

MOUNTAIN SHADOWS HOA ANNUAL MEETING MINUTES

Date/Time: June 9, 2018 / 10:00 AM – 12:00 PM

Location: Garden Valley Senior Center

Board Members Present:

Scott Brown, President

Stacy Perryman, Vice President

Cherry VanCour, Treasurer/Secretary

Ellen Bush, Board of Director

Meeting opened by Scott Brown at 10:15 AM.

Cherry VanCour certified a quorum.

NEW BUSINESS:

1. George Simpson, Water Master, will talk about the 2017 Consumer Confidence Report (CCR):

The 2017 Consumer Confidence Report was provided to the Members (it's posted on the website). George summarized that Mountain Shadows subdivision has great quality water. The water Ph is on the low end of the acceptable scale, causing the water to be a bit acidic.

Between the 2017 Annual Meeting and the 2018 Annual Meeting, there has been one violation with the lead/copper test. The sample with the violation (tested positive) was taken from a faucet from within a Member's house. The violation indicates the lead/copper is leaching from the homeowner's fixture/faucet and George advocates if homeowners are replacing fixtures, they get good quality lead-free fixtures. The issue is within the faucet, a filtration system will not have any effect on the result of the test. The acidity in our water can cause a Member's faucet that has lead in it, to leach lead into their water – it's a matter of running the water for a few seconds to let the water that's sitting in the faucet, to run out. There have been no violations or any indication of a lead/copper problem from the water source or the distribution system.

If there are two violations, DEQ will require widespread testing at the cost of the HOA and these tests are very costly. In addition, DEQ may require our water system to be treated - despite the fact that our water source and distribution system test negative.

If you are interested in having water tested from your individual home, you can take a sample to Analytical Labs directly (1804 N 33rd St in Boise 83703).

The question was asked if George could provide the cost to completely drain the tanks and do a full cleaning. George will follow up and provide a cost.

1.1. ACTION ITEM/OWNER: George will provide the cost to completely drain the tanks and do a full cleaning.

2. Larry Hellhake, Developer, will provide an update on the sale of Phase 4 & 5. Questions and answers regarding these updates will be taken during this time:

Larry announced the Catholic Diocese has removed it's contingency and has cleared all conditions from the sale of the land that was to be Phase 4 & 5. The sale should close on July 11, 2018. It will then more than likely take 2 to 3 years for all the planning and infrastructure to be complete.

Access will be from Banks-Lowman Road. The water line will connect to the cul de sac on Shadow Ridge. The plan is for a 50 unit retreat center with 5 small cabins. The water will be the only connection with Mountain Shadows HOA.

3. Scott – Introductions, Year in Review and Thank You's:

Ellen Bush announced there are 12 new lot/home owners in the neighborhood and listed their names.

Scott provide a 'Year in Review':

- i) The neighborhood prepared for the eclipse and happily there were no problems.
- ii) Judy Hardman passed on February 3 this year and she will be and has been missed.
- iii) Cherry has spent countless hours taking over the Treasurer/Secretary duties, including installing QuickBooks.

Scott Thanked many volunteers:

- i) Ralph Van Paepeghem and Thor Oden for spraying for weeds.
- ii) Ray VanCour and Jim Sipple for getting the entrance solar powered lights working again.
- iii) The Garden Valley Library for allowing us to have our monthly Board meetings in their conference room.
- iv) Jim Sipple for his continued efforts with documenting the water system.
- v) Bob Hammond, Ralph Van Paepeghem, Thor Oden, Ray VanCour, Joe Hofstra, Al Webster and Jim Sipple for volunteering their time to work on the water system as well as being the Lead on Jobs and collectively working the Jobs until they're completed.
- vi) Bob Hammond for being the Chair on the Water Committee.
- vii) Barb Tumanjan, Toni Mac Gregor and Laurel Rangus for helping count the ballots.
- viii) Chris Clark for taking notes at our monthly meetings, including this Annual Meeting.
- ix) Stacy Perryman for organizing the food we're enjoying today.
- x) Lance Price for donating the website hosting, development, money and time putting our Mountain Shadows website together.
- xi) Chris Clark, Judy Hardman and Ralph Van Paepeghem for mowing and weed eating around the entrance of our subdivision.
- xii) The Architectural Control Committee (ACC) – Ralph Van Paepeghem, Chris Clark, Linda Ruppel, Al Webster, Ellen Bush and Stacy Perryman.

4. Cherry – Additional Thank You's to volunteers working on the Water System:

Cherry talked about the volunteers that work on the Water System, believing the Water System is our biggest asset and taking care of this system is our highest priority.

With the installation of QuickBooks, we are able to capture and document the work being done on the Water System in the form of a Job. The Job identifies the Scope of Work, the volunteer Leading the Job, all parts purchased and volunteer/hired labor. This information is stored in QuickBooks for accountability, to identify trends and analysis.

Within the past 3 ½ months, Cherry has opened 20 Jobs in QuickBooks; of which 9 Jobs have been completed and closed. There are 2 very important Jobs in particular that we're currently working on – the Mapping of the Water System and the Preventative Maintenance (PM) Schedule.

