

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

Date/Time: March 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:

Shannon Klevenberg, Lance Price, Bob Seal, Dale Bentley, Debra Bowersox, Joe Hofstra, Cindy Thompson, Robert Baker

Meeting Called to Order by Bill Klevenberg at 9:00am

Bill noted the February minutes were approved via email and posted to the community website.

Today's agenda is once again short and has been pre-approved by the board.

NEW BUSINESS:

1. Roads: Bill reported that he, his wife, Shannon and Scott Anglim applied 1100 lbs. of magnesium chloride to the roads the 1st weekend after the last meeting. He noted that there were areas it helped like the ice patch after the hairpin turn at the entrance of the neighborhood. Specifically, areas that are higher traffic did better than lower traffic areas. Scott commented that UPS drivers are getting up the hill for deliveries which is an improvement. While Belinda noted that it did not do much for the ice patch on Fairmeadow where there is low traffic.

- a. Bill asked Lance if there was improvement on his road (Summerwind). Lance responded, "Yeah, I think so, I was able to get in and out no problems" and thanked us for doing it.

Bill noted that we seem to be in a good spot for the year as we roll into spring.

2. Belinda was happy to report that everyone's annual dues have been received.
3. Scott Anglim provided a Fire Safety reminder regarding chimney fires. They had a fire the Saturday prior to the meeting. He explained the importance of cleaning the chimney every year and noted that both the Chimney Sweep company and the fire department recommend chimneys are cleaned twice a year for high use years.

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UPDATE ON CONTINUING BUSINESS:

1. Financial Report (Belinda Pond)

- a) One member paid off the road assessment when purchasing property and two other members paid off their assessments independent of a sale. That money was applied to the principal of the road assessment loan. Starting with the April 1 payment, the loan will be re-amortized due to the payment of principal. This will not change the payments of individual members who are utilizing the loan.
- b) Since everyone paid their annual dues, the profit and loss statement reflects increases in the operations, road maintenance and water system budgets.
- c) Lance asked, how we did on snow removal compared to last year. Bill responded, off the top of my head I believe we were in the \$11-12K range last year so over budget vs. this year we are at \$8,800 or under budget.
- d) Lance asked for the logic of not changing the interest amount or payment for individual members if we are paying down the Special Assessment loan, ie: spreading that around to the rest of the homeowners that are still paying the assessment. Bill explained that the amount being paid down is directly related to an individual member's payoff of their special assessment/portion of the loan, so the remaining amount on the loan represents those that are still doing the payment plan and does not change the interest rate or the payment amount for those still paying in installments.
- e) Cindy Thompson revisited a few questions. What was the total amount of the original loan? Answer: \$455K based on commitments at that time. There were many folks that paid upfront so in the fall we paid down just over \$100K which brought us to the \$360K's. We are now around \$290K (Important to note: these numbers were off the top of Bill's head as he did not have the data in front of him). Cindy asked what the interest rate is. Bill answered the interest rate has not changed. Cindy asked who is the bank. Belinda answered Northwest Bank and Bill noted that the bank has not changed.
- f) Bob Hammond asked about a question that was posed at the last monthly meeting: Can we send receipts to members after a payment is made? Belinda noted that Shannon had figured out the process of doing so and it was discussed with the finance manager, Cherry. Belinda noted that Cherry is worried about people being confused if they receive an email receipt that they will think it is something they owe and then we will get questions on that. Bob Hammond said, "I just think it is good business to get a confirmation that it is paid." Belinda asked what others attending the Zoom meeting thought of this. Bob Seal and Cindy Thompson would like a receipt. Lance said, "I am hesitant to vote for something that

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creates more work.” Belinda said she will suggest we send receipts at the next round of invoicing in July for the road assessment and see how it goes.

2. Architectural Committee Report (Ralph Van Paepeghem)

- a) Richard Pileggi is working on getting permits so they can start building when the snow melts. There were a few questions/issues but those have been resolved. He provided additional paperwork from the HOA website to Richard which has been sent back and everything is looking good.

PUBLIC COMMENT - 9:27

No additional comments or questions.

Bill adjourned the general meeting at 9:27am