

MINUTES OF MSHOA BOARD MEETING
VIRTUAL ZOOM MEETING
December 1, 2021 at 9:00 AM – 10:00 AM

Date/Time: November, 2021, 9:01 – 9:21am

Location: Virtual

Meeting called by: Regular Monthly Meeting

Board Members in attendance:

Bill Klevenberg – President

Bob Hammond – Board Member & Water Committee Liaison

Ralph Van Paepeghem – Board Member and ACC Liaison

Belinda Pond – Secretary/Treasurer

Scott Anglim excused due to family matters.

Community Members in attendance:

Dan and Drew Menkhaus, Bob Seal, Lance Price, Cindy Thompson, Janet & Joe Hofstra, Dale Bentley, Shannon Klevenberg

Meeting Called to Order – 9:01 (Bill)

Approval of November Minutes – Bill noted November minutes were approved via email and posted to website. Also thanked Lance for taking the time to show himself and Belinda how to post them to the website so we are not paying a 3rd party.

Approval of Agenda – Bill reviewed what we are going over today

NEW BUSINESS:

1. Road plowing plan (Bill)
 - Bill stated the standards according to the contract with Shepard are that plowing will commence after 4 inches of snow have fallen. It seems that the question is whether that is a good amount or not. Also mentioned, was the state of the road last year when there were ruts and ice on the road for the duration of the winter. Bill invited discussion, asking if we have the budget should we go ahead and have it plowed after each snow. Ralph said it has been at Paul's discretion if it is plowed; if the weather is projected to be in the 50's, like this last snow, then nothing is done because it will melt off. Bob reiterated that it has been Paul's discretion, but we can have him do a pass with sand in the areas that have ice and ruts to assist in traction and melting of those areas. Bill mentioned, we have a budget of \$10,000 for snow removal. The current contacted rate is \$100/hour which is 100 hours of snow removal.

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Sand is better than watch neighbors slide on the road. Belinda stated she likes the idea of sanding and believes that would be helpful.

2. Declaration of Non-Acceptance (Belinda)

- In 2019 Mt. Shadows Development recorded with Boise Co. an amendment to the CC&Rs, which they are entitled to do according to Article 6 of the CC&Rs.
- A copy of the developer's amendment was distributed to the members in attendance at this year's May annual meeting. It is also available on the HOA website under "Documents."
- Some of the provisions in the developer's amendment are not in the best interest of the HOA members and are not consistent with the requirements of the CC&Rs.
- The board's main responsibility is to enforce the CC&Rs and look out for the best interests of the members.
- The current board created a Declaration of Non-Acceptance which reiterates provisions of the CC&Rs which the developer must adhere to. This will put any future owner or developer on notice that there are CC&Rs that must be followed as well as standing our ground with the current owner.
- The declaration has been mailed to Boise County for recording. As soon as we get our final recorded copy, it too will be on the HOA website under the Documents tab.
- Bob requested that when the recorded Declaration of Non-Acceptance is posted to also add the amendment we just did on Lot 1. Belinda stated that it has already been uploaded to the website. Lance Price asked which property & amendment Bob is referring to. Bob stated this is about the amendment regarding Lot 1 (the medical clinic) which the membership voted on in July along with the Special Road Assessment.

UPDATE ON CONTINUING BUSINESS:

3. (Belinda Pond) Financial Report

- Fairly standard financial month. There were two expenses of note: the General Liability Insurance came up this month and the Legal expense for \$19.00 for the filing fee to Boise County to file the amendment for Lot 1. Bill pointed out that because this meeting is occurring on the 1st of the month, we are still waiting for bank statements to post so the financial report for November can be finalized.

4. (Ralph Van Paepegem) Architectural Committee Report 9:13

- Nothing submitted, no plans.

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PUBLIC COMMENT

Members wishing to comment on any agenda items may sign up at the meeting. Each speaker will be allotted 5 minutes for their comments.

Cindy Thompson– Belinda, you were going to place my response to Scott Anglim’s letter in the minutes and I didn’t see that. Belinda noted she has not received it and stated once received, it will be added to the October minutes. Belinda requested they be resent and asked if Cindy sent them to her personal email, Cindy said probably. It was restated that Cindy will resend her response and Belinda will add those to the October meeting as an attachment.

Cindy Thompson also made the announcement that a former resident of our association, Al Webster, passed away.

Ralph asked if anyone talked to the new neighbors that bought Fry’s old house to see if they want to chip in on snow removal. Bill responded not that he is aware of but since you are a good ambassador, Ralph, maybe you could do that. Ralph agreed to be that person. Bob suggested that when Ralph talked to them to suggest they keep their trash can on their side of the gate that is a pet peeve of many that they leave it out. Bill also asked that Ralph inquire to see if they have documentation of an easement to use the road. Ralph said he would be surprised if there was one, he believes there was an agreement between Fry and Larry Hellhake but would discuss this with the new owners of that property.

Dale Bentley asked if the road the medical clinic put in is intended to be an emergency exit and if are they putting up a sign. Bob responded, they will be putting up a sign and the long-term goal is this would be a safer entrance and exit. The idea is that this would be less steep than the entrance to Hwy 17. This turned out much steeper than originally anticipated and he is not sure what Dr. Mike is planning, but can talk to him. Dale Bentley said Randy Wade is the one who built the road, he was going to run the road out further so it wouldn’t be so steep Cindy mention that she talked to Dr. Mike and his plan is to make that an exit only. Clients will enter on 17 and exit on Blue Shadow.

ADJOURNMENT OF GENERAL MEETING 9:21