

AGENDA FOR MSHOA BOARD MEETING
GARDEN VALLEY DISTRICT LIBRARY
DECEMBER 11, 2018 at 10:00 PM – 12:00 PM

Meeting Called to Order

Approval of Agenda

NEW BUSINESS: (10:05-10:25)

- Ellen will be taking on the Secretary position (Scott)
- Dead trees at subdivision entrance. One on Lot 1. Second on other side of road. (Scott)
- Review Quickbooks jobs related to water system opened/closed since last Board Meeting. (Cherry)
- Request to post Water System Monthly Production Summary on website. (Thor)
- Allocation of Dues for 2019 and going forward (Cherry)

OLD BUSINESS: (10:25-12:00)

- Financial Report (Cherry)
- Architectural Committee Report (Stacy)
- Update on Current Action Items
 - 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.
 - 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).

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- 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).
- Stacy to report out on estimates for updating the entrance to our subdivision. (Item 4.1 on 5/1/18 BOD Meeting notes.)
- Cherry to create a Job in Quickbooks regarding BS2 WirePull for Transmitter. (Item 5.1 on 5/1/18 BOD Meeting notes.)
- Cherry will work with Water Committee to adjust the wording on the Water Committee Purpose Statement. Once agreed upon, it will be posted on website. (Item 6.1 on 5/1/18 BOD Meeting notes.)
- Scott will visit Senior Center as possible venue for Annual Meeting. (Item 7.1 on 5/11/18 BOD Meeting notes.)
- Cherry will open and close Jobs in Quickbooks for the shut-off valve on Lot 54 and the meter installation at Lot 44. (Item 8.1 on 5/1/18 BOD Meeting notes.)
- Scott will remove the faded sign near entrance to subdivision.

PUBLIC COMMENT

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