

## **MOUNTAIN SHADOWS HOA ANNUAL MEETING MINUTES**

**Date/Time:** June 4, 2022/ 11AM-12PM

**Location:** Weilmunster Park Pavilion

### **Board Members Present:**

Bill Klevenberg, President

Scott Anglim, Vice President

Belinda Pond, Secretary/Treasure

Ralph van Paepeghem, ACC Liaison

Annual meeting was opened by Bill Klevenberg at 11:05 AM

- **Bill Klevenberg Welcome and introduction of Board Members**  
Bill welcomed everyone for coming and introduced the board members
- **Bill Klevenberg- Special thanks to Bob Hammond**  
Although board member Bob Hammond was not present, Bill thanked him for his many years of service to the Mountain Shadows community.

### **New Business**

- **Belinda Pond-Approval of 2021 Minutes**  
Minutes from the May 29, 2021 annual meeting were approved.
- **Bill Klevenberg Introduction and Welcome of New HOA Members**  
Bill welcomed the new members of the MS community and asked them to identify themselves if they were present. They are Dan & Drew Menkhous, Mike & Tanja Ferguson, Bill and Mariana Roberts, Christopher & Catherine Paczocha, and Jim & Dawna Giem.
- **Belinda Pond-Financial Report 2021-2022 and Budget 2022-2023**  
Copies of the following documents were distributed to the members to review: Budget vs. Actuals for 2020-2021 & 2021-2022, Proposed 2022-2023 Budget, Profit & Loss, Balance Sheet of Bank Accounts, Transactions for the Special Assessment Loan.

Belinda mentioned these line items: The Operations Income for the previous year was well above budget (transfer fees) because more lots/homes were sold than anticipated. Federal and state taxes were more than budget due to increased transfer fees and water overages. The increase in taxes will be reflected in the budget for the upcoming year. Under Expenses, the legal fees were less than anticipated because there were no issues with Phase 4 development. Charges for QuickBooks were more than budgeted because of the transition to online QuickBooks. This increase will be reflected in next year's budget.

Regarding the 2022-2023 Budget, Belinda pointed out that the membership dues received are split three ways; for operations, road maintenance and the water system. So, there are three entries for Membership Dues under income. Next year's budget anticipates a surplus of \$9,695. She asked for questions or comments regarding next year's budget.

## MSHOA Annual Meeting Minutes 06/4/2022

For the P&L statement, Belinda noted that \$10,000 was transferred from the water system income to the road maintenance budget. This allocation transfer was approved by the previous board, but entered in QuickBooks during the 2021-2022 budget year.

The Balance Sheet of accounts was reviewed and no one had questions or comments. For the page detailing transactions for the Special Assessment Loan, it was noted that so many homeowners paid off their assessment initially, that there was a surplus after the road work was completed. Therefore, just over \$103,000 was removed from the principal of the loan so that there would be no interest expense for that portion.

- **Belinda Pond- Reminder of Special Assessment Payment**

Belinda reminded the community that the next invoices for those using the loan for the special assessment regarding roads will be going out in July.

- **Bill Klevenberg—Thank you to volunteers.**

Bill noted that the back page of the agenda had a list of volunteers who helped with today's meeting and with the ongoing operations of the subdivision. The volunteers are as follows: Water Committee: Bob Seal, Ray VanCour, Tony Rangus, Joe Hofstra, Darryl Denny, Dale Bentley, Lance Price, Michael Hilligas, Mike Ferguson, & Randy Bowersox; Bookkeeping: Cherry VanCour; Tax Preparation: Cherry VanCour & Stacy Perryman; Vote Counters: Billie DaVolt, Kay Baker & Linda Ruppel; Annual Meeting Note Taker: Barb Tumanjan; Food Prep & Set-up: Shannon Klevenberg & Donna Anglim; Check-in & Ballot Prep: Ellen Bush & Janet Hofstra; Meter Reading: Darryl & Linda Denney and Ralph Van Paepeghem; Weed Eating & Entrance Maintenance: Tom Borda; Weed Spraying: Don Hedges; and Website Hosting: Lance Price. Bill made special note of Don Hedges who does the weed spraying along the road and doesn't ask for reimbursement for materials he uses.

- **Bill Klevenberg-Neighborhood Safety and Traffic Control**

Bill reminded everyone that even though our roads in Mountain Shadows are private, the same safety rules from city/county roads apply to our roads, specifically underage driving and riding in ATVs without helmets. We should also encourage our visitors to follow these rules as well. Ralph Van Paepeghem said that two concrete blocks and a chain will be added to the top of the Shadow Ridge cul-de-sac to discourage people from going into Phase 4.

