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 •

Minutes of the Annual Meeting of Valley Vista Owners Association
Date: July 7, 2007 Place: J'Arthurs Restaurant, Maggie Valley

The meeting was called to order by President Frank Ward and it was determined that a quorum was present. The members present were: Steve & Mary Jane Arrington, Ed & Janet Bourke, Rich & Donna Cook, Keith Davis, Dave & Peggy Day, Susie Didea, Rick & Sandy Elbracht, Charles & Susan Hunsicker, Merle & Julie Kroeplin, Suzanne Leclaire, Richard & Penny Lopez, David & Carole Ludwig, John & Jeannie Ogden, Dave & Susan Parsch, David & Barbara Phillips, Andy Riley, Gordon & Sharon Rohloff, Harvey & Christie Rudich, Gary & Peggy Schroeder, Joanne Spender, Frank & Kathy Ward, David & Angelica Wynn, Randy & Susan Youngs, Don & Janet Zander.

A review of proposed changes to the Declaration of Covenants and Restriction; Articles of Incorporation and Bylaws was brought to the floor. (*These changes will be presented to the membership for approval at the meeting in 2008)*

1. Regarding Article 111, Section 1 of the Declaration of Covenants and Restrictions to insert after the words "for not more than two cars" the following: "which shall be no smaller than 240 square feet and no larger than 480 square feet, and shall be similar in appearance and construction as the detached single family dwelling. The structure shall not be prefabricated." Discussion followed and this proposal received unanimous approval by the membership.
2. The second item was to change the number of Board of Directors from 5 to 9. and that the Directors be elected to a 3 year term. Also included in these changes would be the Board to elect its own officers. Appropriate changes would be made to the Declaration of Covenants and Restrictions; the Articles of Incorporation and the Bylaws. This proposed change received approval of the members present.
3. A third item regarding proposed changes was in regards to renters. A proposal was made that we prohibit further renting by the members. This received the

approval of a majority of the members present. It was agreed that the present

rental property would be "Grand fathered" in. (Those "Grand-fathered" pertains to those who are presently renting at this time) It was also agreed that a member may plea hardship to the Board of Directors for an exception to the rental policy. Reminder: The Resolutions regarding these changes will be written in proper language and presented to the membership for approval at the 2008 meeting. Changes to the Declaration of Covenants and Restrictions take 2/3's affirmative vote; changes to the Articles of Incorporation takes 75 % affirmative votes; and the Bylaws take a majority of affirmative votes. If members do not have copies of these documents they are available on our website: www.valleyvista.us.

A motion was made by Dave Parsch and seconded by Gary Schroeder to change Article 7 of the By-Laws. To change the registered Agent to: Clarence Dickson, 137 Hazel Street, Waynesville, N.C. 28786. Vote was taken and received the majority of affirmative votes.

A motion was made by Dave Parsch and seconded by Rick Cook to delete Article IV, Section 1 of the Bylaws and to substitute the following: Annual meeting shall be held on the Saturday closest to the Fourth of July or as determined at the previous annual meeting. The time of the meeting will be determined by the Board of Directors. Vote was taken and received the majority of affirmative votes.

A motion was made by Gary Schroeder and seconded by Dave Parsch to change Article VII, Section 1 of the Bylaws to replace the word "riot" with the word "not." Vote was taken and received the majority of affirmative votes.

A motion was made by Gary Schroeder and seconded by Dave Parsch to change Article IX, Section 5 of the Bylaws to replace the word "6f" with the word "of". Vote was taken and received the majority of affirmative votes.

A motion was made by Dave Parsch and seconded by Gary Schroeder to change Article IX, Section 8a of the Bylaws that the words "all checks" be deleted. Vote was taken and received the majority of affirmative votes.

Discussion regarding Annual/Special Assessments as outlined by the Declaration of Covenants and Restrictions followed. The following assessments were presented:

1. New Construction or Remodeling construction which required a building permit: $1000.00 The assessment is due 30 days after the permit is given and is subject to a late fee of $100.00.
2. Renters fee be raised to $600.00 per year and is due by April 1 of the calendar year and is subject to a late fee of $100.00.
3. The annual assessment is $300.00 per residential lot and $100.00 per vacant build-able lot. This assessment is due by April 1 of the calendar year and is

subject to a late fee of $100.00 per residential lot and $50.00 per vacant build-able lot.

