

VALLEY VISTA OWNERS ASSOCIATION

A Non-Profit Association incorporated in the State of North Carolina, USA.

● P.O. BOX 1601 ● DEMING, NEW MEXICO USA 88031 ● 561-733-9850 ●

SEPTEMBER 27, 2006

MINUTES of the 2006 (July 1st) Annual Meeting:

Meeting was called to order at 4:00pm by our president, Frank Ward. It was established that there was a quorum. 23 Owners were present and 9 proxies. Present: Ward, Bourke, Spender, Cook, Youngs, Ogden, LeClaire, Parsch, Schroeder, Cropp, Rohloff, White, Lopez, Ludwig, Arrington, Kroeplin, Kelley, Furniss, Wynn, Zander, Hunsicker, Elbracht, Riley.

REPORT: The treasurer's report was distributed to all and approved. **REPORT:** Minutes from last year were approved.

REPORT: JOHN: GATE: Gate has a new electric eye. Also, call John if you need and number changes for gate entry.

REPORT: GORDON: ROADS: This work is never finished, ongoing, lots of rain and problems with H2O Tanks up top. Ditches now holding well. Will be doing more stone work in the corners. We now rent David Wynn's ATV for road work. Each owner needs to look at their own property and maintain each entranceway. With culverts we must be vigilant Johnny will be helping in this area. Everyone was thanked.

REPORT: FRANK; **HEMLOCK TREES.** We will be sending out a letter by certified mail announcing that each owner is responsible for all damages due to falling or fallen hemlock trees.

REPORT & DISCUSSION: FRANK: After consulting with our attorney and insurance agents, it is important that we act on the water system, since tests revealed some bacteria in the water. Jack Brown, a professional in this field, who was present at the meeting, proposed an ultra violet system to treat the water. There was a discussion, and after several questions, it was decided to TEST further, and it was agreed to go ahead and pursue this cure, if further testing continues to show bacteria presence.

THANKS: FRANK: An expression of gratitude by all for those Board members and owners who serve us well by their supervision and attention and work on the mountain!

ELECTION: The Board's Proposal of candidates for election was motioned and seconded and approved vocally by all. To replace Steve Ariko who sold his home, Frank nominated Rick Elbracht. So the new board is: **President:** Frank Ward; **Vice Pres:** Rick Elbracht; **Sec/Treas:** Andy Riley; **At Large:** Ed Bourke, Randy Youngs, Rich Cook, Gordon Rohloff, John Ogden. Let's remember the Responsibilities of the **Board Members:** **ROAD:** Gordon Rohloff; **WATER:** Rich Cook; **RENTERS:** Ed Bourke; **ROAD LIGHTING:** Rick Elbracht; **NEW CONSTRUCTION:** Randy Youngs; **RIGHT-of-WAYS & MAIN GATE:** John Ogden; We can call each one for his specific expertise.

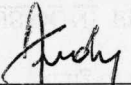
CLOSED: Meeting was adjourned at 5pm, short and to the point. We hope to see you next year!

2007 Annual Meeting: On Saturday JULY 7th, 2007, 4 PM again at J Arthur Restaurant .

Reminder: All construction on empty lots will require an Impact Fee of \$500.; also, since empty lot owners paid a fee for the GATE back in July of 1999 of \$100 and cabin owners \$350, then the remainder of \$250 will be due. All properties have contributed either the \$350 or \$100; its important to tell perspective buyers of empty lots, that the remainder will be due when construction happens.

Reminder: Our new website: www.valleyvista.us it's dot us, not dot com ! It now has PDF Files of our BY LAWS and Covenants, and the minutes and billing letters, etc!

All the best


Andy Riley, Sec/Treas frandy@mission1.net

The New Directory will be on the website ASAP.... Because we have many NEW Members and NEW corrections and changes, I will mail the new directories.....but AFTER I get corrections.... Please make sure I have your email addresses...