

Mountain Shadows HOA Board of Directors Meeting ,
November 1, 2017 Garden Valley Library
Minutes

Present: Scott Brown, Stacy Perrryman, Jim Sipple, Ellen Bush, Dave Driscoll, Bob Seal, Thor Oden, Tony Rangus, Cherry Van Cour

Meeting called to order by Scott Brown at 9:04

Ellen presented Financial Report showing expenses for October; she reviewed the format of the report. There were requests for more breakdown of expenses for water, such as operating, repairs, testing, salary...

Stacy presented draft of Statement of Intent regarding water in MSHOA with edits suggested by Bob Seal.

Discussion followed. Review of goal- conservation. Debate as to system load and capacity in general and at peak demand, currently, or with full build-out. Question about legality of running pumps 24 hours. There is an assumption that 274 gallons usage will ensure for longevity of system.

Phase development based on water right license with 'domestic use only'. 2008 designation changed to 'municipal'.

Charging will be for over use. Over tax system when over use.

The Board will post 2017 actual readings on website with lot numbers only.

Send in edits to Statement of Intent. Will post on website.

Water Committee had reviewed options for over usage measurement and fees. Board needs to make decision. Bob Seal presented an additional schema. Discussion followed.

Jim reviewed some examples of how our options would play out when applied to individual owners.

One example was a lot that had a leak. Discussion followed that leaks should be handled differently, not charred with regular over use schedule, giving designated amount of time to complete repair, Handle on case by case basis. Notify owner.

Off site examples-one has not meter, ambulance had leak. Wade in #3 option would owe \$220-\$390. Not a lot.

Suggestion to adopt option 3. Thor spoke in favor of his proposal which is intended to really get people's attention

In any cases, charge more for higher overuse.

Conclusions on Water:

Board recommends #3.

Statement of Intent to be posted on website

Send email alert to all homeowners that documents will be posted on website.

Request for feedback on website

Will unlock Statement of Intent document when completed

Will unlock list of meter readings

Cover letter and sample bill will be sent after formula is decided

December 1 deadline or homeowners to give feedback

Feedback Form (formerly Complaint Form) is posted on website

New business

Entrance Sign lighting: Jim reported that he and Ray Van Cour repaired the solar lights. Hardwire would be best but would have a cost. For now keep the repair.

Thor has solar panels; Jim has brass lights available.

Maintenance recommendations or water system to be considered going forward.

Board Meeting ended and Board entered Executive Session.

Submitted by Ellen Bush