

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES

Date/Time: July 18, 2020/ 6:00-7:00 pm

Location: Bob's porch

Meeting called by: Alan Seeger

Board Members present:

Alan Seeger, Vice-President

Ellen Bush, Secretary/Treasurer

Thor Oden, Director

Bob Hammond, Director, WSAC Liaison

Meeting Called to Order at 6:05 pm by Alan Seeger.

NEW BUSINESS:

1. (Bob) Bid for Swab of Well #2:

Background – Well 2 is underproducing as previously reported. Possible fix is a swab procedure. Bid received from McLeran Well Drilling from Payette for \$11,890.00. Does not include needed prep work of pulling pipe and pump nor sounding tube recommended by Water System Advisory Committee (WSAC). No guarantee process will restore desired water level. If not, can try 4-inch pump which can go 30 feet deeper. These options are less of capital outlay than a new well (\$80,000). Bob reported WSAC members weighed in to accept bid and proceed with swab procedure. Bob made a motion to proceed with swab project at bid of \$11,890, with additional amount not to exceed 20% of bid (\$2,378) for prep work and sounding tube; for a total amount of \$14,268. Thor-second. Approved unanimously.

2. (Bob) Response to actions to date in Phase 4 and next steps relative to Phase 4 development:

Bob reported that he has spoken with Larry Hellhake, Mountain Shadows developer, on several occasions representing himself as a homeowner. Thor joined the most recent conversation. Bob prepared a document to point out the special treatment requested by the Diocese in previous contracts received. Bob points out no other HOA members have special treatment. Bob is asking Larry how the HOA can move forward with a dialogue with the Diocese. Larry was not aware that transfer fee(s) and membership fee(s) have not been paid. Need to clarify if Diocese is considered by all parties to be part of the HOA. If so, then HOA fees should apply. If not, then may need to discuss if it is appropriate to de-annex. Bob prepared a draft letter to Bishop Peter to initiate dialogue. Bob recommends that Board send the letter to Bishop Peter so that HOA can move forward with a dialogue. Thor noted that Bob's proposal would be to have a conversation, not to commit to an outcome. Larry's role with the Diocese is not clarified. Ellen noted that Don has previously voiced a concern about Larry representing the seller (MSD) and the buyer (Catholic Diocese).

Ellen asked where the requested “special treatments” can be found. Bob stated in the unsigned Water Agreement: initiate membership when connect, pay only when hook up, pay per meter reading, pay less if use less water than quota. Bob noted that homeowners pay for each lot. Bob and Thor noted that whatever decisions are proposed, the entire HOA membership must be involved to ratify. HOA participation in public Planning and Zoning hearings is important. Ellen noted that the meeting with Larry including the prepared document seemed like Board work. Alan noted that as a Board member, Bob isn’t only representing himself. Ellen stated that she has noted disparaging remarks in this meeting about the past Board not being willing to work with the Diocese. She stated she cannot support any such negative reference to the previous Board; in her experience the Board continued to engage with MSD and the Diocese within constraints of communication limited to receiving legal documents from MSD attorney. Ellen also noted the importance of referencing the specific contracts in future discussions and negotiations.

Bob and Thor noted that dialogue with diocesan representatives should not include attorney. Bob noted the principal issues regarding any joint agreement are: water, road access, facilities appearance. Bob stated that by sending the letter, MSHOA will discover who the Diocesan representatives are. Alan read the draft of the letter. After further discussion, Bob moved to send the letter on HOA letterhead certified mail to the Bishop. Thor second. Approved unanimously. Alan will ask Don to sign. If Don prefers not, as he has missed the meeting, Alan will sign as Vice President.

Thor moved to adjourn. Bob second.

MEETING ADJOURNED at 7:30 PM.