

Minutes of the Valley Vista Owners Association July 4, 2020

17 residents were in attendance at the Maggie Valley United Methodist Church outdoor pavilion. Due to the Covid 19 pandemic we limited to 20 people in attendance.

Meeting was called to Order by Rick Elbracht at 10:05. A quorum was determined. Motion made and seconded to approve 2019 minutes.

Rick introduced Board members in attendance: Harry Furniss, Merle Kroeplin, Randy Youngs, Rick Cook and Dave Parsch. He then introduced Diane Barth, one of our new residents.

Rick's wife, Sandy, made some loaves of blueberry-poppy seed bread for every resident to take home since we could not serve refreshments. Thank you, Sandy, I'm sure everyone appreciated it.

Report by Dave Parsch

We continue to maintain our road with the tractor thanks to Merle and Harry. Drake Brown and his crew trim the roadsides monthly and blow leaves out of ditches in the Fall and Winter. If you walk your dog/s on the road and they happen to do their "duty" please take care of it because it is "not nice" for those trimming the roadsides with their weed whackers.

Dave informed everyone that the Board has a safety deposit box which contains information pertinent to the Association: water system drawings; keys to mailboxes, tractor and other locked boxes.; various pictures of water tank pumps, pump lines and other equipment; association property tax information; SBA Tower contract; Liability insurance papers and other important information to the Association.

We had a major water leak this past January that affected the lower part of the mountain. I called John Ogden to help us out locating the leak. The leak had drained 11 thousand gallons within two hours. He had to go back and forth turning on and off valves so those residents could have a short window of having water. A valve had blown off the pipe. John was able to repair it rather quickly. We thank him and appreciate that he was willing to step and do the work.

Snow plowing was discussed. No resident is allowed to hire someone to come in and plow the road. It could seriously do damage to the road. If you are a full time resident or temporarily come in the winter be prepared for the possibility of being snowed in for a few days. SNOW PLOWING ON THE ROADS IS NOT PERMITTED.

Treasurers Report. The Profit/Loss statement was distributed and discussed.

Old Business: A. Owners are to take care of any trees or limbs falling from their property onto the road or into the ditches. If not, then the board will hire someone to take care of it and the owners will be billed. B. A reminder that speed limit is 15 mph on our road. C. Swing wide in the curves. Turning too soon can cause the vehicle to spin the tires and create a washboard on the road. D. Drive slow (5 mph or less) when passing the first three homes inside the gate. When it is dry, the road becomes very dusty. Susie LeClaire said that she appreciated those drivers who slow down.

New Business. A. We will be doing some repairs to our Tractor/storage shed. B. Devising a plan to put valves on the main water line from the buried tanks to the gate. This will help us narrow down where the leak is. C. We will appoint an Architectural revision committee to amend the Declaration of Covenants and Restriction regarding: 1. Exterior color of cabins/homes. 2. Allowing sheds that conform to the exterior of cabin/home. 3. How many stories a cabin/home can be including a basement.

Election. Rick distributed ballots with the following board approved nominees: Suzanne LeClaire, Merle Kroeplin and Fay Collins. Members were reminded that they have the opportunity to write in a person of their choice. Ballots were counted and the three nominated were unanimously approved. Rick also mentioned that we have two vacancies on the board and the board is reviewing several people to be appointed.

We had discussion of having some type of get-together since we couldn't have a fellowship time at the meeting this year and have an opportunity to meet several new residents in the past 18 month. Lelani Hutchinson and Suzanne LeClair have agreed to organize this event.

Rick then announced that Rich and Donna Cook with be moving to Kansas to be closer to their son. We thank Rich for all his dedication to the Association and his contributions over the years especially regarding the water system. They will be missed.

Date and place of 2021 Meeting will be determined.

Motion to Adjourn.