

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES

Date/Time: February 5, 2020/10:00 AM – 12:00 PM

Location: Garden Valley District Library Conference Room

Meeting called by: Don Thompson

Board Members present:

Alan Seeger, Vice-President

Ellen Bush, Secretary

Cherry VanCour, Treasurer

Thor Oden, Director

HOA Members present: None

Meeting Called to Order at 10:19 am by Alan Seeger.

Approval of Agenda –Alan moved to approve the Agenda. Cherry second. Approved unanimously.

Approval of 12/04/19 Minutes – Cherry moved to approve. Thor second. Approved unanimously.

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

1. (Ellen) Meter readings: Ellen reported that Jim Sipple has notified the Board he will no longer be organizing, training, scheduling and supervising the volunteers. He will continue to compile the data from the readings. Ellen has approached Joe Hofstra who prefers to continue as a volunteer. Alan noted his son, Chris Seeger, will join as a volunteer. Ralph and Ellen will continue as volunteers. BOD will keep seeking someone for organizing the project for 3 readings in 2020.

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

2. (Cherry) Financial Report:
 - a) Cherry presented Financial Report, noting \$1848 refund from insurance change (listed under General Liability, Jan. 2020).
 - b) Cherry presented Balance Sheet noting that the report has two sections-Assets and Allocations. Ellen asked for clarification about how and where to find an Actual expenses versus the annual budget. Discussion noted that Budget Overview provided this information on the annual fiscal year. Allocations and Balance Sheet show totals that can be compared to the annual fiscal budget.
 - c) Cherry presented Job Status report. Cherry noted that 5 jobs have closed.
 - d) Cherry presented Fiscal Year High Level Financial Snap Shot. It was noted that the road repair budget for the current fiscal year is \$21,000. \$5,000 already spent, leaving a balance of \$16,000.
3. (Ellen) Architectural Committee Report: No activity since last meeting. Solar panel review upcoming.

4. Update on Current Action Items

a) (Ellen) Update on Phase 4

As was reported at the Board meeting on December 4, the Board received documents regarding Phase 4 sent via MSD attorney. The Board and Phase 4 Committee met in early January (1/7) to review input from MSHOA attorney and Phase 4 Committee members.

There are three documents:

- Easement and License Agreement
- Water System Bill of Sale
- Amendment to CCRs

Board and Committee members felt it unnecessary to sign the Easement and License Agreement as it is considered guaranteed. Moreover, any judicial proceeding would produce one in "prescriptive" form. Upon further review, the Board has reconsidered this decision and will meet in Executive Session to discuss this further.

Board and Committee along with attorney feel it not beneficial to sign the Water System Bill of Sale. CCRs state HOA is the owner.

The Amendment is still under review as it contains more challenging aspects. The Amendment refers to water connections in Phase 4 to be reserved for possible future use. The Board and Committee are sending the new owner of Phase 4, Roman Catholic Diocese of Boise a letter explaining that the Water License does not allow any additional water connections.

The Board has identified possible conflicts to the CCRs in the Amendment. Further legal advice is being sought about these specific items.

The Board looks forward to making a more complete report to the membership when possible.

b) (Thor) Road report: two bids from 2019 did not work out. Need to get on this project early.

c) (Alan) Website update report: Alan has been in conversation with Lance Price, the builder and domain keeper of the site, and Brian Ellis, the current administrator. The goal of the update is to make the website more focused on the homeowners and lot owners, a simple tool for their use. Suggestions include having a simple home page with explanation/guide to the tabs, fewer tabs, perhaps a news section. A Beta or draft version will be prepared for input by all.

No Public Comment

MEETING ADJOURNED at 11:33 PM.

