

Sundance Mt. South Association  
2024 Annual Membership Meeting  
Saturday, November 9, 12:30 p.m.  
New Market Community Center / Zoom

MINUTES

**WELCOME:** The meeting was called to order at 12:32 by Co-President, Jim Jahoda with a quorum of 17 owners.

Attendees: Board Members - Jim Jahoda, Eric Sauder, Adam Bergan (2), Tom and Diane Gannon, Anthony Baugher and Irene Szopo. Others present or by Proxy: Beimfohr, Carter/Gerino, Doyle, Gentile, Gregg, MacFall, Rezk, Shultz, Thomas and West.

**APPROVAL OF THE 2023 MEETING MINUTES:** Motion to approve was seconded and passed.

**PROPOSED BYLAWS AMENDMENT:** The Secretary read the justification for the amendment which is to ensure continuity of the quorum of five for the Board of Directors by allowing existing directors to continue to serve an additional year regardless of term limits, until the next election, when there are insufficient candidates to fill the needed positions. The amendment would further allow the Board to fill interim board vacancies regardless of term limits until the next election. This amendment helps to ensure the Board has the number of directors required to function. Motion was made. No discussion. The vote was unanimous.

**BOARD ELECTION:** Irene Szopo, who was serving an interim term, replacing Al Herman, was elected for the first two-year term. Eric Sauder was elected to start a second two-year term. Due to insufficient nominees, Board members Jim Jahoda and Tom Gannon were eligible to continue to serve an additional year, until the next election.

**ROADS REPORT:** The current road condition was discussed and past issues with Shentel during their installation of fiber optics cable which resulted in roads damage and ditches and culverts filled with gravel. All damage was repaired. The main road work is mostly done with some end of year work scheduled. A collapsed culvert must be replaced near the Sundance Mt. Road and Blue Soke intersection and an area higher up on Sundance will have warning arrow signs to keep traffic away from the edge of the road. Concerns were raised over speeding traffic and the amount of dust being generated. Several possible solutions were considered: additional signage, better wording of signs and possible use of Calcium Chloride or an oil-based product to control dust.

**WELLS REPORT:** Numerous well problems were reported this year due to aging equipment and waterlines. In the last 30 days, well bills were over \$7000 due to large leaks, pump replacements, pressure tank failures and electrical work. Owners were reminded that while the Association prepays the plumbing bills, the owners must reimburse those expenses in a timely manner to avoid draining money from the checking account. The use of water on shared wells to fill hot tubs on private wells was discussed. Several options were presented to ensure that those owners have water delivered. One option was to see if a company could be contracted to make scheduled deliveries to more than one lot to help cut costs and reduce the number of truck deliveries on the roads. Another option was to see about adding a meter to those lots with hot tubs. Further discussion was on ways to share well costs, such as an annual assessment to go into a reserve fund for repairs. It was agreed that all options should be given consideration to determine if any is feasible and how they could be implemented.

**GOVERNANCE REPORT:** The Secretary gave highlights of the work this committee does and special efforts in 2024. The Committee was heavily involved in ensuring the real estate packages met all the demands of the VA code since there were seven property sales and the package now requires more documents to be delivered to Sellers and Realtors. The Committee worked with the Finance Committee on legal actions taken and the formation of payment plans which has resulted in all delinquencies now agreeing to making monthly payments.

**2024 EXPENSE REPORT AND 2025 BUDGET:** The Net income as of October 31, 2024 was over \$7,800 with expected end of year expenses for roads, well electricity, bookkeeping, insurance, etc. to total approximately \$7,000 proving a net income of \$500-\$700. The reserves funds have reached our set goal of 75% of the annual assessments and the checking account balance is currently \$14,000. \$6100 is remaining on the restitution. The 2025 budget calls for mostly the same in revenues and expenses for roads was left the same as 2023. Bookkeeping was lowered slightly. The net revenue for the year is expected to be \$14.

OPEN DISCUSSION

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