

MOUNTAIN SHADOWS HOA ANNUAL MEETING MINUTES

Date/Time: June 27, 2020/10:00-12:00

Location: Starlight Mountain Theater Dining Area

Board members Present:

Don Thompson, President

Alan Seeger, Vice-President

Ellen Bush, Secretary

Cherry VanCour, Treasurer

Thor Oden, Director

Meeting opened by Don Thompson at 10:06 by welcoming everyone in attendance. Don introduced the other Board Members in attendance: Ellen Bush, Cherry VanCour, Thor Oden, and Alan Seeger.

1. Ellen – Approval of 2019 Annual Meeting Minutes:

Ellen reminded everyone that the Minutes for the Annual Meeting as well as for all Board Meetings are available on the Mountain Shadows website. Bob Hammond moved to approve the 2019 Annual Meeting Minutes. Linda Ruppel seconded. Everyone in attendance approved and there were no objections.

2. George Simpson, Water Master – Update on Consumer Confidence Report

Subdivision Water Master George Simpson gave his report on the Consumer Confidence Report. The results are available on the MSHOA website as well as DEQ website. He said that we have some of the best water in the valley. Due to the biannual testing results have been so good, MSHOA can now test annually for lead and copper. Tony Rangus asked about cleaning of the tanks. George noted they don't need to be cleaned; tanks are plastic rather than metal. There is some mineral sediment in the bottom of the tank which George flushes annually. George said we have a great system and that the Association is working to make the system more efficient. Cindy Thompson noted that her water is sometimes milky in appearance. George said it is probably air in the water and it should clear once you let it sit.

3. Alan – Introductions of New Members of HOA

Alan welcomed the new home/lot owners to the subdivision: Bob and Kay Baker, David and Zoey Coldani, Flora Dermin and Onik Derminjan, Bill and Shannon Klevenberg, Ray and Amanda Ramey.

4. Don – Thank You's to Volunteers

Don Thompson thanked all the volunteers: Annual Meeting Volunteers-Cindy Thompson, Linda Denny, Jamie Seeger (Sign-In); Barbara Tumanjan (taking notes); Chris

Clark (ballot counting); Cindy Thompson, Thor Oden(cold beverages); Cherry VanCour (tables). Volunteers who serve on Architectural Committee: Chris Clark, Ralph Van Paepeghem, Linda Ruppel, Dale Bentley, Alan Seeger, Ellen Bush. Other volunteers: Lance Price (website), Don and Tammie Hedges (weed abatement/mowing sides of road), Mark Macgregor (paint for well houses).

5. Don – Thank You’s to Volunteers working on Water System

Water System Advisory Committee for technical assistance to the Board: Alan Seeger, Bob Hammond, Thor Oden, Ralph Van Paepeghem, Bob Seal, Ray VanCour, Tony Rangus Joe Hofstra, Darryl Denny and Don Thompson.

Volunteers who work on the water system: Bob Hammond, Ray VanCour, Jim Sipple, Ralph Van Paepeghem, Ellen Bush, Joe Hofstra, Linda Denny, Bob Seal, Cherry VanCour, Darryl Denny and Thor Oden.

Don noted that volunteers keep our HOA dues down.

6. Ellen – ACC Report

Ellen noted the Architectural Control Committee is elected for a one year term; it’s a way to get involved. All the information needed for members planning to build is on the Mountain Shadows website.

7. Thor – Report on Road Maintenance

Recent repairs from Steele Paving will cost approximately \$25,000. Steele Paving will be back soon to finish and to clean up spots. Thor recommends increasing the funding for Road Maintenance to the budget. Thor noted the need to add more funding to the budget each year, so repairs can be done every 3 years. This will extend the time before the need to chip seal. Chip sealing in the future will cost approximately \$200,000. A goal would be to extend the chip sealing to every 15 years.

Tony Rangus asked Thor about another product to fix the cracks in the road. Thor noted the equipment is free and the HOA would purchase the product to repair the cracks with volunteers. Keith Fletcher said the road by his home on Summerwind needs attention. Steele Paving didn’t roll the asphalt and it is rough. Thor asked Keith to mark the area with orange paint and that Thor will notify Steele Paving.

