

**MINUTES FOR MSHOA BOARD MEETING
VIRTUAL ZOOM MEETING
February 2, 2022 at 9:00AM – 10:00 AM**

Date/Time: February 2, 2022 9:01 – 9:21am

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:

Daniel & Drew Menkhaus, Dale Bentley, Joe Hofstra, Lance Price, Kevin Coldani, Bob Seal, Debbie Bowersox, Shannon Klevenberg

Meeting called to order – 9:01

Bill stated that the minutes for the January meeting were approved via email and are posted on the HOA website.

Bill motioned to approved the agenda for today's meeting, Belinda 2nd – agenda was approved by the board.

New Business:

1. Procedure for requesting road sanding
 - a. Bill stated it is in the contract with Shepard that sanding is done on an as needed basis. Since Shepard is not one to push his services, we will need to request sanding when needed.
 - b. Scott Anglim mentioned that they are having to meet the UPS truck which isn't able to make it up their hill due to ice and they are having to meet them just below their house.
 - c. Bill stated on that same note, he and Shannon have purchased a tow behind spreader and propose the HOA purchase about 1000 lbs of magnesium chloride and hit all the hills, corners and icy sections of the road to start eating away at the build up of ice. He also noted that the sand which Shepard uses from the entry of Pine Grove does not have the mix of ice melting agent in it. Bill proposed that for a few hundred dollars we can spread the magnesium chloride. He also mentioned that Scott Anglim volunteered his time to help with spreading which Bill appreciated as he is volunteering his time and equipment.
 - d. Ralph Van Paepeghem asked how much is rock salt and how bad is it?
 - e. Bill responded that everything he has read about rock salt is bad and is best to stay away from it. It will eat away at the road and cars.
 - f. Scott Anglim mentioned he has done his own research on rock salt based on the road by his house and driveway. And have also found it is bad for vehicles and road and best to just stay away from it.

**MINUTES FOR MSHOA BOARD MEETING
VIRTUAL ZOOM MEETING
February 2, 2022 at 9:00AM – 10:00 AM**

- g. Belinda said it sounds like it is worth a first shot, I am not sure in these cold temperatures how much it will do its job. Bill noted it is rated down sub-zero temperatures and being effective.
- h. Bob Hammond mentioned the problem he sees is that it will start to melt and then we get another snow and having to do it all over again. Bill said yes and no then explained, based on his experience with his driveway once the magnesium chloride has melted the ice it will leave somewhat of a protective barrier on the road (if it even will melt all the way thru, since the ice so pretty thick in a lot of spots.). So, when the next snow comes, it will proactively start to melt the snow. That's not to say we won't have to do another application of magnesium chloride to the problem areas this season.
- i. Bob said he thinks it is worth the effort to try and get rid of the ice. Belinda agrees and moves that we give the magnesium chloride a try. Motion was passed. Bill again thanks Scott Anglim for donating his time. Lance Price mentioned he didn't want it to be all on them to spread the ice melt and volunteered to help as well.

Update on Continuing Business: 9:13

- 2. **Financial Report: - Belinda** (Balance Sheet and Profit and Loss statements were displayed on the Zoom meeting screen.)
 - a. Belinda reported that the big increase in the primary checking account is due to members paying their annual dues. These dues are then allocated between the operations, road maintenance and water system budgets. Any members whose dues are not received by February 15 will receive a reminder notice. She encouraged any who have not yet paid to do so.
 - b. Bill noted some members have paid off their special assessment and we will have another lump sum payment to the loan and re-amortization which will reduce the payment.
 - c. Bob Hammond requested that we send out receipt of payments via email. Shannon Klevenberg volunteered to look at the feasibility of this.
- 3. **Architectural Committee Report: 9:18**
 - a. Ralph noted there really isn't anything new, he mentioned Mike Hilligas has sheeting on the roof and some windows in, so I am sure he is glad to be partially enclosed.

Public Comment: 9:19

- Dale stated he is glad we are going to do something about the ice because the corner just below his house is super slick.

Adjournment of General Meeting: 9:21