- **Lance Price—Introduction of Proposed CC&R Revision**

Lance Price introduced a proposed revision to Section 5.3 of the CC&Rs concerning special assessments. He said there is a real concern that special assessment costs could be significant. He proposes an amendment that voting on assessments would be changed from a simple majority for approval to a 2/3 majority. Bill Klevenberg asked for discussion. Ralph Pond responded that he didn't think that a minority (34%) should dictate what the majority wants. He encouraged everyone to vote "no" on the amendment. Lance disagreed that said that the minority wouldn't dictate the group.

**An e-mail ballot will be sent out to all lot/homeowners to vote on the amendment.**

- **Bill Klevenberg—Introduction of Members running for Board & ACC**

Bill introduced members who are running for positions and gave them a chance to introduce themselves. For the Board, Mike Ferguson said that he and Tanja have lived in Mountain Shadows for 9 months and would like to give back to the community. Randy Bowersox

## MSHOA Annual Meeting Minutes 06/4/2022

introduced himself as a former fire fighter and agriculturist. He has had extensive experience with water systems and pumps. He feels like he has something to offer the HOA.

For the ACC, Dale Bentley said he would like to be on the committee. Ralph Van Paepeghem said he has been on the ACC committee for 18 years and he wants to help people when they are building. Ralph Pond was also on the ballot for the ACC.

- **Bill Klevenberg—Call for nominations from the floor**

There were no nominations from the floor.

- **Bill Klevenberg—Election of Officers and Architectural Control Committee**

Ellen Bush said that we have 59 lots/homeowners present which provided a quorum for voting. Ballots were cast and given to the vote counters.

- **Ralph van Paepeghem and Bill Klevenberg—Report of Water System Advisory Committee and DEQ Report**

Ralph reported that DEQ examines the water system thoroughly every 5 years. Ralph received the detailed report and there were only a few minor issues that were easy to repair and the repairs have been completed. There was a screen off one of the drains, a drip, and a piece of PVC for testing needed adjusting. Last August, when water demand was high, the water committee put the well thru a stress test and they both performed well. Ralph reported that either well will provide more water than the subdivision needs at this time.

- **Bill Klevenberg—Water Master report**

George Simpson, Water Master was not at the meeting. Bill said he will follow up with George and post the report on the Mountain Shadows website.

- **Ralph van Paepeghem—Report on Architectural Control Committee**

Ralph reported that there are several new homes being built and a few shops. Everything looks fine right now. Due to all the spring rain, mud is a big issue.

- **Bill Klevenberg—Election Results**

Bill congratulated everyone on the ballot. Mike Ferguson and Randy Bowersox will be added to the Mountain Shadows Board. Dale Bentley, Ralph Pond and Ralph Van Paepeghem will be on the Architectural Control Committee. Debbie Bowersox added that we need to thank the board members for the time they volunteer to help the subdivision.

- **Final Q & A**

Cindy Thompson asked about the leftover \$10,000 from the road repaving and where it would go. Bill responded that it would stay in the road budget. Cindy also asked about another \$10,000 that was transferred. Bill responded that it was an internal allocation from a previous year's snow removal initiated by the previous board, but logged during the current fiscal year.

Cindy also asked if the board would consider changing the time of the board meetings to evenings so that more people (especially those employed) could attend. The current time of the monthly meeting is at 9 AM on Wednesdays. Bill said that the new board will discuss it once they have new members.

## MSHOA Annual Meeting Minutes 06/4/2022

Ellen Bush asked a question on behalf of members who couldn't be present at today's meeting. They were wondering if there were written rules to regulate whether homeowners could rent their homes out. She said the issue came up a couple of years ago but that the board had more pressing matters to deal with at that time and tabled the issue. Bill said that the board will look into it. Ralph Pond responded that Idaho law states that you can't prevent homeowners from renting out their home.

Dale Bentley wants to see if the water feature at the entrance of the subdivision could be fixed so that it operates during the summer. Ralph Van Paepeghem responded that there is a pump and that he will show Dale how it works. Ralph also added that it was a pain and that the water leaks out of the rocks. Dale said he would still like to pursue it. It was suggested that a new pond bladder would fix the issue.

Lance Price manages the Mountain Shadows website. He was wondering if he could add a discussion group feature so that we have a platform for debate. Debbie Bowersox asked who would moderate the discussion group to prevent mean comments.

- **Bill Klevenberg—Adjournment and lunch**

Meeting was adjourned at 11:56.