

MOUNTAIN SHADOWS BOD EXECUTIVE SESSION MEETING MINUTES

Date/Time: November 1, 2021, 5:00pm

Location: Bill Klevenberg's Home

Meeting called by: Bill Klevenberg

Members present:

Bill Klevenberg, President

Scott Anglim, Vice President

Belinda Pond, Secretary/Treasurer

Bob Hammond, Director

Ralph Van Paepeghem, Director

OLD BUSINESS:

1. Discussed the late fee and interest on one special assessment payment
2. Discussed use of Mt. Shadows roads (Specifically Shadow Ridge Dr.) for those working on Phase 4 roads, etc. Bill will look into having concrete barriers placed at the end of Shadow Ridge Dr. where it is still Mt. Shadows property.
3. Concerns about the edge of the asphalt near the mailboxes were discussed. The Anglims have some left over road mix. Bill Klevenberg will collect some of that road mix and distribute it to even out the surface near the mailboxes.
4. Further discussion about a Declaration of Non-Acceptance of MDS's Amendments concluded that Bob Hammond and Belinda Pond will work out a draft to present to the BOD.
5. Finalizing and notarizing signatures for the Amendment to CC&Rs regarding Lot 1 was planned. Belinda committed to check with the credit union to see if individual board members could come in one at a time to have their signatures notarized. Then Bob will have the document recorded in Idaho City.
6. Concerns about some structures not complying with the CC&Rs and the plans submitted to the ACC were addressed.

NEW BUSINESS

1. Having the BOD manage the website rather than having an outside vendor perform those tasks was planned. Belinda will coordinate with Lance Price. Belinda and Bill will get trained on managing the website.
2. Questions about our water master getting testing waivers from DEQ were discussed. Bob will double check with George Simpson to make sure we're taking advantage of the opportunity to legally do less testing.
3. Bill shared that he had received a flyer regarding grants from DEQ for small water systems. He will send a pdf of that flyer to the BOD.
4. Timing of posting BOD meeting minutes to the website was discussed and will be shared at the next BOD meeting.

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5. The possibility of having a Holiday Party after the first of the year was considered. Belinda will contact a possible homeowner about hosting.
6. The BOD Meeting Agenda was finalized.