

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES

Date/Time: July 7, 2021 /9:00 am – 9:30am

Location: Virtual

Meeting called by: Bill Klevenberg

Board Members present:

Bill Klevenberg, President

Scott Anglim, Vice-President

Belinda Pond, Secretary/Treasurer

Thor Oden, Director

Bob Hammond, Director

HOA Members present: Bob Seal, Ellen Bush, Joe & Janet Hofstra, Linda Ruppel, Shannon Klevenberg  
Michael Hilligas,

Meeting Called to Order at 9:05 am by Bill Klevenberg.

Approval of minutes of Q&A Meeting (6/10/21) and Special Assessment Meeting (6/17/21) No corrections or objections were noted.

Approval of Agenda - No corrections or objections were noted.

NEW BUSINESS:

1. (Bill) Special Assessment & CC&R vote review and next steps:  
Bill noted that, as previously announced via email, both the vote for the Special Assessment for Road Paving and vote to amend the CC&Rs were in the affirmative. Number of lots represented via returned ballots were 73.
  - 1.a Special Assessment – Road Project: 47 In favor, 26 Oppose. Votes required: “Majority vote of a quorum of Members”, or in this case 37 votes. Votes received 47. Passed with 64% majority.
  - 1.b Change to CC&Rs: 61 In favor, 11 Oppose. One ballot did not vote on this issue. Votes required: 2/3 of total lots or 57 votes. Votes received 61. Passed with 70% majority.Special thanks for Billie Devolt, Chris Clark and Ray VanCour who counted the votes. Invoices to the HOA members are being readied for distribution via email and postal service. The process of securing funding from the bank is moving along. (Bill)  
HOA preparations for the paving include marking all meters and valve access ports that are in/near the roads.
2. (Bob) Discussion of spraying weeds on shoulder of roads:  
Weeds need to be sprayed within two feet of the road. The Hedges have volunteered to do this.
  - 1.
3. (Belinda) Use of a form to request reimbursements:  
Possibility of using a form to submit receipts for reimbursement was discussed. This form could be on the website in both Excel and pdf formats. Some concern that it adds one layer of work to the volunteers was noted. It was proposed that the forms be available online, but not mandatory for reimbursement.

4. (Belinda) Time for 2nd meter reading:

It was noted that we should have a second meter reading for 2021. The Dennys have previously volunteered to do this. We will ask the Dennys if they are willing to do this again. Belinda will ask Cherry to coordinate this to give the Dennys the latest HOA map.

5. Opening of new QuickBooks job. "A2021-BS1 TransferSwitch":

A new QuickBooks job has been opened concerning the BS1 Transfer Switch that is not automatically engaging. An estimate of the expenses is not yet available, so no budget allocation is needed at this time.

OLD BUSINESS:

6. (Belinda) Financial Report:

QuickBooks is being updated to the online version. A big thanks to Cherry and Ray VanCour for facilitating this.

6.a The road maintenance allocated budget is -\$6,550.29 (in the red).

Belinda motioned to transfer \$10,000 allocated funds from from the Water Systems to Road Maintenance. Bill Second. Vote was unanimous. Motion passed.

It was noted that this amount will not cover the coming winter's snow plowing and we will need to transfer more at a later time.

MEETING ADJOURNED at 9:30am.