

SMSA ASSESSMENTS

Annual assessments are voted upon at each annual membership meeting and are based on the member-approved budget that is submitted at that meeting.

- **General Assessments are used for...**
 - Expenses of repair / maintenance of roads, ditches, culverts, and removal of roadside brush,
 - Accounting & bookkeeping expenses,
 - Association required insurance and Corporation licensing fees,
 - Legal expenses,
 - Corporation insurance costs and taxes,
 - Administration costs: meetings, mailings, Website, and PO Box, and
 - Establishment and preservation of the Association Reserve Funds
- **Well Assessments collected pay for...**
 - Well electricity for all 6 shared wells.
 - Dominion electric bills are automatically paid monthly.
 - SMSA monitors monthly KW usage of all shared wells to determine any possible waterline leaks.
- The current annual assessments for roads and wells can be found at...
http://www.sundancemtssouth.org/documents/annual_dues.pdf
- **Special Assessments that affects the entire membership...**
 - Cover any expense not provided for by the regular assessments.
 - Special Assessments require a Special Membership meeting called for that purpose.
 - The meeting are held:
 - at the discretion of the President,
 - or by a majority vote of the Board of Directors, and
 - must be called at the written request of ¼ of membership votes in good standing.
 - Owners in good standing have one vote for each lot owned. See Section 2.6 of the [Bylaws](#) for co-owned lots.
 - **Requires a vote of the majority of owners that are present** at the duly convened meeting, after a quorum is established.
 - If passed, the Special Assessment is assessed against the lots in the same proportion as Regular Assessments.
 - The Special Assessment shall be payable within a time period determined by the Board of Directors.
 - **All expenses for roadwork** are considered to affect all members of the Association.
- **Special assessments that do NOT affect the entire membership...**
 - Cover any expense not provided for by the regular assessments,
 - **Requires a majority vote of the owners of those affected lots,**
 - Upon approval, is levied against all lots affected,
 - Shall be **shared equally and solely by those owners,** and
 - Shall be payable within a time period determined by the Board of Directors.

Well Maintenance and Repairs

- **Owners on shared wells** are responsible for the costs of repairs and maintenance of their wells.
- **As a convenience to members.** the Association receives and pays invoices from contractors for well maintenance/repairs and is then reimbursed by owners.
- Costs are divided evenly among those well owners.