

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES

Date/Time: February 3, 2021 / 9:00-10:00 AM

Location: Virtual

Meeting called by: Alan Seeger

Board Members present:

Alan Seeger – President

Bob Hammond – Vice President

Ellen Bush – Secretary/Treasurer

Bill Klevenberg – Director

Board Member absent: Thor Oden – Director

HOA Members present: Bob Seal, Scott & Donna Anglim, Keith Fletcher, Ralph Van Paeppegem, Michael Hilligas, Rich Ray, Stacy Perryman, Joe Hofstra, Robert Baker.

Meeting Called to Order at 9:02 am by Alan Seeger. Alan welcomed Bill Klevenberg, new Board member, who was appointed by the Board at the 1/6/21 Executive Meeting to fill the term vacated by resignation of Don Thompson.

Approval of Minutes: Bob moved to approve Minutes from 1/6/21. Alan-second. Approved-unanimously.

Approval of Agenda: Alan declared approved.

NEW BUSINESS:

1. (Alan) Email Addresses:

Alan verified preferences of Board members regarding use of personal or HOA email. Alan and Ellen will continue with HOA email. Bob and Bill prefer to stay with personal email address.

2. (Bob) Member Directory; Social Media:

a) Member Directory:

Bob moved to publish a HOA Directory for all Members that includes Member's phone number(s), email(s) and mailing address. Any Member can opt-out if they don't want their personal information published. If a Member opts-out, the Member's name and lot number will be published. Bill-second. Approved-unanimously.

b) Social Media:

Bob reminded the Board that in 2015 Bob Seal created a private group in Facebook called 'Mountain Shadows Home Owners Association' for MSHOA Members. Many in attendance were not aware of this private group. Bob Seal has been and will continue to be the administrator.

Bob moved that the Facebook information be listed on the website. Bill-second. Approved-unanimously.

An email to the Membership will be sent out to explain both Member Directory and Social Media processes.

OLD BUSINESS:

3. (Ellen) Financial Report:

Ellen explained the 6 monthly reports – Financial Report, Budget Overview, Balance/Allocation Report, Aprvd vs Actual by Job Report, Job Status Report and Vol Time by Job Report.

Ellen noted there are currently ten members outstanding on Annual Dues payments. Ellen will follow up with reminders to those Members.

Ellen noted that the final payment has gone out (2/1/21 as scheduled) to Steele Paving and will show within the February reporting period.

4. (Bob) Budget Policy “press release”:

Bob moved to include explanation of Budget Policy in email going to HOA members. Ellen-second. Approved-unanimously.

5. (Bill) Implementation of Budget Policy:

Ellen presented background on the work of the Financial Health Analysis Committee. Ellen noted the Budget Policy came out of this work, largely drafted by Bob H. Bill noted the Policy will provide a framework for handling expenses.

Members were invited to comment/ask questions:

- a) The Budget Policy is overdue.
- b) Reserves of 1.5 times of budget? Yes.
- c) How to handle unexpected expenses after budget set. Policy provides procedures.
- d) Road repairs. Policy addresses special assessments.
- e) Requires vote of HOA per CCRs.
- f) Fee for new build? No. Not equitable to add.
- g) Ellen asked about planned road repair implementation. Bob reported Ralph is working on data gathering and bids. Ralph noted that April-May indicated for Statement of work and bids. Bob noted that Thor will continue on project. Bob reviewed steps: Statement of Scope of Work, Bids, Budget of total, Submit to members, Get work done.

6. (Bill) Use of budget policy to respond to questions:

Not discussed.

7. (Ellen) Finalize Financial Health Committee work:

Ellen reported she will thank the Committee volunteers and report on Budget Policy status as approved and to be implemented.

8. (Alan) Architectural Committee Report:

Alan reported that Construction Plans had been received and approved by the ACC for Michael and Terri Hilligas.

9. Update on Current Action Items:

a) (Alan) Report on Planning and Zoning Hearing for Craig Creek Cottages:

Alan reported that MSHOA's reply made it clear that MSHOA cannot provide any water for this project. Nonetheless, the Commission approved the project. Ellen noted the MSHOA response is included in Meeting Minutes from 1/6/21, posted on the MSHOA website.

b) Invoices from Gem Pump and Castle Mountain Homes (CMH):

Ellen noted receipt of invoice from Gem Pump. Bob stated this was from the Swab Job for Well House 2 (A2020-WH2 Vibration/Swab).

Ellen moved to pay Gem Pump invoice. Alan-second. Approved-unanimously.

Bill noted receipt of invoice from CMH for work on Well House 2's building after a tree fell on it (Job O2020-WH2 Bldg Repair Fallen Tree). Bill will give invoice to Cherry. Bob noted he needed to verify repair completion before remitting payment.

PUBLIC COMMENT:

Michael Hilligas: stated that they are looking forward to coming to Garden Valley this summer and meeting everyone.

Ellen thanked all the members for their attendance. Alan agreed and noted that meetings will continue to be held virtually.

MEETING ADJOURNED at 10:00 AM.