

Sundance Mountain South Home Owners Association  
Annual Membership Meeting  
New Market Community Park Shelter  
September 24, 2011 (12:00 – 1:15 pm)

- President and Board of director member changes
  - John Birch stepped down as President and Gail Carter was nominated and approved by the board as the new President effective immediately
  - To fill Gail Carter's vacancy, Tom Gannon was nominated and approved as the new Board member effective immediately
- Roads
  - Homeowner expressed the condition of the water drainage problems at his property and the work he has done to divert the water, but still has issues. He would like to the HOA to step in as the problem spans beyond his responsibilities.
    - HOA will look into the matter
  - Comment: We need to hire someone to come in and clean out the culverts and ditches in the Spring and Fall to prepare for heavy rain seasons
  - Darlene has a current bid for \$7,000 to have a contractor maintain all the ditches and culverts
  - VOTE: To have someone do a one-time cleanout of the road culverts and ditches. These are defined as culverts that do not run under personal driveways
    - VOTE APPROVED to have the HOA pay for the road culverts on-going maintenance
  - Personal culvert on-going maintenance is the responsibility of the individual homeowners, not the HOA.
    - If the culvert pipes need to be replaced, it is the responsibility of the individual homeowners
  - Drivers need to slow down when the drive on the Sundance Mountain roads. When cars are driven too fast, the rock and dust need to maintain the integrity of the roads is kicked off, thus contributing to the ripples, holes and ruts in the roads.
  - Discussion about adding convex mirrors installed on the sharp turns. It was concluded that vandals would probably use them as targets and shoot them out. This was not brought up for vote.
- Main Road
  - VOTE: Should the HOA spend funds to contract to have someone maintain the roads or continue to have Steve Smith continue to

maintain.

- VOTE APPROVED to have Steve Smith continue to maintain the main road.
- Still need to have additional money set aside for emergencies (like the snow of 2010)
- Budget
  - Darlene reviewed the 2012 budget
    - Maintain current reserves
    - Proposed the same Road budget as 2011
      - Steve Smith suggested we increase the road budget by \$2,000 so we could have the road culverts on-time cleanout
    - VOTE: Increase the Road budget to \$12,000 for the 2012?
      - VOTE APPROVED
    - VOTE: The Board suggested keeping the HOA annual fee at \$250 plus \$45 for each well.
      - VOTE APPROVED
- Follow-up actions
  - Gail Carter will send out email regarding road driving etiquette
  - Gail Carter to develop a standard form for Darlene to fill out collecting information from homeowners regarding road maintenance requests
  - Gail to contact Sundance Mountain North and discuss their road maintenance contractor and road condition.
- No Other Questions
- Meeting adjourned at 1:15PM