Jim Sipple is Leading the Mapping project and he's working with many volunteers that are helping to collect data. Jim is documenting the locations of valves, color code valves that identify which valves turns on/off subsequent valves, manholes, well houses, booster stations, the piping flow; as well as the parts, model numbers, approximate prices, lifespan of the parts, etc. within these locations. Mapping our Water system is fundamental to working on the Water System, especially when we start to look at the PM Schedule.

Bob Seal has been instrumental in documenting what the EPA recommends regarding a PM Schedule for a Water System of our size. We've worked together with George Simpson and the Water Committee to develop a PM Schedule that's tailored to our system. We've been able to identify what work volunteers can perform and what needs to be hired out. We are very close to completing this project.

Cherry has asked the volunteers to let her know how much time they are spending when working on the Water System Jobs. To date, Cherry has documented 225 hours and 15 minutes. If we did not have volunteers and we had to hire this work out, using a VERY conservative average of \$50.00 an hour, we would currently be at \$11,250.00. $\$11,250.00 / 84 \text{ Sold Lots} = \134.00 in additional Annual Dues. We're not even half way through the year. This is not a true picture though – if we were to hire out, we would be paying trip charges and more than likely many more hours since companies we hire don't know our Water System as well as our volunteers.

5. Cherry – Approval of 2017 Minutes:

Billie Davolt motioned to approve the 2017 Annual Meeting Minutes. Belinda Pond seconded. Motion Passed.

6. Cherry – Financial Report:

Cherry presented the Balance Sheet, Financial Report and Year Over Year Budget overview. Cherry explained how QuickBooks will help with future budget development. When asked how the budget was developed in the past, Bob Hammond, Harry Tumanjan and Chris Clark explained that past budgets were developed looking at the previous 3 years. This is a traditional cycle used in budget development.

If any Member would like any of these reports or a report showing the details of each transaction sent to them, please contact Cherry via the 'Contact Us' tab on the website.

7. Ralph Van Paepeghem – Motion regarding dues:

Ralph Van Paepeghem made the following motion:

With additional income from new members of the HOA, it is proposed to reduce the annual dues to \$400 per lot. Dale Bentley seconded.

Discussions Included:

- Our subdivision is now 20 years old; with more members there is additional traffic, road and water usage. All material costs will continue to go up. Paying a bit extra now is easier than a large assessment.
- Suggested we review the fact that losing \$6,880.00 in income (86 lots x \$80) would wipe out the current (2018-2019) contingency fund.
- Any decision would need to be made in conjunction with a review of the Financial Report and Budget.
- Review the Budget, as dues should be need-based.
- Spoke in favor of lowering the dues based upon our current bank account balances.
- The shoulders of the roads are showing a need for repair and collecting the funds from our current dues is a better idea than an assessment later.
- Recommend getting an outside agency to perform a Reserve Study and report out on if our reserves are at a healthy level for the responsibilities of our HOA.

Discussions were closed and motion voted on. Vote in favor of the motion: 7; Opposed 29.
Motion fails.

OLD BUSINESS:

8. **Ralph Van Paepeghem – Ralph’s original Motion at the 2017 Annual Meeting was to limit the Board’s ability to spend more than \$10,000 without approval. This motion was Amended (and seconded) and reads – Recommend that this discussion go out to the HOA so that things could be “hashed out” (Amendment unanimously passed):**

During the 2017 HOA Annual Meeting, Ralph put forward a motion to require the Board to get the total membership’s approval for any spending over \$10,000. At that time, it was tabled for a more complete discussion. The Board received an updated motion from Ralph Van Paepeghem that reads:

“I move that the Mountain Shadows Board of Directors be limited to an expenditure of \$2000. Any expenditure in excess of \$2000 or any multi year contract must be approved by a simple majority vote of all MSHOA members. The following exceptions from this requirement are, annual snow removal contract, emergency water system repairs, or water system improvements which are discussed, budgeted for and approved at the annual meeting as part of an ongoing water system improvement program.”

Sean Driskill seconded.

Discussions included:

- Questioned the definition of ‘emergency’.
- The restraints this would put on the Board when it comes to approving an expenditure in a timely manner.
- The concern about getting 50% of all HOA members to simply vote. It was very difficult to get votes back to obtain a majority vote with the revision of the CC&R’s.
- What type of items would actually fall into the category necessary for a vote.
- Noting that there are no comments about the aspect of not entering into long-term contracts.

- At some point you have to trust who you have voted in, this is why we vote for a Board of Directors – to make these sorts of decisions.

Discussions were closed and the motion voted on. Votes in favor of the motion: 23; Opposed 25. Motion fails.

9. Scott – Election of Officers and Architectural Control Committee:

Scott Brown announced the results of the Board and ACC elections:

- Board Members elected are: Cherry VanCour and Thor Oden.
- ACC Members elected are: Chris Clark, Bob Hammond, Ralph Van Paepeghem and Mark Birkenbile.

QUESTIONS/CONCERNS:

- 10.** Scott quickly reviewed the “Water Statement”. This is the same information Members have received before and is posted on the website re: billing for overuse of water. If/when a new well is added by the Diocese, the Water Statement will be reviewed. There doesn’t appear to be any anomalies regarding water meter reads, with the exception of Alan Seeger’s reads. The Water Committee will continue to address any unusual reads.

Meeting adjourned at 12:12 PM