

MINUTES OF THE ANNUAL MEETING OF
SYLVA VISTA ROAD ASSOCIATION
JULY 10, 2021

The annual meeting of the Sylva Vista Road Association was called to order at one o'clock p.m.

Those present introduced themselves and their guests. An updated roster was completed and will be available on the SVRA website.

Jo Stringfellow, president of the association, addressed the meeting. A meeting agenda as well as a copy of the financial statement for the preceding four years were furnished to those in attendance.

Under Old Business, the first agenda item was approval of the minutes from the July 2019 meeting.

Mrs. DiBerardino moved approval of the minutes. Mrs. Blevins seconded the motion. Motion carried.

Next agenda item was the financial report.

Mrs. Stringfellow pointed out as evidenced by the report, every year, expenditures are more than the dues collected. This year the association ran out of money and the state of the road has deteriorated accordingly.

Those issues that need to be addressed are the placement of road bond, replacing and digging out culverts, digging out ditches, mowing, removal of low-lying bushes and limbs, and repair of the pavement. Mowing now costs \$5,000 each time and that should be done twice a year at a minimum. Cleaning the ditches and culverts twice yearly is \$14,000. Paving is a huge expense and the pavement is cracking and breaking up with large pieces breaking off the sides. Road bond, grade 1, is a three-stage process but in some areas needs to be done immediately. Replacement of gravel is another large expense. Luckily, this past year, there was no necessity for snow removal but that potential needs to be considered.

The question was raised as to how much it would cost to rework the road. Mrs. Stringfellow explained that to do the road properly would cost approximately \$100,000 initially and then \$75,000 annually for upkeep and maintenance. Joe Ainoris, a new member of the association, is using his personal heavy equipment and attending to several of the major and most expensive issues, to wit, the sinking of the pavement in two areas near the entrance to Sylva Vista. His work will entail rock, road bond, gravel and repositioning of a culvert on property adjacent to the failed pavement and the rerouting of two springs in an effort to control water seepage. With no culvert on the opposite side of the road, a culvert will have to be placed to capture the water and direct it down the side rather than under the road. Then fill dirt will be needed and the road re-paved. That specific re-pavement will not occur until it can be assured that these measures have solved the water and erosion problems. But for Mr. Ainoris's good work, a special assessment of the membership would have been necessary as these are problems, given their scope and location, which affect the whole community.

As reflected in the financial report, dues collected during the 20-21 association fiscal year amounted to \$43,698. With late fees and impact fees, total collected was \$47,888. Labor and materials have grown

exponentially over the last years and the dues do not come close to covering the needs. And, Mrs. Stringfellow reported, either we increase the dues or the road will continue to deteriorate.

In answer to questions, as to the collecting of dues, but for one family who has severe financial problems, dues have been received from everybody. As far as impact fees, a list detailing what is considered an impact will be sent to all membership. Property owners who have purchased multiple properties recently pay only membership fee and that has reduced the dues further.

Mr. Olson reported that a ten-year analysis was done to properly analyze the dues and costs. The bylaws do not allow for loans to be made, only special assessments and impact fees can be collected. A special assessment provision has never been used. It was decided that impact fees should be better explained to membership. The fee is 10 percent of construction costs, not to exceed \$2,000, which in some cases is disproportionate to the amount of construction and acreage involved. A continued review and possible amendments might need to be made to the bylaws for the community.

Mrs. DiBerardino moved that the dues be increased to \$1500 a year. Mr. Olson seconded the motion.

Discussion continued regarding road costs, tiered payment of dues, as well as an assessment for buying additional acreage by single property owners.

After lengthy discussion, the president called the motion.

Motion carried. There were 17 yeas, no nays, and one abstention.

Moving on to New Business, Tom Pasco, 29 Orchard Lane, has volunteered to be the backup to Ron Van Alstyne for IT and gate management.

Barb Olson moved that a subcommittee be formed to investigate the current bylaws as to impact fees, tiered dues and property assessments and to bring its findings and any recommendations first to the association board and then to membership at the annual meeting in 2022. Nancy McConnell seconded the motion.

Motion carried. 17 yeas, no nays, no abstentions.

Continuing in new business, David Sutton will be sending an email to membership advising of the new dues and for those who cannot remit the full \$1500, an initial \$750 be sent and a payment schedule formulated.

Discussion was held about a secured mailbox system within the gated area of the community. It was agreed that this system not be funded by the road association, but by the users of the mailboxes, and a list was begun of those interested.

SVRA will be putting in a drop box for UPS and FedEx. This will be funded by SVRA because it has a direct effect on the road system.

Mrs. Stringfellow reported that Dennis Olson will no longer be serving on the board and that Barb Frisbie many months ago stepped down from the treasurer's position and as a member of the board.

Mr. Olson moved that David Sutton be nominated as a board member. Mr. DiBerardino seconded the motion.

Motion carried by voice vote.

The president requested that the vacant treasurer's position, if possible, be assumed by someone who is familiar with the requirements for financial reporting.

Pam Smolik volunteered for this position. She will also take Barb Frisbie's board position.

And, finally, Angie Kimball brought up the need for a group text message and/or text tree that could be used to alert folks on the mountain to certain dangerous road issues, and a brief discussion ensued regarding the formulation of such a messaging vehicle.

Whereupon the meeting was adjourned at 2:05 p.m.

Board members are as follows:

Jo Stringfellow, president

Ron Van Alstyne, vice-president

David Sutton, communications manager

Frank Massaro, neighborhood liaison

Pam Smolik, treasurer

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