

MOUNTAIN SHADOWS HOA BOARD MEETING MINUTES

Date/Time: May 5, 2021/9:00 am – 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

Thor Oden, Director-absent.

HOA Members present: Joe Hofstra, Scott Anglim, Lance Price, Linda Ruppel, Al Webster, Dale Bentley, Darry Denny, Jamie Seeger (notetaker).

Meeting Called to Order at 9:00 am by Alan Seeger.

Approval of Minutes- Alan noted Minutes had been approved prior via email.

Approval of Agenda – Alan noted Agenda had been approved prior via email.

NEW BUSINESS: (9:05-9:15)

(Bob) Water Committee update and recommendations

- Bob reported that the Water Committee met and discussed ways to complete the installation of the new flow meters at the wells. Unfortunately the spools that Tony Rangus had made will not fit due to alignment issues. The new approach is to install components and weld the spool in place to avoid the issues Tony encountered. Parts about \$350. Clay Young welding estimate of \$650. Board approved \$1,000.

OLD BUSINESS: (9:15-10:00)

1. (Ellen) Financial Report

Ellen presented the reports:

Financial Report-Ellen noted Federal Tax expense. The IRS requires the HOA to pay approximately 30% tax on all non-exempt income. Off - site water users are not exempt as they not members of HOA. Ellen noted maintenance expense in relation to Job Status assignment. Bob stated this repair was not part of the Well house Job, fits in Internal Pre-approved account. Ellen noted Balance/Allocation Report, Budget Overview, and Approved Amount vs Actual by Job with no comment.

Ellen presented Volunteer Time by Job Detail, noting the importance of volunteer hours for community engagement and financial savings. Bob stated he has not turned in hours. Ellen noted the importance of turning in hours. Ellen stated she had forgotten to add a Job for Bob Baker meter that Bob had brought to the attention of the Board at the April meeting. Bob moved to approve the financial report. Bill second. Approved unanimously.

2. (Alan) Architectural Committee Report

Alan stated building projects are falling off due to high cost and lack of materials. Alan stated that Dean Lange (Lot 65) has lost his builder and crew. Dean requested that he go ahead with putting in his driveway so he can use his lot for camping. Alan cited CCRs with 14-day limit. Alan further stated that plans for all buildings be submitted together and that the one-year build limit starts when outbuilding goes up. Joe Hofstra noted that he had submitted plans for an outbuilding to Belinda Pond, ACC member.

3. Update on Current Action Items

- (Ellen) Annual Meeting planning

Ellen reported that the first of three emails had been sent to the membership. Second message with Proxy will be sent on May 12 as indicated on the Annual Meeting preparation spreadsheet. To date 3 names have been submitted for ACC and no nominees for the BOD. Small planning group visited the Pavilion to scope out logistics. Members will be encouraged to bring their own chairs. Bob asked about voting possibility on Zoom. Bill stated Private Chat message a possibility. Bob noted need to document. Alan spoke about need for new ideas on the Board and urged members to consider serving or motivating others to serve.

- (Thor and Ralph) Update on Written Scope of Work for road repair-No report

- (Bill) Additional road Information and Bid option

Bill spoke to the recommendation for asphalt for long term solution. Secured solid bid from Slender Paving. Has shared with Thor. Will send to the Board.

- (Bob) Update on Diocese

Bob reviewed recent meetings with Larry Hellhake Bob had presented a Draft Amendment to the MSD Amendment. Subsequently Larry met with Boshop Peter. Seems that currently the Diocese is in a holding pattern on Garden Valley retreat center. Bishop has other construction projects underway in Boise. Bob further noted the Diocese property entrance has been cleaned up. Ellen thanked Bob for all his work on negotiations with the Diocese. Bob stated he will collate all recent pertinent documents and communication for archival purposes for future reference.

- (Alan) Fire Exercise

Alan reviewed the earlier announcement that the County wide Fire Exercise will take place on May 15, 2021. Mountain Shadows will be one of the sites. Ellen noted that the information was included in the recent email to the members.

- (Ellen) Update on meter reading

Ellen reported the good news that Darryl and Linda Denny have agreed to continue with meter reading and data tracking.

PUBLIC COMMENT

Lance Price noted Right Networks could also be an option for the Quickbooks program management. Bill explained that Cloud option will work better for HOA.

Dale asked for review of well House project. Bob reviewed report.

Scott asked if Alan had received ACC submission from Mike Hillegas.

Ellen noted that ACC members need to submit their names if they want to continue serving. Term is one year.

MEETING ADJOURNED at 9:50 AM.