8. Alan – Report on Water System Advisory Committee

Alan noted that the role of the committee is to oversee the complete community water system for function, maintenance, upgrades and outages. It is a volunteer body that saves the MSHOA considerable money. In the last year it has undertaken 4 major jobs:

1. Old and unreliable analog flow meters are being replaced with new ultrasonic meters in both well houses to support new flow meter sensors. Data gathered will give the committee a more accurate reading on water produced vs water used.
2. All 3 booster stations are now backed up via automatic generators in the event of a power outage. This project entailed AC rewiring, ventilation upgrades, generator repairs and programming.

3. New well pumps and pump house controls and generator transfer switches were installed and a generator to back up well houses is a near term objective. This is necessary as a backup for a possible extended outage.
4. When pumps were replaced it was discovered that well #2 is under-producing water volume for an extended period vs what it once achieved. It is currently producing plenty of water but not up to capacity. The committee has a procedure scheduled that will seek to “swab flush” the well and hopefully restore past performance in the well.

Alan mentioned how much the committee has saved the homeowners and requested more volunteers consider participating. He informed the homeowners that there is a red light on each pump house that comes on if there is a problem. Call the number that is posted under the red light in order to notify the Board.

9. Don – Election of Officers and Architectural Control Committee

Ellen asked for certification of quorum. Cindy Thompson confirmed 48 ballot members present. Don Thompson noted there are two nominations on the ballot for the Board of Directors (Thor Oden, Bob Hammond). Don asked for nominations from the floor. There were no nominations from the floor. Ellen listed the nominees for the Architectural Committee (Linda Ruppel, Bob Seal, Ralph Van Paepeghem, Les Casey, Dale Bentley). Don then asked for nominations from the floor for the Architectural Committee. Ralph Van Paepeghem nominated Belinda Pond; Belinda accepted the nomination. The marked ballots were collected and Chris Clark tallied the ballots with two helpers.

10. Cherry – Financial report:

Don Thompson introduced Cherry VanCour as the most talented member of the Board and complimented her on the quality of her work. Cherry has 5 separate financial reports and will take questions after each report.

1. The Financial Report shows the income and expenses from 7/1/2019 to 6/27/2020. The report is divided into 3 main allocations: Operations income/expenses, Road Maintenance income/expenses and Water System income/expenses. This year there was a major upgrade on the water system that cost \$23,000. Bob Hammond asked if MSHOA received \$500 for the three phase converter. Cherry responded that the \$500 credit was applied to the invoice. Keith Fletcher noted that Financial Report doesn't show the expense of the recent road repair. Cherry responded that the work has not been completed to date; expense will roll over to next year's (2020-2021) budget.
2. The Balance Sheet report lists the 6 different financial accounts. Cherry noted that the name of one of the accounts has been changed from “Roads” to “Money Market”. Monies from the savings account were transferred to the money market account due to better interest. Keith noted that there is long term shortage for road repair. Cherry agreed and said that there are long and short term shortages to the roads.

1. Year over Year Budget Review. Report shows what was budgeted vs what was actually spent for the past three years. The last column shows the forecasted budget for the upcoming year.

The amount allocated for road maintenance is \$26,000. We estimate the bill for the current road work being done will be approximately \$24,000. Cherry noted that the roads are underfunded. The roads are chip sealed. The chip seal only lasts about ten years. The last time the HOA chip sealed the roads, the HOA spent \$151,000. After this year's repair, the roads will need to be regularly maintained. This could be done on an annual basis, costing around \$8300. Another option is to maintain every three years. If maintained every three years, the Board may be in a better position to negotiate price due to a larger project. Ralph Van Paeppeghem asked Thor Oden the cost to seal the cracks. Thor said it would be less than \$2000. With diligent maintenance, a chip seal project could be pushed out from ten to fifteen years. As Thor stated earlier, the forecasted cost to re-chip seal is approximately \$200,000. Linda Ruppel asked if there will be another assessment for the roads. Cherry noted options to fund such a project would be either to increase the annual dues now to have the money available or to have a special assessment closer to when the work is done. Ray VanCour asked when the last time the dues were increased. It was guessed that it was about eight years ago when the dues went from \$400 to \$480/lot.

Cherry noted it's hard to forecast the water system repairs because it's hard to know when something is going to break down. Keith Fletcher asked about \$11,500 of the labor on the water system. Cherry said this budgeted amount refers to the swabbing project.

