

AGENDA FOR MSHOA BOARD MEETING  
VIRTUAL ZOOM MEETING  
May 4, 2022 at 9:00 AM – 10:00 AM

Meeting Called to Order – Bill Klevenberg (9:02)

Prior Approval of April Minutes – Bill Klevenberg noted that the minutes of the April meeting had been circulated and approved by the board. He also noted that Bob Seal had one concern about the minutes and this is being looked into.

Approval of Agenda – (Bill) Cindy Thompson interjected a question regarding the scheduling of regular BOD meetings. Bill replied that is on the agenda today. Cindy continued, asking if the agenda can be posted or sent out when the meeting notice is sent. Belinda replied thank you for the suggestion, noting that the agenda is frequently in flux until the day before the 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 Attendees:** Lance Price, Bob Seal, Cindy Thompson, Joe Hofstra, Debra and Randy Bowersox, Shannon Klevenberg

**NEW BUSINESS:**

1. Calendaring of regular BOD meetings (Bill): Answering Cindy's question about scheduling: Once the new members have been elected, we will make frequency and time changes to the meetings as the new board sees fit.
2. Water overage fee schedule (Bob Hammond): Bob noted we have an off-site water user that has plans that could tax our water system as well as a few residents who use well over the 300-gallon daily limit. Due to these circumstances, we have decided to modify the water fee schedule. This will cause a higher fee for those that are using the higher amounts of water. The fee schedule will be published to the website and the new rate will go into effect with the next meter reading.
3. Meter reading will be soon (Ralph Van Paepeghem): Ralph mention that with the recent rains, we have water in the meter boxes. Once they drain out, the meters will be read, hopefully, in the next couple of weeks. Bob H. noted that meter reading will be the baseline start of using the new fee schedule.

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4. Measuring well #2 (Bob): At Bob Seal's suggestion, Bob Hammond gathered information on purchasing equipment to monitor the water depth of Well 2. For the basic hardware, which is a string and measuring tape, the cost is \$450 to \$600. For the electronic hardware we are looking at several thousand dollars. Bob H also noted that if this had been from the beginning it would make sense to do. Currently, the board believes that benefits and value are questionable.
  
5. Meeting with DEQ regarding wells (Ralph): Ralph noted that he and George Simpson (our water master) met with DEQ. They inspected each well house. There was one screen off, which was subsequently replaced. There was a drip on well two which was caused by a leaky seal on the valve which Ralph repaired. There is no longer a drip, everything was checked off and we are in good shape. Bob mentioned this is something that DEQ does every 5 years.
  
6. Annual meeting June 4, 11am, Weilmunster Park (Belinda): Belinda noted we are comfortable with having a meal at the HOA meeting allowing more socialization. The Board/HOA will provide the main dish and we will be asking members to provide sides and dessert. There will be an email to follow regarding this. Belinda also noted that we will start the meeting with the business portion then move to the meal. (This may be changed.) There will be two board positions open, which are currently held by Bob Hammond and Ralph Van Paepeghem. There are four ACC open positions as this is a one-year position. Bob said we should check the CC&R's, thinking it states that there should be a minimum of 3 ACC members. Belinda noted that is a good point and we will check that.  
  
Belinda also noted to let her know by June 1 if you want to be on the ballot and for which position. There will also be an email sent to the community in the next couple weeks.

**UPDATE ON CONTINUING BUSINESS:**

- (Belinda Pond) Financial Report: Belinda went over the financial report, noting that both state and federal taxes have been paid. Other than that, nothing new to point out.

**PUBLIC COMMENT**

Bob Seal mentioned that when we did work on Well 2, we spent a lot of money to put a tube in to measure the depth. He stated his opinion that well 2 is under producing by 25% and is cavitating. He thinks we should measure the depth a couple times a year.

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Cindy Thompson asked if the off-site user referenced is Phase 4 because that is the only one she could think of. Multiple board members replied that there are 4 offsite water users: The Clinic, Steve Semmels, Randy Wade and the Fire District. Semmels is the one of concern. Phase 4 is not receiving any water.

Lance Price asked if this is a good time to talk about the change to the CC&R's. Belinda asked if he received the email asking that one person be appointed to speak on behalf of the change. She stated that this matter is on the annual meeting agenda. Lance replied he had gotten the email and continued that it is a change to Section 5.3 changing it from a simple majority to 2/3<sup>rd</sup> for special assessments only. Lance also wanted to thank Cherry Van Cour and Stacy Perryman for calculating the taxes.

Joe Hofstra had concerns that in raising the overage fees for water, some off-site users may not want that money to be used for anything other than water. He asked if perhaps having a separate bank account that holds just water money would be prudent. It was explained that money received from the off-site users is allocated to the water budget. It was further explained that the board has the option in the future to reallocate some of those if necessary. Initially, the funds are allocated to water and it seems unlikely that we would need to reallocate because the roads are in good shape and the water system is the current number one priority.

ADJOURNMENT OF GENERAL MEETING (9:35am)