

AGENDA FOR MSHOA BOARD MEETING
GARDEN VALLEY DISTRICT LIBRARY
MAY 1, 2018 at 12:00
(BOD meeting originally scheduled for 4/16/18 yet postponed to 5/1/18)

Meeting Called to Order

Approval of Agenda

NEW BUSINESS: (12:05 – 1:50)

- George Simpson will talk about water issues (12:05 – 12:20)
- Larry Hellhake will provide updates. Questions and answers regarding these updates will be taken during this time, after Larry's updates (12:20 – 1:20)
- Cherry to list out and provide status on ALL open (and any recently closed) Jobs in QuickBooks, including 'A2018-WH2 GATE VALVE' and 'E2018-VALVE LEAK, Lot 60' (Action Item 4.5 on the 3/26/18 BOD meeting minutes). (1:20 – 1:35)
- Stacy – Facelift for the entrance of our subdivision (1:35 – 1:50)

NEW BUSINESS ADDED AFTER THE AGENDA WENT OUT YET PRIOR TO THE MEETING:

- Cherry – Water Committee Recommendation, Tank to BS2 Wire Pull (1:50 – 2:00)
- Cherry – Water Committee Purpose Statement, for the Website (2:00 – 2:15)
- Cherry – Reminder for the Annual Meeting, 10:00 A.M. June 9, 2018 at the Senior Center (2:15 – 2:20)
- Cherry – Validation of approvals and amount for the Water Committee to work on (2:20 – 2:25):
 - Shut off valve at Lot 54
 - Meter installation at Lot 44
 - PRV has a leak at the end of Summerwind
- Scott – Presenting George Simpson (Water Master) contract to sign (2:25 – 2:30)

OLD BUSINESS: (2:30 – 3:00)

- Financial Report (2:30 – 2:40) – Cherry VanCour
- Architectural Review Report (2:40 – 2:45) – Stacy Perryman
- Update on Current Action Items (2:45 – 3:00):
 - Scott will reiterate the water fee structure via 3 venues: mail, email and the website (item 7.1.1 on 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.
 - Scott to purchase signs that identifies the number to call if the red light is on and have the signs installed under each Booster Station's red light (original item 8.2 on 2/9/18 BOD meeting minutes and cost approved at 3/26/18 BOD meeting item 8.3.1)
 - Cherry will meet with the Water Committee to discuss a formal communication process (Bob's questions, item 3 under Water related questions within the 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.
 - Scott will report out on: Jim will clarify with Larry to resolve (this is regarding the cable across the access road to the wells) and Jim will ask Larry for the easement documentation (item 3.1.1 on 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.

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- Scott will report out on: Jim will obtain a copy of the legal easement for the 5 acres the wells are on (item 3.1.2 on 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.
- Scott will report out on: Jim will locate a copy of the legal easement from the wells to the start of Mountain Shadows property (Bob's question, item 4 on 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.
- Scott will obtain a copy of the document that transfers ownership of the real and personal property of the water system to MSHOA (Bob's question, item 6 on 2/9/18 BOD meeting minutes). Not completed as of the 3/26/18 BOD meeting, will remain on agenda until complete.
- Stacy will continue working on the Water Policy draft and bring the revision to the next BOD meeting to review (item 2.1 on 3/26/18 BOD meeting minutes).
- Thor and/or Bob will bring estimates to the next BOD meeting for the Well Primary Power Improvement Recommendation from the Water Committee. BOD to review estimates and any new information regarding the potential sale of phase 4/5 to help determine if we're at the point for the Board to vote on this recommendation (item 3.1.1 on 3/26/18 BOD meeting minutes).
- Cherry to create a Job in QuickBooks to clearly identify the Scope of Work and to track all progress, associated cost and volunteer labor for the Distribution System Mapping Recommendation from the Water Committee (item 3.2.1 on 3/26/18 BOD meeting minutes).
- Cherry to create a Job in QuickBooks to clearly identify the Scope of Work and to track all progress, associated cost and volunteer labor for the Backup Generators for Booster Stations Recommendation from the Water Committee (item 3.3.1 on the 3/26/18 BOD meeting minutes).
- Regarding the Preventative Maintenance (PM) Recommendation from the Water Committee - Cherry will attend the next Water Committee Meeting and work with the Committee regarding merging the Water Committee's PM schedule with George Simpson's PM schedule; collectively determine what functions the volunteers will perform and what functions will be hired out. Once this is completed Cherry and the Water Committee (or representative) will present the final PM schedule back to the Board to be voted on. (item 3.4.1 on the 3/26/18 BOD meeting minutes).
- Scott to facilitate a conversation with the BOD to discuss and document a process that addresses how a member can submit a request to revise the CC&Rs. (item 9.1 on the 3/26/18 BOD meeting minutes).

PUBLIC COMMENT (3:00 – 3:15):

Members wishing to comment on any agenda items may sign up at the meeting. Each speaker will be allotted 5 minutes for their comments.

ADJOURNMENT OF GENERAL MEETING

EXECUTIVE SESSION (if necessary)

Please Note - This agenda may be changed prior to the meeting.