

Mountain Shadows Homeowners' Association

Annual Meeting Minutes

6-17-2017

Garden Valley Senior Center

The Meeting was called to order by President Billie Davolt at 1:27pm.

It was moved, seconded and approved to change the order of the agenda, moving "Transparency" (Bob Hammond) to just after the Financial Report.

Billie thanked the following people: Judy Hardman and Chris Clark for the food and organizing the meeting; Adrienne Brown, Stacy Perryman and Tracy Ross for check-in; Barbara Tumanjan, Laurel Rangus and Toni MacGregor for volunteering to count ballots; Ralph Van Paepeghem, Jim Sipple, Judy Hardman and Ellen Bush for serving on the Board; Water Committee: Bob Hammond, Bob Seal, Ralph Van Paepeghem, Scott Brown and Thor Oden; Meter Readers Jim Sipple and Ralph Van Paepeghem; ACC Committee: Linda Ruppel, Bob Hammond, Chris Clark, Ralph Van Paepeghem, Al Webster; Mowing Crew: Thor Oden, Judy Hardman, Chris Clark; Information dissemination: Chris Clark. She then introduced the new members: Tom Borda, Michael and Rosemary Koenig, Dean and Tina Lange, Shannon Tribble Aitchison.

Billie introduced George Simpson (New Water Master) who gave the group a brief background of his credentials. He stated that our water is very safe. The Consumer Confidence Survey is on each table for you to review. Other copies will be emailed to those not at the meeting. He said that the biggest concern is if there is a depressurization based upon a break in the line from excavation, etc. Owners MUST tell us immediately so that the break is repaired AND a sample is taken after the repair. He lives in Garden Valley, so he will be available to assist with repairs as well as the required testing as required by DEQ. He will also keep up with the various options for grants, etc. Tony Rangus asked about shock treatments. George replied that he is the only one that is licensed to do shock treatments (after breaks, etc). He will definitely inform the subdivision if a treatment is required.

Certification of a Quorum: Judy Hardman certified that we have a quorum (72, including lots, developer, and proxies).

Approval of 2016 Minutes: Bob Hammond moved that we approve as long as the 2016 Financial Report is included. Belinda Pond seconded. Passed

Financial Report. Treasurer Judy Hardman stated that she was very pleased that, despite the obvious jump in snowplowing this year, the expenditures in total are within the 2016 Proposed Budget. Reviewed the actual expenditures. Thor Oden asked about the \$5000 for Road Maintenance if there is a Road Assessment account. Judy explained that the general budget's \$5000 is for miscellaneous repair; the Road Assessment Money Market money is for major repair. Al Webster asked if the category or Emergency Fund is the same as a Reserve Fund. Judy: Yes, same concept. Judy then reviewed the Proposed Budget. The Zimmermans asked about the increase in Operations. Judy stated that it was for

various miscellaneous expenses (food, copy paper, ink, and then possibly the addition of a student who may do some weed eating). Al Webster asked how much is in the CD for Water? The current balance is: \$43,927. The goal of the Board is to use that only if there is a problem with the wells.

Ralph Pond commented that the proposed budget assumes no increase in dues or any assessment. Judy said, "no increase in dues; no assessment".) It was moved by Ralph Pond to accept the budget; Seconded by Harry Tumanjan; Passed unanimously.

Transparency: Bob Hammond reviewed the history of the subdivision. It was once a very small group where it was easy to communicate; however, now that it is larger, it is important that the Board make some changes in their process to ensure improved transparency. He read the following Motion: The Mountain Shadows HOA Board of Directors should operate in an open and inclusive manner. The Board meetings shall be open to all HOA members. The BOD shall notify all HOA members or upcoming Board Meetings and proposed agenda topics. Any HOA member can request an agenda topic. A record of Board decisions will be sent to all HOA members within 7 days of the meetings. Notification for meetings and records will be transmitted to HOA members electronically. Any HOA members that do not want to receive notifications of meetings or records of decisions can opt out and will not get this information. **M:** Bob Hammond **S:** Ralph Van Paeppeghem. Discussion included comments on the need for confidentiality. Ralph Pond discussed the difference between "transparent" and "confidential." He said that it is a common practice to have a provision for Executive Session. Gary Zimmerman suggested following Idaho Open Meeting guidelines. Dan Crosswhite asked what other subdivisions do. Denise Zimmerman said that her other subdivision do not have Confidentiality Agreements; Stacy Perryman said that both the subdivisions on which she has served did have Confidentiality Agreements; Al Webster said his did not. Denise said her subdivision sends out Financial information each month. Bob Hammond amended his original motion to include the provision of Executive Session for items related to personnel, financial information, etc. Ralph Pond stated that he felt that a Confidentiality Agreement is not necessary since the law requires confidentiality. The obligation already exists, so a Confidentiality Agreement would be redundant. Our Board should consider it an obligation. Mr. Zimmerman asked if we are incorporated, based upon the CCRs. Further investigation needs to occur. **Passed**, including the amendment.

Election of Board: Billie explained how the votes for the three Board proxies were determined. She then asked each listed candidate to make a short speech about their background and experience. Gary Zimmerman asked that each candidate identify whether they are fulltime or parttime. Each candidate spoke. Ralph Van Paeppeghem nominated Bob Hammond from the floor. **M:** Ralph Van Paeppeghem **S:** Mark McGregor; **Passed** to add Bob name to the ballot. Barbara Tumanjan, Laurel Rangus, Toni McGregor collected all the ballots and left to count the ballots.

Year in Review: Billie spoke about the busy year we have had: Water Report, despite the concern, was a good thing as it brought more people to the meeting. Good water discussion occurred. Other benefits include: Mapping of the subdivision water system (Terry Tucker, etc); PRVs, meters located, blankets over meters. The Consumer Confidence Report demonstrates that we have great, safe water. We have a lot of change of ownership. We finished the goal of finishing the final phase of the Road Repair. Fiber Optic, with a delay of a year, is being completed. We have a great subdivision with great people. We are all neighbors and should take care of each other. CCRs are simply a way to keep good neighbors. Phase 4: Developer Larry Helhake indicated that if Phase 4,5,6 is put up for sale, all the agreements that

have been made with our subdivision must be honored. Some questions were then asked about access to the new area; how will heavy equipment have access (Billie stated that heavy equipment would come up by way of Banks Loman). Harry stated that the investors/developer would not leave us in the lurch.

**NEW BOARD:** Billie announced the new Board (term of 2 years): Scott Brown, Ellen Bush, Stacy Perryman. Congratulations.

**Eclipse:** Christie Webster asked how we handle Fourth of July? Billie discussed how the fireworks will no longer be in town. For a cost, people will be allowed to do fireworks at the rodeo ring. Billie discussed the issue with increased traffic for the eclipse (August 21). Do we want to allow anyone and everyone up the road to watch the eclipse. Comments revolved around how to avoid problems. Are we going to do more than just a "Private Community" sign?

Ralph Van Paepeghem moved that we limit the Board's ability to spend more than \$10,000 without approval of the full HOA. **S:** Gary Zimmerman. Motion did not pass (18-46). Belinda Pond recommended that this discussion go out to the HOA so that things could be "hashed out." **M:** Belinda Pond; **S:** Lori Long; **Passed:** unanimously passed.

Moved to adjourn: **M:** Dave Butzier **S:** Harry Tumanjan **Passed** unanimously. 3:15pm