

**VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION**

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**ANNUAL MEETING MINUTES**

The annual 2015 meeting was held 07.16.2015 at City Hall, 32 Elm St, Victor, ID

**ATTENDANCE - QUORUM**

There were 79 lot owners represented either in person or by proxy. A quorum was established and the meeting was called to order at 5:30 P.M.

**OLD BUSINESS**

I Reading of the 2014 meeting minutes held 06.23.2014.

Scott Shepherd made the motion to accept the 2014 minutes as written. Alan Bybee seconded the motion. All were in favor, the minutes were accepted.

**CURRENT BUSINESS**

I Accounting

Henley West presented the 2014 year-end balance & P&L Sheets; and the year to date 2015.

II Budget

Henley West presented the proposed 2016 budget which included an analysis comparison of 2014 and 2015 budget vs actuals. She explained the Income and Expenses "line by line" to give the owners a better understanding of the budget.

The Spreadsheet indicates that it is necessary to keep the Homeowners dues the same for 2016. The owners would like to see the Road Loan paid off so that the HOA dues could be reduced.

Scott Shepherd made the motion that the Board of Directors do a capital improvement analysis to determine the actual reserves needed in the budget. After the analysis is completed the BOD will determine if there are funds adequate to pay off the Road Loan and reduce the Quarterly HOA dues. Alan Bybee seconded the motion. All were in favor, the motion was passed.

III Election of the Board of Directors

Donna Shepherd made the motion to nominate Scott Shepherd, Alan Bybee and Donna Shepherd to be on the Valley Vista Estate Homeowners Association board of Directors. All were in favor, the board was elected.

IV Water and Sewer systems

Scott Shepherd explained that the general reserves in the budget is primarily for the repair of the roads, mailboxes, the playground and water/sewer systems. Over the past few years one pump was replaced, another pump was rebuilt and the lift station pump was replaced. The cost of these pumps were taken out of the reserves collected. After he does the Capital Improvement Analysis he will know better if we have budgeted enough for maintenance or replacement.

V Maintenance

a. playground

The playground area is scheduled to be upgraded this summer. The old bark will be removed and replaced with "Sof'Fall Safety Surfacing".

b. mailboxes

Donna Shepherd is working with a locksmith to have the locks on the large package doors repaired.

VI Fencing standards

If you are planning to fence in your site, please contact Henley West, 307-733-5881 x2, to receive a copy of the design standards for fences in Valley Vista Estates. You must submit a site plan and receive site committee approval prior to any construction start. The design standards can also be found at [www.scottssre.com/hoas/valley\\_vista](http://www.scottssre.com/hoas/valley_vista)

**NEW BUSINESS**

I Landscape Maintenance

The owners would like to see the weeds better maintained around the playground and the entry sign. The sprinkler system needs to turn down to prevent over watering. They also would like to have the developer owned vacant land mowed in the summer.

II parking

In accordance with the CC&R's, Section 8.4, (1) which states that "all recreational vehicles, boats, snowmobiles, all-terrain vehicles and trailers shall be parked within five (5) feet of the principal residence and parked on a concrete slab or crushed gravel with a retainer around the border". In other words, all vehicles must be parked or stored in the garage, driveway or next to the house on a concrete slab or crushed gravel area. You cannot park or store vehicles on the lawn or roads.

**ADJOURNMENT**

With no further business from the floor, the meeting was adjourned at 7:00 P.M.