



VISTA OWNERS ASSOCIATION

A Non-Profit Association incorporated in the State of North Carolina, USA.
● P.O. BOX 464 ● BOYNTON BEACH, FLORIDA 33435 ● 561-733-9850 ●

JULY 6, 2009 MINUTES of the 2009 ANNUAL MEETING of VALLEY VISTA OWNERS' ASSOCIATION

The meeting was called to order by our Vice President Rick Elbracht at 3:41pm at J Arthurs Restaurant loft; after introductions it was determined that we had a quorum. Minutes of last year were approved.

MEMBERS PRESENT were: Courtney Carroll (Steve Arrington's daughter), Ed & Janet Bourke, Rich & Donna Cook, David & Peggy Day, Rick & Sandy Elbracht, Harry & Karen Furniss, Charles & Susan Hunsicker, Merle & Julie Kroeplin, Suzanne Leclair, David & Carole Ludwig, John & Jeannie Ogden, Dave & Susan Parsch, David & Barbara Phillips, Andy Riley, Gordon & Sharon Rohloff, Darlene Saccuzzo, Joanne Spender, David & Angelica Wynn, Randy & Susan Youngs, Don Zander.

MISSING: Campbell, Cropp, Davis, Didea, Hussey, Kelly, Lopez, Nawohia, Rudich, Schroeder, Ward, White.
Out of 32 Owners, 20 present, 12 absent.

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

TRACTOR: Our VP invited Gordon Rohloff to inform us more about the Tractor. Our John Deer was purchased last year for \$13,000 with a 0% loan over 4 yrs, \$286.52 per month. Insurance = \$220/yr. We have already saved much money due to the additional attention to the roads by Gordon & Rich. They are the designated insured drivers, and the tractor is for Roadwork only, not for private use. Our thanks to the crew who constructed the Shed for the tractor. It's a very durable building, costing only \$2300 due to the hard work of Merle Kroeplin, Dave Parsch, Gordon Rohloff, and Rich Cook who did the wiring. Over 60 hrs each during a 14 day period. Our Thanx !

WATER: Dave Phillips was invited to update us about the water. Because of the constant attention of Rich Cook, the water is safe, plentiful, clean, clear and delicious! This past year the main water line was relocated for its safety from the freezing temps and large truck weight.....leaks fixed (at Kelly's)....water line repairs and additions at top of mountain.....new tanks installed, and new air bleeding valves in tanks....as well as sediment cleaning of all tanks. Thanks again Rich, for the work and a lot of constant monitoring of the water system, not to mention the managing of repairs and getting parts!

NEW BUSINESS:

SPRING BOXES: Attention to the SPRING BOXES will start this year. This project will include a thorough inspection of each box, with repairs and (if necessary) new shingles to assure proper draining, keeping the elements and sediment out of the boxes to keep a superior quality of the water.

ROAD PROJECT: We will continue the road project from the Kelly house up to the switchback at the Rudich house. The culverts were put in last year, so this year the **outside edge** of the road will be **raised**, so water will run down to the culverts, **not down** the hill thru our properties.

DOCUMENTS: The changes to the COVENANTS & RESTRICTIONS that were passed at last years meeting have been included into a new document (which will be on our website and clearly located next to the original document) and were recorded in Haywood County. The "amendments" document will stand until 2013 when it will be consolidated in its entirety within the original documents. Changes to the BY-LAWS (not recorded at the county) will be consolidates with the original document.

NEXT MEETING: Quick discussion brought us to a FRIDAY, JULY 2nd, 2010 choice for our next year meeting. Ed Bourke will research some alternative locations, so for now the LOCATION will be announced at a later time.

ELECTIONS: The nominating committee headed by Susan Youngs with Jeanie Ogden and David Wynn were appointed by our President Frank Ward last year. They nominated David Day, Rick Elbracht and John Ogden for the Board for a 3 year term (ending in 2012) Susan Youngs announced their nominations, and then asked for any additional nominations. Gary Schroeder's name was also placed in nomination. Election was held with paper ballot, resulting in the election of David Day, Rick Elbracht and John Ogden. They join the other 6 board members. See next page for more "Board" info. The Board met, and re-elected Andy as Treasurer / Sec, and re-elected Rick Elbracht as Vice President, and elected David Day as President. Frank Ward remains on the board as a director.

1 add
Merle
Kroeplin

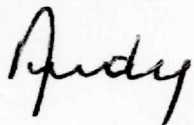
add all
road sides
frank
R. P. P.

Please note: If anyone is interested in serving on the Board they may contact the Nominating Committee: Susan Youngs, Jeanie Ogden and David Wynn. (The nominating committee functions from one meeting until the next annual meeting, and is appointed by the President.) Although nominations will be welcome at the actual meeting, contacting the committee ahead of time will assure your nomination will be on the ballot.

The meeting was Adjourned.

Remember to look on line at www.valleyvista.us to see the most updated directory, and board info card....all on the website. You can also find all the articles, bylaws, etc as well as the minutes and letters.. a complete history of valley vista!

ALL THE BEST,



Andy Riley, frandy@mission1.net SEC / TREASURER

Valley Vista Owners' Association Board Members...

The "BOARD CARD" below is for cutting out for wallet or purse.

Elected: Term Ends:

2007 - 2010

- Ed Bourke
- Frank Ward
- Randy Youngs

2008 - 2011

- David Phillipps
- Andy Riley
- Gordon Rohloff

2009 - 2012

- David Day
- Rick Elbracht
- John Ogden

www.valleyvista.us

SEE FOLLOWING PAGE FOR BOARD CARD