



VALLEY VISTA OWNERS ASSOCIATION

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

● P.O. BOX 464 ● BOYNTON BEACH, FLORIDA 33425 ● 561-733-9850 ●

FEB 18, 2012

MINUTES of the 2011 ANNUAL MEETING of VALLEY VISTA OWNERS' ASSOCIATION on July 2nd, 2011

Our meeting was called to order by our President Rick Elbracht at 3:40pm at J Arthurs Restaurant Loft, on Saturday, July 2nd, 2011; after introductions it was determined that we had a quorum. Minutes of last year were approved.

TREASURER REPORT: Andy gave the P&L Statement, Running Checkbook and Fact Sheet to the members.

Report was approved. If you have address, telephone or email address changes, please notify Andy, and also, please remember that there is a fee for late HOA payments. This is not new and has always been in the By-Laws.

RICK ELBRACHT: Called the meeting to order and began by introducing our Board Members and their respective positions of responsibilities. Rick asked the membership for their approval so the Board could do business via e-mail. It was moved, seconded and approved to do so. He thanked the Board for their contributions to keeping our mountain nice for all of us. He recognized that Headman retired after 40 years of service to us.

ROAD DISCUSSION: Dave Parsch hired a new company to take care of our roads now that Headman has retired. The new company is doing a very good job and we hope that continues. We also did a significant amount of tree trimming last year and that too seems to be helping with keeping the roads in better condition. It is important to slow down now that they are in better condition as there is a tendency to drive faster on them now. Please make sure you tell your guests to slow down as well. Please also remember to **SWING WIDE**. Dave Parsch reported that he, Merle Kroeplin and Gary Schroeder put in 40 feet of culvert and widened the curve at Mid-spring, making it easier for everyone to make the turn. Dave also reported that he and Merle worked on the culvert at Cropp's ---cleaning etc. They also pulled out a culvert above Elbracht's that had not been used for years, and had rusted out causing holes in the road. Merle also did tractor work across from Andy's and above Rudich's and at the main switch-back, also digging out the ditch to the culvert at Day's.

TREE TRIMMING: Just a reminder that the dead Hemlocks as well as any other dead trees on your property are your personal responsibility. It is up to you to get them cut down. If you need the name and number of someone to cut them down for you, please contact one of the board members who can provide you with some recommendations of companies to call.

WATER: Rich Cook gave a reminder that if you leave your property for a week or so you should turn your water off and if you see leaks, please call and report it to a board member and more importantly call a plumber. Last October (2010) the spring box at mid spring was torn down and replaced with a tank. A considerable amount of time was spent with the tractor getting back to the spring ---thanks to Merle Kroeplin. An old wooden shed-like structure was torn down and a tank was put in with various valves for clean-out etc.....and then covered. Now the area is much cleaner ! Thanks to those who helped with the project: Merle Kroeplin, Rick Elbracht, Dave Parsch, Gary Schroeder, Ed Bourke !!!

RECOMMENDATION: Ed Bourke made a recommendation to install small convex mirrors on the switch backs so that you can see if someone is coming at you. We decided to test one of the mirrors before moving forward with the recommendation for the entire road.

NEXT MEETING: Saturday, July 6th, 2012 at 3:30 PM at J Arthur Restaurant LOFT.

ELECTIONS: Susan Youngs announced the candidates in the election and after asking for any additional nominations, the election by paper ballot was held and the following individuals were elected and will serve for the next 3 years: Rich Cook, Andy Riley and Gordon Rohloff.

They join the other 6 board members. See next page for more "Board" info and the schedules showing the next elections and terms of office for all board members.

The NEW BOARD then met and elected:

Rick Elbracht.....as President;

Dave Parsch.....as Vice President;

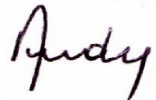
Andy Riley.....as SEC / Treasurer;

The MEETING was ADJOURNED at 4:00 PM.

Again, this year our **ANNUAL MEETING** will be on **Saturday, July 6th , 2012 at 3:30 pm**, and again at the **LOFT of J Arthur Restaurant**. Please remember....any correspondence to the Association through me should be addressed: **VALLEY VISTA, P.O.BOX 464, BOYNTON BEACH, FL 33425**.

Checks are payable to **Valley Vista Owners Association**, not me! Thank You.

ALL THE BEST,



Andy Riley, Sec / Treasurer

frandy@mission1.net

Elected : Term Ends:

2009 : 2012

David Parsch

Rick Elbracht

John Ogden

2010 : 2013

Ed Bourke

Frank Ward

Randy Youngs

2011 : 2014

Rich Cook

Andy Riley

Gordon Rohloff

The "BOARD CARD" may be found on our web site for downloading and printing out...and for cutting out for wallet or purse.