

HOA Board Meeting

10-11-17

Meeting called to Order at: 9:15am by President Scott Brown

In Attendance: Scott Brown, Stacy Perryman, Ellen Bush, Jim Sipple, Judy Hardman, Al Webster, Tony Rangus, Bob Hammond, Ralph Van Paepeghem, Christine Clark (minutes), Thor Oden.

Judy asked for a change in order of the agenda. #1 Water Report, #2 Updated feedback form, #3 Board Positions. No objections.

Water Report: Al gave an overview. Talked about the help from Bob and Ralph...work could not be happening without them. Al stated that there were questions about overuse of water. As the subdivision sits now, we do not have a lack of water, but the water use requires quite a bit of continuing maintenance. He explained to the Board that meters are very expensive and then talked about the price of meter and/or kit. Judy was asked about the actual cost of installation. Judy will send that information (from the Water Master) for the next water committee meeting.

Ellen: What does the Committee recommend in terms of a fee schedule? Bob: Water Committee has not made a recommendation but will be meeting again on Friday. The committee has only met twice; requests feedback from the Board in regards to whether the fee schedule is meant to promote conservation, save on maintenance, be a punishment, etc. He also requests feedback about how often we should charge. Both Bob and Jim agree that we must optimize cycling of the pumps and that we need to slow down the usage peaks, as those are the times that affect the pumps the most. The Board wants to make sure that we are looking at all members (fulltime/part time/lot owners) and being equitable. Looking at the fulltime residents, almost all are at or below the 300 gallon number.

Bob: Do Weekenders really think about water usage when they are up here and watering their trees, not realizing how irrigation uses so much water.

Stacy: What is the input, history, etc. leading up to the Water Committee recommendations and will those recommendations go out to the Homeowners? Bob reminds us that we have been discussing water since he was President. CCRs say that the Water Committee, at the request of the Board, can make recommendations to the Board... We all agree that an informational meeting be held to explain the process, etc. before the Annual Meeting.

Ellen: I am in favor of equity (full time residents/part time residents) and addressing peak usage in terms of taxing our machinery.

The Board is responsible to all Homeowners. Our goal of water conservation has never been punishment.

Ellen: The Board would like an update at each Board meeting and address one segment of the system (distribution, machinery, consumption, etc.) each time we meet.

Individually and collectively we have worried about people moving here from a subdivision that had pools, hot tubs, etc. We need to agree on a policy and get it out. Filling a pool, etc. during

peak time could drain the entire system or “break” the system. Need to address that in advance.

M: Stacy: Bob’s email to the Board should become the policy. **Withdrawn.** Needs updating – Stacy will make changes recommended in this meeting, present to Water Committee meeting Friday then present back to the Board for approval to publish.

A discussion continued that information such as Design Threshold, compensation threshold, etc. (274 to 300) needs to be included in any information sent to the Homeowners. Ellen would like to put in more about why a specific gallon amount is being considered, etc. (it is for system health, conservation, peak usage?). Tony would like the information to go to the members that includes what DEQ allowed at the start. Stacy volunteers to go to the Friday meeting to “wordsmith” a recommendation. Alan states that the Board seems to agree that there should be a charge system and ask the Committee to write.

M: Scott: Get the information out to every property owner that there will be a fee schedule for over 300, include specific information about past usage based on monthly readings. **S:**Stacy.

June, July, August, September for billing as per Jim. Meters to be read in May through October. **Passed** unanimously.

Ellen: Can the Water Committee work on a fee schedule that includes 3 options? Charge by gallon, charge by lots, step system, etc. Ellen is hoping that the Committee will then work on the mechanical analysis of system health, etc. Bob: We need to talk about mapping the entire system. He is also concerned that the Board sometimes does not understand the urgency of some of the repairs.

Move Feedback Form to next meeting.

Stacy: Website up and running. Will send out that information. Site address is www.mtnshawdowshoa.org Remember to send the information about the website to local realtors.

Move to adjourn: 10:00 am. Due to time constraints, (three meetings in one day and the library had another group scheduled), the rest of the agenda was tabled until the next Board Meeting.

We realize WATER is a very important issue...the life blood of our beautiful mountain community. The new board is trying to schedule meetings at our GV Library and we want to encourage participation, questions, and suggestions from the Members of MSHOA.

NEXT BOARD MEETING: November 1, 2017, 9AM, Garden Valley District Library