

AGENDA FOR MSHOA BOARD MEETING
ZOOM MEETING
AUGUST 4, 2021, 9:00AM – 9:28AM

Date/Time: August 4, 2021/9:00 AM -10:00 AM

Location: Virtual

Meeting called by: Regular Monthly Meeting

Board Members Present:

Bill Klevenberg – President

Scott Anglim – Vice President

Belinda Pond – Secretary/Treasurer

Bob Hammond – Director & Water Committee Liaison

Thor Oden – Absent, informed the Board he could not attend

Community Attendees: Lance Price, Stacy Perryman, Joe Hofstra, Daniel and Drew Menkhous, Ralph Van Paepeghem, Bob Seal, Ellen Bush, Cynthia Thompson, Bob Baker, Mike Hilligas, Scott Brown, Shannon Klevenberg

Meeting Called to Order at 9:01 AM by Bill Klevenberg

Approval of Agenda: Bob moved to approve the agenda; Bill seconded. Agenda was approved.

NEW BUSINESS:

1. (Belinda Pond) Welcome new members:

Belinda Pond welcomed the following new members, Daniel & Drew Menkhous, noting they were joining us on the meeting. Chris & Catherine Paczocha, and William & Mariana Roberts were also welcomed.

2. (Bob Hammond) Water usage overages:

Bob Hammond expressed concern over the existing water usage policy. Noting that in 2019 the board published a policy on water usage. Allowing 300 gallons per day per house with a tiered fee schedule for members going over their allotment.

Concerns around two homeowners each using 1500 gallons of water a day were discussed. They have been billed for the usage and feel it is worth it to pay the fee.

Belinda noted that at this time they have not paid the fee.

Bob continued he doesn't feel the current fee schedule is working and is concerned that if more homeowners decide to have giant yards and just pay a fee it could stress the wells. Bob expressed that we should look at the option of increasing the fee schedule. As this might help keep everyone mindful of their water usage and focus on conservation.

Bill asked if we have had a conversation with the homeowners in question. Bob said yes, with one of them that has been here for a long time. The response is simply it is worth it to them to pay the fee. Bob suggested we change the last tier and Belinda suggested perhaps doubling the rate for the top tier. Belinda asked Bob when the next meter reading will occur, Bob replied that it will depend on when volunteers are available and the weather. They try to push it as late as possible in the year before things start to freeze. It will likely be sometime in September.

The "take away" is that a conversation will need to be had in a month, preferably after the next reading.

Scott Brown interrupted the meeting to ask if the homeowner is responsible for and would be required to pay for overage if they were unaware that the water usage was occurring, For example, a leak from a pipe break.

Bob explained that there is currently a policy in place allowing the homeowner to ask the board to reconsider the billing and explain the situation. Bob also noted that the water usage from the meter is ultimately the responsibility of the homeowner.

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3. (Bill Klevenberg) Special assessment status update:

Bill Klevenberg provided an Update on the Special Assessment. 75% of the homeowners have paid either in full or partial payments. He spoke with several that simply had questions or didn't understand that they could just pay the 1-year portion now and subsequent payments over the next 4 years. Bill noted that collections will begin on those who have not paid according to what is posted in the CC&Rs.

Bill thanked Bob Hammond for marking the water meters and manholes that need to be raised when the road is paved. Noting that the small access rings were not caught the 1st time around when getting the bid for paving. Slender was able to include these at no additional charge for custom risers.

Bill explained we are in the process of finalizing the bank loan this week after providing 50 to 60 individual documents to the bank including an opinion letter from the board attorney on the legality of the vote. We are expecting to finalize the numbers and have approval this week.

Everything is moving forward with a tentative start date of 8/16/21. No contractor work has been performed thus far, only HOA member preparation for the upcoming road work.

Bill thanked Don Hedges for spraying the sides of the road noting that he is trying to get the cost of materials from Don so he can be reimbursed as he should not be out the money personally.

OLD BUSINESS:

4. (Bob Hammond) Update on recently approved change to the CC&Rs:

Bob Hammond provided an update on the CC&R amendment. Bob spoke with Dr. Koenig and they are preparing documents to submit to the county. The document language will express the same intent as what was on the ballot, just with legal language and headings. This will be submitted to the County and should be wrapped up in 30 to 45 days.

5. (Belinda Pond) Financial Report:

Belinda Pond provided a Financial Report noting that \$240,0668.71 has been received for the special assessment. And the Profit & Loss report has been provided to the board.

6. (Scott Anglim) Architectural Committee Report:

Scott Anglim provided an update on the Architectural Committee. The Langes have sent plans to the board and are snail mailing a copy. Scott noted that he has seen a site plan as well as a sketch of the project and doesn't see any issues with the design. These plans will be distributed to the ACC.

Bob Hammond commented on the activity at the Seaton residence and asked Ralph Van Paepeghem if everything was good on that build in relation to the plans submitted. Ralph V. confirmed that everything is good and Bill Klevenberg noted that we have hard copies of the Seaton document in the HOA files.

The meeting was open to public comment at 9:24am:

Ellen asked about the extensive heavy truck traffic including construction traffic as it relates to the start date of the road work.

It was noted that there is currently a lot of work being done in the neighborhood, one lot that is being cleared is in phase two, the Pileggi's; another lot that is in phase three that is currently being worked on is the Coldani's.

It was noted that we can't tell homeowners and contractors they can't use the road. However, it is in the CC&R's that if you damage the road, it is your responsibility to incur the cost of repairs. The board intends to enforce this rule.

Bill stated he planned to talk to the Shepards about the road use prior to the roadwork beginning.

ADJOURNMENT OF GENERAL MEETING 9:28