2. MSHOA Job Status. The report shows all the jobs in progress and closed during the past year. There are 11 jobs currently in progress. The majority of jobs were done by volunteers.
3. Volunteer Time by Job Detail. The report documents over 265 volunteer hours. There are many more hours that volunteers did not report. Cherry emphasized the value of those volunteer hours. It reflects savings to Members of more than \$150/lot in additional annual dues if the work was hired out.

11. Discussion on community website

Alan Seeger reported on plans to update the MSHOA website to make it more functional. There would be modifications to the front page and a page that would list what is going on in the community. This would be changed 4 times a year. Alan hopes to have tabs that would benefit people to get information one seeks easily and quickly. Alan seeks input from home/lot owners to weigh in and give ideas to any of the Board Members.

12. Ellen - Election result

Ellen announced the results of the election: Elected to the Board of Directors for 2-year term: Bob Hammond and Thor Oden

Elected to the Architectural Control Committee for a 1-year term: Les Casey, Linda Ruppel, Belinda Pond, and Ralph Van Paepeghem.

Don Thompson thanked Cherry VanCour for all the work she did on the Board this past year. Don noted he had a health condition and wasn't able to contribute; Don commended the Board for the job they did in stepping up and filling in.

13. Don – Report on Phase 4

Don Thompson provided background. Per Mountain Shadows Developers (MSD), Mountain Shadows subdivision was to be developed in 4 stages. Phases 1-4 were to be developed into single family units. The past year Phase 4 was sold to the Roman Catholic Diocese of Boise. According to the Amendment received from MSD attorney, the intention is for a Catholic retreat house to be built in phase 4. Don identified several issues that could impact phases 1-3: Traffic and parking, the development of individual cabins of an unspecified number, and access to phase 4. There is access to phase 4 from Banks/Lowman Rd but there have been trucks that have gained access to phase 4 at the top of the subdivision (phase 3). The Board is seeking more details and has sought legal counsel to advise the HOA. There are state and county law issues and the Alamar decision may have an influence on this issue. At this point the Board has not received the level of communication they seek from MSD or the Catholic Diocese. The Board doesn't know when the Diocese will move forward with the development. The Board wants the MSHOA to be good neighbors. Don asked for specific advice on how to approach the issues. He would like input from homeowners and realizes there may not be a unanimous agreement. Don noted that it will be important for homeowners to attend any public hearings on development project so MSHOA interests are heard.

Questions/Comments from homeowners: Linda Ruppel-how many acres are in Phase 4. Harry Tumanjan responded about 180 acres which is considered as a single parcel. Harry noted that right now there is no demand on the MSHOA water system or infrastructure. Ralph Van Paepeghem would like something in writing that the Diocesan project wouldn't use our roads. Billy Davolt noted to date there are no Planning and Zoning hearings yet; HOA should have representation at the meetings. She also added that it's been awhile since any trucks from Phase 4 have used the roads but that the trucks took a big chunk out of the cul-de-sac road. Chris Clark asked the Board about an emergency access from Phase 3 through Phase 4. She asks that there not be a locked gate so those at the top of the subdivision could have egress in case of a fire or other emergency. Bill Klevenberg asked if the idea is to extricate phase 4 from the MSHOA so that it is a separate property and would be independent of the HOA. Don Thompson responded that would be the best possible idea. Alan Seeger mentioned the 9 water hook-ups cited to the Amendment document as reserved for Phase 4. The Board has clarified to the Diocese that MSHOA does not have 9 hook-ups and the Diocese has not responded to date. Harry Tumanjan said that the Diocese has another water source. Ellen Bush clarified some terms: The document that identifies the number of hook-ups allowed is DEQ via MSHOA's current "water license". Ellen also added that a large part

of the negotiation that has been going on since 2018 pertains to legal contracts that need to be specifically referenced.

Ellen moved that the meeting be adjourned. Billy DaVolt seconded the motion.

Chris Clark thanked Cherry VanCour for her time on the Board. Cherry said she would be willing to continue to manage Quick Books and/or train others, whatever the Board decides. Don Thompson pointed out that Cherry's willingness to help out is reflective of the spirit of cooperation on the Board.

The meeting was adjourned approximately 12:10.

MSHOA's website: <http://mtnshadowshoa.org/>