

MSHOA BOARD MEETING MINUTES  
VIRTUAL ZOOM MEETING  
November 3, 2021 at 9:00 AM – 10:00 AM

**Date/Time:** November, 2021, 9:00 – 9:40am

**Location:** Virtual

**Meeting called by:** Regular Monthly Meeting

**Board Members present:**

Bill Klevenberg – President

Scott Anglim – Vice President

Belinda Pond – Secretary/Treasurer

(Bob Hammond was excused due to family emergency)

Meeting Called to Order – Bill 9:01

Community Members present: Dale Bentley, Lance Price, Joe Hofstra, Bob Seal, Scott Brown, Shannon Klevenberg

Approval of October Minutes – the board consolidated all items from the previous meeting into one document which was circulated via email to all board members and approved.

Approval of Agenda – Bill reviewed the agenda for today's meeting.

**NEW BUSINESS:**

1. Bill welcomed Lance Price, Dale Bentley and Michael Hilligas to the water committee and thanked them for volunteering their time. He pointed out that Dale Bentley has been on the committee and so a re-welcome to him. He noted that Bob requested that he mentioned there will be a water committee meeting on or about November 12<sup>th</sup> so look for emails about that.
2. Belinda addressed the timing and process for the approval of the meeting minutes. In an effort to get the minutes posted to the website shortly after the meeting it has been a practice to send them out to all board members for review and approval. When the next meeting happens a month later, we are merely announcing the approval of the minutes. This has been the procedure and will continue to be the procedure going forward.
3. Bill announced that Ralph Van Paepeghem will be the ACC Liaison from the board. Previously Scott Anglim served as Liaison and thanked him for his time serving. Since Ralph has been on the ACC committee for several years it makes sense that he serve as the liaison. Going forward the board is going to do a better job at retaining documents and verifying what was built vs what was submitted to be built.

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4. Bill addressed the confusion around the notice mailed from Tim Fritzley regarding Dan Fry's old property. For the record the Tim Fritzley is referencing the property across highway not the home near the entrance of Mountain Shadows.

**UPDATE ON CONTINUING BUSINESS:**

1. Belinda thanked members who responded to the request for updated contact information. She is coordinated with Cherry to ensure that these updates where necessary are in Quickbooks and a list will be sent out to the community by the end of the week.
2. Financial Report
  - Bill reviewed the P&L with Operations, Road and Water as the three main categories.
  - Belinda noted in the water section there were overage income, and all HOA members have paid, there is one water-only customer who is generally slow to pay but we do not expect issue with collection.
  - Bill noted now that we have the loan account, it is important to also review the Balance Sheet and went through the numbers.
  - Scott Brown had a question about the total amount the road project came out to be. Bill noted on the P&L it shows the Road Assessment to be \$687,000. Scott asked since what was voted on was \$703,000, where are the extra funds going to be allocated? For example, will that stay in the road fund? Bill pointed out back on the P&L there are additional expenses under the road cost, such as \$4,556 in legal fees. Scott said yes, I see a total of \$693,101.75. Bill mentioned the additional amount will remain in the road maintenance fund.
3. Scott Anglim gave an update on the ACC committee. The Fergusons will be painting their house (the old Webster house) he noted that he reminded them to run color schemes thru the committee.
4. Bill mention that even though this is not on the agenda he wanted to note that Scott Anglim has road mix that he is willing to donate to the HOA. Bill is volunteering his dump trailer, tractor and time to spread the road mix from the mail boxes down towards the entrance.

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**PUBLIC COMMENT**

Scott Brown stated he has heard from more than a few members they have concerns on how Special Assessments are approved and moving forward they should only be approved with 75% vote vs the 50% majority. What are the lead up steps to getting this out there?

Bill said he would need to review the by-laws and current CC&Rs but that is something that can be looked at. Belinda noted this would require an amendment to the CC&Rs which would require a vote out to everyone in the community via ballots and would require a 2/3<sup>rd</sup> majority. This is something that would take negotiations and a committee to get the appropriate verbiage. Bob Seal sent a message on Zoom that he would prefer a 2/3<sup>rd</sup> vote. Bill reiterated that collaboration would need to occur. We don't want to just throw it out there and have it voted down due to lack of information.

Scott Brown commented that the majority of our community is fortunate enough to have lived in gated communities in which the CC&Rs use the parameters of Special Assessments for catastrophic events only and not maintenance items such as road or water. Bill pointed out if we had a surplus in the account from dues, we wouldn't need Special Assessments. Belinda noted that per the CC&Rs the board can raise the dues 20% per year so we can have such reserves for projects. Bill noted there hasn't been an increase in the dues for many years. Scott Brown noted when he was on the board he voted to increase the dues and the other board members voted it down.

Lance noted that road project is something that is going happen every 10 to 15 years. There would have been a need for a Special Assessment and it was handled appropriately. He also offered to form a coalition with Scott Brown and Ralph Van Paepeghem to submit language for change to the CC&Rs in relation to Special Assessments requiring a 2/3<sup>rd</sup> majority to pass. He also mentioned it could be voted on at the annual meeting.

Ralph Van Paepeghem noted that he is against an increase in dues. His opinion is that whether the HOA can have a big balance in the bank or he can have his money and just pay a Special Assessment when the need arises.

Scott Brown asked who would be the best point of contact to send the language and request to? Bill said that it could be sent to him directly and he would ensure the Board has it and that it will be acted on appropriately.

Meeting is adjourned at 9:40am