

Sundance Mt. South Annual Membership Meeting Minutes

Meeting Date: November 4, 2023

At the New Market Town Hall and via Zoom/Teleconferencing

ATTENDEES: Host and Co-President, Jim Jahoda, Co-President, Tony Baugher, VP, Eric Sauder, Treasurer, Tom Gannon, Secy, Diane Gannon, Director, Al Herman, Director, Bob Shuping (3), Adam Bergan (2), Michele Thomas, Gerard Garino, Craig Jamieson, Cathy Gregg, Mitchell West, Jim Albenesius (by proxy) and Sue McFall (by proxy).

MINUTES

1:07 – Co-President Jim Jahoda called the meeting to order and a quorum of 17 members were counted and after welcoming remarks, the minutes of the 2022 Meeting were approved.

The Road Report was given by the Road Committee Chair, Tom Gannon. This year's drought has resulted in a delay in the completion of the yearly road work, since Macanie needs a stretch of rainy days to add enough moisture to the gravel for compacting. The roads are not too bad at this time, but it was noted that Shotgun Spring Road and the end of Blue Smoke Lane need additional gravel and grading. Roadside brush continues to be a problem and will be planned in the Spring as funds allow. One area on Sundance is being monitored where water runoff could erode the main roadway. Macanie will relocate that area on a yearly basis to avoid that happening.

The Wells Report: Committee Chair, Tom Gannon shared the yearly well costs of \$11k and reminded members that delay in paying well repair bills drains the HOA's bank account. As the wells and water systems age, more maintenance and repairs are occurring. This year, major costs included the replacement of a pressure tank on Well 7, a electric breaker box on Well 35, and several large leaks. Well filters are replaced every two months with the exception of Well 13, which is done monthly. Water tests are being scheduled at this time, but the UV lights will first need to be replaced.

Bylaws Amendment: Governance Committee Chair, Al Herman presented the rationale for the proposed amendments to the Bylaws that were mailed to all members on October 10, 2023. Rationale: The current bylaws can be and have previously been, misinterpreted as to the Association's full responsibility for the management and oversight of shared wells and water lines, as well as the payment responsibility for all repairs, maintenance and replacement. Verbiage from the original Bylaws, should be brought into the new bylaws. The Bylaws' Purpose statement was amended to better address assessments for shared well electricity and the Associations role in providing for well maintenance. The definition of "Common Areas" was modified to remove "shared wells". A new definition was added for "Shared Wells" and a new section 6.3(a) was added to fully describe the HOAs management and administration of shared well repairs, maintenance, replacement and owner support, including the responsibility of payment of all repair and maintenance carried out. After the initial motion was seconded, a modification was made to the existing motions and were accepted, seconded and passed. Three alternative motions were introduced, all of which were not seconded and were declared dead. The original proposed

amendment as modified by the revisions were declared passed and the new Bylaws became effective and will be posted on the web following the meeting.

Governance Report: Committee Chair Al, Herman. All annual reports have been filed with the SCC and Common Interest Community Board and the CICB is being monitored for any new changes. The Committee registered with SAM.gov in order to qualify for federal and state grants and closely monitored grant availability that may provide matching funds for roadside brush removal and fire safety measures. The Committee made recommendations for and authored the proposed modification to the bylaws to clarify owners' well maintenance responsibilities to bring it into agreement with the original bylaws. New methods of Board elections were written to provide earlier nominations to allow time for vetting and preparation of the proxy forms sent to owners before the annual meetings.

2023 Expense Report and 2024 Budget: Finance Committee Chair, Al Herman went over the 2023 Revenue and Expense Report showing most expenses with budget and a net of \$6,554 as of September 31st. Outstanding bills for bookkeeping, roads and well electricity are expected in the last quarter, but a deficit is not expected. The additional income this year was from budgeting for projected prior years' assessments. It was noted that bookkeeping costs have been greatly reduced by billing owners with small balances every other month. It was agreed that annual assessments would remain the same as last year.

BOARD ELECTIONS:

Anthony Baugher was elected to serve a 2nd two-year term – serving in 2024 and 2025.

Adam Bergan was elected to serve a 1st two-year term, serving in 2024 and 2025.

OPEN DISCUSSION:

Open Discussion: A member noted that a ditch in the area of their property is filling badly with gravel and Tom said he would have Macanie look at that area. It was asked if another guard rail could be installed across the road from the existing one on Sundance Mt. Road. Tom will get a cost estimate from Macanie.

MEETING ADJOURNED: 2:40 p.m.