

MOUNTAIN SHADOWS BOD EXECUTIVE SESSION MEETING MINUTES

Date/Time: September 9, 2020 / 9:00 AM

Location: Alan's home

Meeting called by: Don Thompson

Members present:

Don Thompson, BOD President

Alan Seeger, BOD Vice-President

Ellen Bush, BOD Secretary/Treasurer

Bob Hammond, BOD

Thor Oden, BOD

NEW BUSINESS

1. Update on Phase 4 with documents provided by Larry to Thor at a private meeting:

Ellen noted the impropriety of the process wherein individual Board members meet with Larry and bring back incomplete documents with handwritten edits along with an unidentified check from the Catholic Diocese.

Bob stated that he had met with Larry prior to being on the BOD, and prepared a document noting "special treatment" requested by Diocese (Minutes 7/18/20).

Thor stated that he had been meeting with Larry regarding the easement through the well property for his new subdivision. Apparently the Diocese has purchased the five acre parcel. At that meeting Larry had handed over a packet of documents with hand-written edits and a check.

Don noted that a check is out of line as there has been meeting with the Diocese.

Bob stated importance of clarifying HOA concerns. Can use hand-written edits from Larry as indicators of issues to include.

Alan noted importance of entire HOA membership being represented.

Bob stated some "changes" seen in edits are disturbing, such as proposal for subdividing some individual lots. Bob also noted that the check seems to indicate payment for one Lot. Bob further noted that lot line adjustments are not allowed per the CCRs. Bob further noted that the Diocese will need Water Licensing if they are requesting water from MSHOA.

Bob noted that lots to sell seem to be part of long range Diocesan plan. Must be made clear that they must buy water at same price as HOA, and not take any actions that impact HOA Phases 1-3. Bob recommends drafting a simple document to list items of the HOA position: to be considered as one lot, one water share, access only via highway, any further development not connected, need to purchase additional water shares, drill additional well.

Don finds the prospect of selling additional water shares troubling.

Thor stated that according to Larry, the bishop wants to meet. Thor stated that Larry is most likely behind the proposal of lots.

Bob noted that the one lot option is not delineated in any document, and that this needs to be documented. Bob reiterated the issue of equity.

Don stated it would be more secure of the HOA as principal user of the wells would be the owner of the five acres. Bob noted that they might feel good if HOA owned the land if they want HOA to operate water.

Action: Bob will prepare simple document with HOA position to prepare for meeting with the bishop. Don will prepare questions. Check will be held. Next Executive session to review drafts set for 9/12/20. Then prepare invitation to bishop to schedule a meeting.