

## **MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES**

**Date/Time:** December 02, 2020/11:00 AM – 12:00 PM

**Location:** Alan's home

**Meeting called by:** Alan Seeger

**Board Members present:**

Alan Seeger, Vice-President

Ellen Bush, Secretary/Treasurer

Bob Hammond, Director

Thor Oden, Director

**Board Members absent:**

Don Thompson, President absent

**HOA Members present:** Cherry VanCour

Meeting Called to Order at 11:06 am by Alan Seeger

Approval of Agenda – Approved unanimously

Approval of Minutes from November 4, 2020 – Approved unanimously

**NEW BUSINESS:**

**1. (Don) Preventive Maintenance:**

Deferred due to Don's absence.

**2. (Ellen) Holiday social cancelled:**

Ellen noted the Holiday Social will not take place due to the COVID pandemic. The Board felt members most likely presume this would be the case.

**OLD BUSINESS:**

**3. (Ellen) Financial Report:**

Ellen presented the Financial reports noting the following:

- a) Only expenditure of note in November was the new mailboxes.
- b) The latest Meter Reading invoices has four outstanding water overage payments.
- c) Water system expenses – swab job payment is still outstanding. Invoice(s) has not been received as of yet.
- d) Volunteer hours – noting Cherry is now a volunteer with many hours of Finance Manager duties. Ellen also noted the members of the Financial Health Analysis Committee members' hours.

**4. (Alan) Architectural Committee Report:**

Alan noted receipt of two emails. One from a realtor inquiring about properties being available for rental; and, prospective new owner inquiring about constructing an out-building on the lot they're interested in purchasing.

**5. Update on Current Action Items:**

**a) (Ellen) Update on Financial Health Analysis Committee:**

Ellen reported the Committee held its first meeting on November 12, 2020 with nine members present. Attendees each shared their concerns going into the work ahead. Bill Klevenberg presented a summary of data gleaned from the past three years within Quickbooks. He highlighted annual incomes, expenses, averages and some preliminary ideas for needed income going forward.

Bill also presented the idea of using bank financing for large projects over the next five years. Bob noted that this financing would be for exact projected expenses and have a fixed interest rate.

Thor asked about a line of credit option. Alan felt a line of credit would be more expensive than a fixed loan and lead to higher interest rates.

Ellen explained that further data is being collated to show ongoing expenses separated out from large project expenses. The Committee will meet again when this phase of data is ready.

**b) (Thor) Emergency Egress:**

Thor noted the final plat for his subdivision, Pine Grove (east of Mountain Shadows), is in process and has an emergency egress easement through MSD's 5 acres (where the wells are located). Thor will provide a proposed emergency egress from Pine Grove subdivision through Mountain Shadows subdivision and vice versa soon. To clarify emergency usage, the document will use language referring to emergency vehicles only. Thor recommends the stumps within the easement to the wells be removed after winter. These stumps can be difficult to remove but are dangerous;, especially when there's snow covering them, making the stumps not visible. Thor is willing to do some of the stump removal work.

**c) (Thor) Update on repairs to Well house 2 (Job 02020-WH2,Bldg Repair, Fallen Tree):**

Thor contacted Castle Mountain Homes and they will be out to install the roof on Well House 2. There are additional trusses that need repair and were not included within the original estimate, causing the repair to increase in cost. The insurance company has already submitted a check for the repairs (minus the \$1k deductible). Alan has notified the insurance company that the cost will increase and they appear to be receptive to paying this difference once they receive the final bill.

**d) (Don) Emergency Communication:**

Deferred due to Don's absence.

**e) (Don) Update on meeting with Bishop Peter:**

Bob noted the Board had a meeting with Bishop Peter Christensen, Christina Welp, Diocesan Director of Special projects, and their developer Larry Hellhake on November 17<sup>th</sup>. Bishop Peter explained the retreat center is intended for adults. He showed draft plans and stated they hope to start in a year or two.

Additional Agenda Item requested by Bob.

**6. Website updates:**

Bob asked for the By-Laws to be posted on the website. Bob recommended that the front page be updated to focus on current information for homeowners and recommends to track 'traffic' to the website. The website needs to be energized so members will use it. Bob and Alan will draft a new introduction to the website.

MEETING ADJOURNED at 12:00 PM.