. Keeping culverts clean was emphasized. In his January letter to the membership, John is going to ask each owner to clean their own culverts and, if they do not, the association will have it done and send a bill. If anyone has any other suggestions – in particular on how to get drivers to slow down on our Association's roads, they should contact a board member.

Wells

Our wells remain in fairly good shape for being an old system. As repairs are needed, a plumber makes them, gets paid by the association, and the users of the well are supposed to reimburse the association for their share of the expense. As mentioned above, some do, some don't. Property owners should look for persistent wet spots on their property and report them to Darlene, as they may be leaks.

Brush Trimming

The brush trimming/clean-up days have been so successful and enjoyable that the association has decided to have another one on April 10, 2010, starting at 10:00 am. A barbecue afterwards, at noon, will be hosted by Steve Smith and Wanda. Participants are encouraged to bring dishes to share. Hot dogs, hamburgers, and buns will be provided.

Updating Sundance Mountain Membership Directory

A new version of the Sundance Mountain Membership Directory is being planned. Various Board members have volunteered to try to get in touch with the people living on their roads in order to update the phone numbers, e-mail addresses, and out-of-town addresses for the non-resident owners. The Board intends to communicate more frequently by e-mail to those providing e-mail addresses.

Election of Officers

The slate of John Birch (President) Gail Carter and Irene Szopo (Secretary), upon motion, second, and vote, were unanimously reelected to serve two-year terms on the Board. Ron Paul decided to step down from his position on the Board, leaving a vacancy. Larry Knoll volunteered to take his place. Upon motion, second, and vote, he was unanimously elected. The continuing board members are Steve Smith, Darlene Guinn (Treasurer), Pat McGrath (Vice President) and Gail Carter.

The next Board Meeting is scheduled for January 30, 2010 at the home of Pat McGrath at 9:00 am.

The meeting was adjourned at 1:25 pm.