

Sundance Mountain South Association

2015 Annual Meeting

The Annual Meeting was held on September 26th, 2015, following lunch at the barn on Smith Creek Road. The location had been moved from the Community Park because of threatening rain. Meeting was called to order by President Pat McGrath at 1:00pm.

Old Business

Pat McGrath and Tom Turner were re-elected to the Board. Due to Larry Kroll moving, there was an opening on the Board, which Robert Shuping was elected to fill. Pat was re-elected President. Minutes of the 2014 Annual Meeting were read and approved with no corrections. Following the meeting, the board met to elect Michele Thomas VP.

Pat went over some highlights from the past year. The culvert under Shotgun Spring Road has been fixed by Steve. Snow removal could not go as planned because of the illness of the person hired. A new person was hired immediately at \$100/hour: Derrick Pittington. Roads will be plowed after two inches of snowfall. Owners can contact Derrick to arrange for their private driveways to be plowed if they wish: 540-325-4966 or derricknmistypittington@gmail.com Several areas of the roads were graded. There is an opportunity to buy the grader, which has been parked at the intersection of Shotgun Spring and Sundance Mountain Roads (past hairpin curve). See below for discussion and resolution on this.

Insurance and taxes have all been paid.

Updating bylaws: Lora Kagey, Treasurer, was told by a judge that some of the terms of our fee structure are incorrect, so bylaws need to be updated. It was decided that a committee consisting of Pat, Michele, Allan Lundy, and A.I Herman would work on digitizing the bylaws, which are currently only on paper, and drafting revisions. The bylaws will be sent to all members with old and suggested revisions indicated. Update: Michele has drafted revisions. They will be reviewed by the board and following any changes, they will be distributed to members. See also New Business below.

Treasurer's Report

Five liens are in place and three are pending on properties for which fees have not been paid for long periods of time. Since September 2014, \$10,077 in back fees have been collected. Balance as of the most recent statement was \$28,201.

A couple of errors were noted in the draft budget distributed at the meeting, so the corrected and amended budget will be sent out after the meeting. Amendments to the budget were proposed and accepted (some later in the meeting). To cover legal expenses, \$2,000 was moved from Roads to Administration.

It was decided that well fees are to be increased by \$2 per year per lot, for lots served by shared wells. Road fees are to be increased by \$10 per year for each lot, to provide a cushion in case of unplanned expenses.

There was an extensive discussion on the possibility of foreclosing on properties that are seriously behind in fees. It was noted that there were many complications to this; for example, the Association would have to sell the properties. Banks that hold mortgages on the property would probably have precedence in recouping any money realized. It was noted that in principle, once a lien is in place, the Association will eventually receive payment when the property is sold, though that may be many years in the future.

General Reports

It was noted that it would be helpful to have e-mail addresses and cell phone numbers to which text messages could be sent for all owners. This would simplify last-minute or emergency announcements, such as those required by today's change in meeting place.

Wells are all functioning properly and passed quality tests. If you wish to see water quality reports for your well, those are available. At this point and later in the meeting there was an extensive discussion about the advisability of replacing all trunk water lines, as they are decrepit and failing often. At present, repairs are initiated by the Association and individual owners are billed a fraction of any repairs needed to the well or to lines that serve those wells, up to but not including the lines that feed directly to their houses. For example, for all expenses related to a well and water lines feeding seven homes, each owner pays 1/7 of the total cost. The main issue regarding a complete overhaul of the lines is that, although it should save money in the long run, the one-time expense would be much higher; cost of a recent replacement of an average-length line was approximately \$600 per lot. Therefore, it would be advisable to gain the consent of the owners before proceeding. It is unclear how this should be done (majority of those lot-owners? Unanimity?). Pat and Allan volunteered to put together a list of options to be sent out separately for discussion and resolution at the 2016 Annual Meeting.

New Business

It was decided that the proposed bylaw amendments should include a change in officer requirements such that one or both of the offices of President and Vice President must be filled, if possible, by a full-time resident. (It is already the case that at least 4 of the 7 board members must be full-time residents.)

On the issue of buying the grader, after some discussion, it was decided to authorize Steve Smith to purchase it for no more than \$8,000. The sale of our present tractor should defray over half that cost. Update: The grader was purchased, and the tractor is up for sale. Since the meeting the straight scrapper has been sold.

Allan noted that on at least one map he has, the entire development is shown as being within the George Washington and Jefferson National Forest, though in a pale green color compared to the dark green of the Forest proper. Update: Allan talked to administrators at the Lee Ranger District. The development falls within what is called the "Proclamation

Boundary" of the Forest, meaning basically that it is within the forest for administrative purposes, though not for public use. The Forest Service is authorized to buy land in that area (ONLY with owner's consent, no eminent domain), or more likely swap land for other land within the Forest. There are no legal consequences of this grey area, although forest fires would be their responsibility. Per the supervising administrator, "You can say the land is within the National Forest."

The meeting was adjourned at approximately 2:33 pm.

The 2016 Annual Meeting will be held on Sept 24, 2016, with lunch at noon and association meeting at 1:00.

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Respectfully submitted,
Allan Lundy, Secretary