

White Mountain Vacation Village Recreational Subdivision Association Annual Meeting of the Membership June 21, 2018

The annual meeting of the membership of the White Mountain Vacation Village Recreational Subdivision Association was held on June 21, 2018 at the Hampton Inn & Suites located at 1501 E. Woolford Road in Show Low, Arizona. All Board members were in attendance: Liz McCarty-President, Kathy Fish-Vice President and Holly Jacobs-Secretary/Treasurer. HOAMCO Community Manager, Sherry Watson, was also present.

Liz McCarty called the meeting to order at 1:35 pm and introduced Board members.

Linda Hedlund moved to approve the 2017 annual meeting minutes, motion was seconded, motion passed.

Completed Projects

Liz McCarty discussed completed projects, including new rugs for the second floor of the clubhouse, new parcel boxes, new deck around the clubhouse, staining of new deck, replacement of and repairs to clubhouse railings, repairs to and painting of the gazebo sitting areas, and added pavers around outdoor information center. In addition, projects that came through the Advisory Committee, including more clubhouse blinds, bocce ball court, outdoor information center and horseshoe pit repair. She clarified that the cost to repair the horseshoe pits was taken care of by the Developer and did not come out of RSA dues.

Financials

Kathy Fish introduced the financials in the meeting packet and stated they had been posted on the website for approximately two months. Any questions should be directed to Sherry Watson.

Announcements

Liz McCarty reported on the following:

HOA Setup. The Association consists of 1) the Developer who develops and sells lots, 2) HOAMCO, the management company, who the Developer hired to manage the Association and 3) a maintenance company that HOAMCO hired after soliciting bids to take care of maintenance. She said these entities were independent from one another, the Bylaws require the Association be managed by an independent management company, and Dustin Reidhead was not an employee of the Developer – although he once was – and operates under his own company which is hired by independent lot owners and the Developer to develop lots. Liz McCarty gave credit to Sherry Watson for caring about the community and working to find solutions to problems. Any maintenance issues should be directed to her.

Unit 4 Lot 30. The Developer signed this lot over to the Association to be sold with the intent that the proceeds be used to cover costs to bring the sewer and sewer lift station up to City of Show Low standards for them to take it over. The work was done to meet the City's requirements and the hope is that they will take it over by the end of the year. Lot 30 was sold, and the proceeds will be used to cover those expenses once the bill is received.

Road maintenance. Some concrete on the roads needs to be replaced and some repaired. It has been difficult to find a contractor to take care of both, however, two separate contractors were found – one for replacing concrete and one to do the repairs. The Board is waiting on bids

to chip seal Vacation Village Drive, the only asphalt in the community. This work must be done in the summer. Advanced notice will be given.

Vacation Village Drive. Is a dedicated recorded easement for all the unsold parcels adjacent to it that belong to the Jim McCarty Trust. The Association owns the easement. When someone buys these parcels to develop, like Woodfield, they need access to the property they purchased. When Woodfield came in, the Association attorney drew up an agreement to cover a share of any maintenance throughout the year associated with the front of and down Vacation Village Drive, such as lights and road maintenance. In addition, Woodfield was required to pay the Association a one-time, upfront payment for access. The funds collected are allocated to Reserves for asphalt repair.

Committees. Explained the Advisory Committee's function to collect input from the community on projects it would like to see implemented in or on the common areas. Their contact information is on the website. They will have a meet-and-greet on July 13 at the clubhouse with sign-up by July 10. She also talked about a new committee called the Transition Committee to represent the owners in the process of transitioning the Association from the Developer to the owners. The charter for the committee is on the website and calls for 3-5 members. She noted that the transition would be made easier since HOAMCO (vs. the Developer) manages the Association and has all pertinent documents, collects the dues, etc. Liz McCarty introduced Linda Lulkovich as the first member of the committee. Linda Lulkovich spoke and encouraged the owners to visit the charter on the website, shared background about herself and emphasized the responsibility charged to the committee to represent the owners through the transition. She said she thought an audit had been started. Sherry Watson clarified that the audit would be budgeted for and take place in 2019.

Holly Jacobs spoke about issues with the clubhouse DSL. She stated that Cable ONE was contacted again to do a site study, but they came back saying the area was still considered "unserviceable." She said the Board was considering moving to Frontier's commercial DSL service for approximately \$350 month with a 5-year term, which would provide an increased speed at the clubhouse from 1Mbps to 20Mbps.

Members shared comments and questions in the Open Forum. Liz McCarty directed members to put all questions in writing for the Board to consider and respond to in writing. Questions and responses would be posted on the blog.

Liz McCarty adjourned the meeting at 2:45 pm, motion seconded, motion passed.

Respectfully Submitted by,
Holly Jacobs, Secretary