A motion was made by Gordon Rohloff and seconded by Gary Schroeder to approve the above outlined assessments. Vote was taken and received the majority of affirmative votes.

Andy Riley presented the Treasurers report and a motion to accept the report was made by Randy Youngs and seconded by Rick Elbracht. The motion was passed unanimously.

A discussion followed regarding the Renters Creed which was approved at a previous meeting and is posted on the Valley Vista website. It was moved by Dave Parsch and seconded by Dave Ludwig that copies of the document be posted on the inside of all exterior doors of homes that are renting. If the property is handled by a rental agency, then the renters creed must be in the rental agreement. This motion was passed unanimously.

Rich Cook discussed the recent water purification project and reported a satisfactory completion of the project. Rich advised everyone to use caution when you are winterizing your home: 1. Unplug the power source for your water purification system prior to draining the water. 2. Do not plug in the power source for the water purification system until the sterilization system is full of water.
Caution: The ultra violet light will burn out if there is no water present in the tube.
Rich advised us that we are looking into an increase in the storage capacity at all three of our reservoir locations. Perhaps we should look into an additional 10,000 gallon capacity at the main spring and increase the capacity at the other two sites by another 2,000 gallons.
It was brought to our attention that Rich has worked extremely hard on our water system and these new additions and we all owe him a debt of gratitude for his many hours of dedication to this project as well as his overseeing the entire water system.
Gordon Rohloff gave a report on the roads and further recanting of the main road from the curve below David Day to the curve at Harvey Rudich's to keep water form running off the side and containing it more to the ditches along the mountain side of the road. This would necessitate the replacing of the road tiles under the driveways of David Phillip's, David Day's , and Michael Kelley's . We would do these projects in a phased manner to maximize our funding capabilities. Gordon also asked that we all thank Johnny Nagy for his help in leaning out the road tiles and ditches along the road. He has saved us a lot of problems with road washes during heavy rains. When you see him working along side the road, stop and thank him for his dedication and efforts. Gordon and Dave Parsch used our "road dragging" equipment to smooth out and groom the roads and Rich and John Ogden put our calcium chloride to keep down

the dust. Please thank all of these guys for their efforts. This will help keep our road maintenance costs down.

The nominating committee composed of Susan Youngs, David Phillips and David Wynn presented their nominations for three Directors. Nominations were Randy Youngs, Ed Bourke and Frank Ward. There was a call for nominations from the floor and one were made. The lack of further nominations eliminated the necessity for a secret ballot and the above mentioned directors will serve a period of three years. Next year Rich Cook, Gordon Rohloff and Andy Riley will end their three year terms. The following year John Ogden, Rick Elbracht and David Day will end their three year terms.

Rick Elbracht proposed that the changes to the Declaration of Covenants and Restrictions be put in the proper form for formal voting at next years annual meeting so that they may be recorded at the Haywood County Court house. The date for next year's annual meeting will be July 5. The time and place will be announced at a later date. Ed Bourke and Gordon Rohloff are looking for other possible locations for the meeting.

A motion for adjournment was made by Rick Elbracht and seconded by Rich Cook. Vote was unanimous and the meeting was adjourned.

(Following the meeting the Board of Directors met to elect it's officers for the following year. Results were: President: Frank Ward; Vice President: Rick Elbracht; Secretary/Treasurer: Andy Riley.)

Respectfully Submitted,

Andy Riley

Andy Riley/Secretary-Treasurer

A SPECIAL THANK YOU
TO DAVE PARSCH & FRANK WARD
for putting these minutes together for me
during these weeks of and after our meeting!

These minutes, with all others (eventually!) can be found on the website at www.valleyvista.us . Choose "archives" on the home page menu, then the desired fiscal year. Remember, too, that the NEWEST, UPDATED, DIRECTORY is ON LINE !