

Sundance Mt. South Association, Inc.
Annual Membership Meeting November 15, 2026
New Market Quality Inn with Zoom Virtual Access

DRAFT MINUTES

ATTENDEES: Board: In-person - Co-President, Eric Sauder, Treasurer, Tom Gannon. Virtual – Co-President, Jim Jahoda, Directors, Adam Bergan and Irene Szopo and Volunteer Secretary Diane Gannon. Members: Andy Gentile, Gail Carter/Gerry Garino, Matthew & Merridith Doyle, David Corkran, Russel Lloyd, Sander and Cathleen Shultz, Water & Cherie Leisersohn. Via Proxy: Garret & Carly Buxton, Angela Groves, Cathy Gregg, Sue McFall, Takagi, Craig Jamieson, Sue Keplinger, and Jeff Fox.

CALL TO ORDER/WELCOME: Co-President called the meeting to order at 12:35 and welcomed members.

QUORUM: Total of 23 attendees were announced for the quorum

APPROVAL OF 2024 MINUTES: Motioned & Approved

ROAD REPORT: The Board went over the work with the amount of spring rains that caused a lot of added work. Two culverts need to be repaired. One near the entrance on Sundance Rd and the other near the intersection of Sundance and Blue Smoke. Blue Smoke Hill needed additional work and continues to have issues due to heavier traffic than in past years. Blue Smoke Hill ditch washouts are causing the road to narrow. Rocks need to be added in that area. Speeding has caused a lot of washboarding on the steep areas. Tom has talked to the owners at the end of Blue Smoke Road to provide a second entrance/exit for emergency purposes. They are agreeable to that as long as it is not used as a normal entrance. It was decided that SMSA will see if any trees or limbs need to be cleaned out in preparation. Some owner's driveways with drainage issues are causing damage to the main road. SMSA policy has been to send them a letter asking them to fix the road.

WELLS REPORT: Wells 14 and 17 had major problems this year. The water systems are old and repairs happens. These wells both had pumps over 20 yrs old and had to be replaced. Fred has been very responsive. A member added that the response time she has experienced has been very good. A member gave appreciation for the well alerts that are being sent out. Would be possible for preventive maintenance? It was reminded that

every 3 months the filters are changed and the does a pressure check on all the pumps. Otherwise, he would need to pull the pumps, which would be very expensive. It was added that all well info is documented, including the warranties, etc., plus padding is added when pipes are replaced. A member noted that they had a recent problem with the plumber forgetting to turn on valve after turning it off previously. The Board added that SMSA is only a facilitator of the well problems. One owner shared his septic system on the Rockingham side of the Association – since the lines may lay over several property lines to get to the distribution lines – crossing over two over properties. This is normal for Rockingham County, but not in Shenandoah Counties.

GOVERNANCE REPORT: The Secretary related that we now have to report on how Credit Cards are serviced, now requiring an annual report. Updated the Meeting Guidelines to allow fully virtual meetings if necessary. A Construction Policy was developed to help coordinate construction work. It was noted that some HOAs charge for Construction in anticipation of for road damage. Someone asked about timeframe? (should consider). Michele – proposed a construction fee. Macanie said there would be more impact from the lighter trucks. Motion was made for a construction fee \$2,000 to be evaluated in 6 months based on expenses. Seconded and passed. Membership directory – noted that VA Code does provide hoa is required to provide membership names and addresses upon request. It could be available online and password protected and placed on the website. Also noted judgement on some owners and released on others.

EXPENSE REPORT:

Proposal for the Short Term Rental Assessments: This was not a new issue. Assessments for STRs has been discussed for the past several years. This year we are proposing an annual assessment of \$250 to help pay for some one the STR-related expenses. If passed, it will be added as a separate line item in the budget. One member felt it was too low. It was noted that it would be evaluated every 6 months. Another member recommended \$500 fee. An owner reminded everyone that SMSA must prevent becoming a public works system on wells, which is costly noting it depends on the number of people using the well full time vs. the number of homes connected to the well. An owner asked if it is documented how many on each well? Board response is that it is documented and analyzed yearly. One owner felt SMSA is trying to make it difficult for STR owners. The extraneous costs related to STRs was noted: continual hot tubs & delivery and road usage. \$3300 spent on additional signs, increased insurance, and increased traffic and road maintenance in 2024. One STR owner supports the \$250 – would like to see how many people on each well - wants facts & data first. The Board documented expenses \$1100 in

2025 and over \$3000 in 2024. After additional discussion, a MOTION was made: \$STR fee of \$250 seconded with semi annual review. VOTE: All in favor, with one opposed.

BUDGET:

The Secretary went over revenues & expenses and included end-of-year projected for the rest of Nov & Dec. Proposes a 10% increase saying normal 3-5% per year and last increase 2021. STR fees will be a new line item. Reserves is now being reported on a separate budget.

Road expenses went over budget by \$5K due to more work due to spring rains and increased traffic on Blue Smoke hill. Next year increased from both general and STR rentals. Brush removal used some of the reserves due to emergency requirements, damaging cars and trucks. Snow & Ice removal went over, now seeing more December snows. Bookkeeping – raised a little more for 2026 due to additional reporting requirements. Meeting expenses have increased due to loss of Town Hall. Taxes now paying at 30%.

Project end of year will be over by \$\$2500.

Operating Funds: Bank, Reserves

\$7K outstanding well bills

MOTION to approve budget – seconded and approved

BOARD ELECTIONS: Kelsey Bergan was nominated and voted

RESERVES BUDGET:

Shows initial amounts and interest earned. 2025 Expenses used: 2030 brush work. 2026 proposed budget: \$2K from PSA (blue smoke hill) and \$2500 for culverts. However some of the STR can help with the Blue Smoke hill project. Would still leave about 72% in reserves. (Adam Question - \$2400 per year for additional expenses for traffic or blended in with the budget. Some funds will go to help with addition bookkeeping expenses, insurance and additional road expenses. Motion to approve was seconded and approved.

BOARD ELECTION: Motion was made for nominee Kelsey Adams was voted to serve on the Board. That leaves two openings that the Board hopes to fill.

Speeding: There's been an unusual number of speeding complaints this year. It's been recommended that speed humps be added near the entrance.

Speed humps are about \$80 each plus installation fee. They would need to be marked so the snow plow can be raised. Motion was made for four speed humps, seconded and

approved. Rezk – sign for speed limit – flashing. Cameras was also discussed but determined it would be difficult to maintain or get a good photo or wifi connection. To fine people we'd need good id – lic plates, etc. Michele – cams that don't need wifi. To be researched. JJ – afraid cams and blinking sign would disappear or damaged. DG – if there is a Board Policy – reported offenders could be fined. But – you need real proof which is difficult. Rezk – do all roads have speed limit signs? Yes – but there are some too small and not enough. Possibly using 2026 reserves could be used to add more. Rezk – recommends more signs. Motion to start with the speed humps, seconded and approved.

CRIME REPORT: Three incidents this year: Truck entry, cabin entry and canoe stolen. Sine photos of two individual was sent to police, but no updates from the police. DG recommends people add cameras.

Mailboxes – looks horrible. Old minutes did show that SMSA did work and repair them. They belong to individuals not the HOA.

A solar powered camera with a sim card was discussed but having no wifi would be problematic. Possibly have a subscription – to go to the cloud. This will be researched. An owner asked if a chain across the road is possible? Response - Not really feasible due to delivery trucks, etc.

MOTION TO ADJOURN: 2:30 P.M.