

MINUTES FOR MSHOA BOARD MEETING
VIRTUAL ZOOM MEETING
January 5, 2022 at 9:00 AM – 10:00 AM

Date/Time: January 5, 2022 9:01 – 9:24am

Location: Virtual

Meeting called by: Regular Monthly Meeting

Board Members in attendance:

Bill Klevenberg – President

Scott Anglim – Vice President

Bob Hammond – Board Member & Water Committee Liaison

Ralph Van Paepeghem – Board Member and ACC Liaison

Belinda Pond – Secretary/Treasurer

Community Members in attendance: Lance Price, Debra Bowersox, Joe Hofstra, Bob Seal, Catherine Paczocha, Dale Bentley, Chris Paczocha

Meeting Called to Order – 9:00 (Bill)

Approval of November Minutes - Bill noted November meeting minutes were approved via email. For formality, a motion was made for approval. Belinda motioned to approve; Bill seconded the motion. All members of the board voted to approve.

Approval of Agenda – Bill reviewed the agenda noting it is a short list for this month’s meeting.

NEW BUSINESS:

1. Road plowing plan – Bill discussed the inconsistency of plowing and that there have been times when side roads were not done or done at a later time. It would be good to get an understanding from Shepherd how they are laying out the plowing plan for the neighborhood.
 - a. Belinda reiterated there are times the side streets like the one she lives on are not done at all. We need to clarify with Shepherd that all roads need to be done. Belinda also noted there have been concerns about sanding.
 - b. Ralph VP stated: Paul Shepherd is not in the sanding business. We are going to have to take care of this ourselves, he has buckets he will to loan people and they can go get sand from the county for free and take care of a bad corner or spot when needed.
 - c. Bill stated we had Shepherd come in and do sanding on our driveway last year before we had it paved. If he still has the same sanding unit, we can have him sand the road in spots that are sketchy.

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- d. Scott Anglim mention he has been to the yard to get sand and that is a good solution for a driveway, but for the corners of the road, it's not an option to use buckets.
- e. Bill reiterated we will talk to Shepherd and if he has the same sanding unit then we can get him to take care of the sketchy sections of the road.
- f. Belinda asked Bill if he is willing to be the one to talk to Shepherd and he agreed.
- g. Bill said we need to stay in contact or email to make sure corners and sections of the road are taken care of.
 - i. Belinda noted: there was a slide on Sunday on the hairpin corner of Blue Shadow near Banks Lowman Road.
 - ii. Bob stated all-wheel drive and 4-wheel drive with OEM tires are not going to work, people need take responsibility to be equipped with the right equipment for traveling in the snow.

UPDATE ON CONTINUING BUSINESS:

- (Belinda Pond) Financial Report
 - a. Invoices for the 2022 annual dues went out on December 16 and are due January 15. Several people paid their dues before the end of the year. Those payments are reflected on the monthly Profit and Loss statement under the income budget for Operations and the budget for Road Maintenance. Due to the sale of some properties and the new owners electing to pay off the rest of the road assessment, there is an increase to the special assessment column of \$13,185.78.
 - b. Bill noted that the loan payments were re-amortized for the quarter beginning January 2022 which resulted in a reduced monthly payment. We will apply the payments that have been made to the road assessment to the loan. This will cause another re-amortization of the payment at the end of the first quarter.
- (Ralph Van Paepegem) Architectural Committee Report
 - a. Nothing new; Bowersox are working on their deck, Seaton has his building built and looks good, Casey has his enclosed, everything is all done except Hilligas, he is left out in the snow.

PUBLIC COMMENT

- Bob Seal stated he thinks Shepherd does a great job. He always clears a path to his drive making it easy for him. Stated we shouldn't manage Shepherd but just let him do his job because he does it well. Bill thanked Bob S for

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his opinion and said he agrees the Shepherds do a great job. Also, keep in mind, we need to consider the concerns of all the community.

- Dale Bentley mentioned Paul Shepherd came by delivering invoices to individuals and said he was planning on sanding today (Wednesday, January 5th) but with the storm I am not sure if he is still planning to do that.
- Dale also noted that his neighbor Sean Driskoll rents his cabin out as an Air bnb and suggested we send a notice out to those who do this to advise their renters of the conditions of the road. There was a slide on Sunday (January 2nd) right there by Driskoll's renters.
- Bob H interjected they spent half of Sunday helping two vehicles that shouldn't have been on the road in the first place get unstuck.
- There was a consensus on the call (no official motion made) that Property owners who rent cabins need to advise renters of the road conditions and to slow down.
- It was then stated that everyone needs to caution guest as they come to visit.

ADJOURNMENT OF GENERAL MEETING 9:24