**Mountain Shadows HOA
MSHOA Job Status
February 5, 2020**

<u>Customer</u>	<u>Rep</u>	<u>Note</u>	<u>Job Status</u>	<u>Start Date</u>	<u>End Date</u>
MSHOA - Internal:A2018-MAPPING	JS-	PURPOSE OF JOB: Document the distribution system mapping in phases 1 & 2 (se	In progress	03/26/2018	
MSHOA - Internal:A2019-\$100 PreApproved Acct	CV-	PURPOSE OF JOB: To purchase relays and other type of LOW DOLLAR componer	Closed	05/01/2019	12/31/2019
MSHOA - Internal:A2019-Additional Water Sys Activities	CV-	PURPOSE OF JOB: To capture any MINOR, non-PM and non-job specific water syst	Closed	05/01/2019	12/31/2019
MSHOA - Internal:A2019-LocateWaterConn, Lot 38	RVP	SOW Locate the water connection for Lot 38.	In progress	04/24/2019	
MSHOA - Internal:A2019-Meter Reading	CV-	PURPOSE OF JOB: To periodically read the water meters and these numbers will be	Closed	01/01/2019	12/31/2019
MSHOA - Internal:A2019-PM	CV-	PURPOSE OF JOB: Track and document all scheduled Preventative Maintenance.	Closed	01/01/2019	12/31/2019
MSHOA - Internal:A2019-Vault 3SR-011	CV-	SOW Vault 3SR-011 is flooded. Need to pump, inspect for leaks and repair if neces	In progress	08/01/2019	
MSHOA - Internal:A2019-Vault 3WP-004	CV-	SOW Vault is flooded, inspect for leaks and repair if necessary	In progress	09/23/2019	
MSHOA - Internal:A2019-WH1&2 Flow Meter Test	BS-	SOW Test the flow meters at both Well House 1 & 2 to validate if reading accurately	In progress	06/18/2019	
MSHOA - Internal:A2019-WH1&2FlowMeters	BS-	SOW FlowMeters for both WH1 & WH2 are not reading correctly. Replace meters	In progress	05/04/2019	
MSHOA - Internal:A2020-\$100 Preapproved Acct	CV-	PURPOSE OF JOB: To purchase relays and other type of LOW DOLLAR componer	In progress	01/01/2020	
MSHOA - Internal:A2020-Additional Water Sys Activities	CV-	PURPOSE OF JOB: To capture any MINOR, non-PM and non-job specific water sys	In progress	01/01/2020	
MSHOA - Internal:A2020-Meter Reading	CV-	PURPOSE OF JOB: To periodically read the water meters and these numbers will be	In progress	01/01/2020	
MSHOA - Internal:A2020-PM	CV-	PURPOSE OF JOB: Track and document all scheduled Preventative Maintenance.	In progress	01/01/2020	
MSHOA - Internal:E2018-BS1/BS2 Telemetry	RV-	SOW The red light at BS2 is turning on intermittently. Trouble shoot to identify the	In progress	06/03/2018	
MSHOA - Internal:E2019-WH2Pipe	TO-	SOW Identify vibration with WH2 pump and repair, if needed.	Closed	10/06/2019	01/09/2020

**Mountain Shadows HOA
Volunteer Time by Job Detail
December 5, 2019 through February 5, 2020**

	<u>Date</u>	<u>Name</u>	<u>Duration</u>
MSHOA - Internal:A2019-Additional Water Sys Activities			
WTR SYS - 1 HR-VOLUNTEER-LBR			
	12/15/2019	Ray VanCour - Volunteer	0:45
Total WTR SYS - 1 HR-VOLUNTEER-LBR			0:45
No item assigned			
	12/15/2019	Ralph Van Paeppegem - Volunteer	1:00
Total No item assigned			1:00
Total MSHOA - Internal:A2019-Additional Water Sys Activities			1:45
MSHOA - Internal:A2019-PM			
WTR SYS - 1 HR-VOLUNTEER-LBR			
	12/05/2019	Ralph Van Paeppegem - Volunteer	1:00
Total WTR SYS - 1 HR-VOLUNTEER-LBR			1:00
Total MSHOA - Internal:A2019-PM			1:00
MSHOA - Internal:A2020-Additional Water Sys Activities			
WTR SYS - 1 HR-VOLUNTEER-LBR			
	01/18/2020	Cherry VanCour - Volunteer	1:30
	01/18/2020	Ray VanCour - Volunteer	0:30
	01/19/2020	Ray VanCour - Volunteer	1:00
Total WTR SYS - 1 HR-VOLUNTEER-LBR			3:00
Total MSHOA - Internal:A2020-Additional Water Sys Activities			3:00
TOTAL			5:45