

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
17 February 2018

Board Members Present; Celia Hart – President
Ron Zahoryin – VP and Secretary
Dick Ressler - Treasurer
Frank Krall – Buildings via Telecom
Kinga Marcinkowski – Pools
Kenneth Mardian - Landscape
Bob Stolhand - Streets
Ed Maiuro - Landscaping
Scott Saunders - Security

Also Present: JoAnn Williams – Office Manager

The meeting was called to order in the onsite office

1. Home Owner Forum:
None Present
2. Approval of Minutes:
Approval as amended, the 09 December 2017 meeting minutes.
Celia Hart motioned to approve the minutes Dick Ressler 2nd, motion passed.
3. Treasurers Financial Report provided by Dick Ressler.
4. Committee Reports:
All Committee reports were presented.

Tamarisk Trees:

Ron Zahoryin provided an update on a recent email from the Mayor's office in reference to the Tamarisk Trees. The board has agreed that our position going forward, now that the tree removal decision has been made, is to advocate for all the trees to be removed or none at all. In addition, all stake holders, The MS community, the Golf Course and Crossley residents, should all be involved in the replacement landscaping plan that should happen by year end. The motion was made by Ron Zahoryin and 2nd by Celia Hart, and passed unanimously.

5. Old Business:
 - A. Legal Update-Seminar - Ken Mardian and JoAnn provided a summary of the seminar.
New laws/regulations for solar systems were discussed.
 - B. Governing Documents
Motion to approve the restated By-Laws to be mailed to the members at the end of February, pending resolution of section 8.1 question posed by Scott Saunders within 1 week of meeting.
Ron Zahoryin motioned to approve, 2nd by Bob Stolhand, motion passed unanimously.
 - C. 6037 Arroyo Sewer Estimate
A bid was presented from Vista Mirage Homes for \$6,800.
Bob Stolhand motioned to approve, 2nd by Bob Stolhand, motion passed unanimously.
 - D. Tree Trimming Invoice
Defer bid for further research by landscape committee and direct William to resolve minor issues.
 - E. Calendar of Events Review accomplished

6. New Business:

A. Liens and Foreclosures-no action

B. Board Member responsibilities – open discussion lead by Celia Hart.

C. Broken Window Responsibilities;

The interim policy decision from 2015 was discussed and rescinded.

Based on current policy

Ken Motioned to reimburse an owner \$100 for a broken window issue, Dick Ressler 2nd, motion passed.

D. Signs around property.

Celia requested the Board approve, update, replace or remove as necessary signs around the property.

Ron Zahoryin motioned to approve, Frank Krall 2nd, motion passed.

E. Motorhomes-discussion – no action taken

F. Fountain- Replacement Pump required.

Kinga Marcinkowski made a motion to procure a new pump for \$103.00 direct from vendor,

Ron Zahoryin 2nd motion carried.

G. Golf Carts – Ron will report back to board with repair/replacement costs of Williams’s golf cart.

H. Paint Repairs warranty follow-up – Walkthrough scheduled with vendor.

I. Reserve Study/Budget Preparation

Ron Zahoryin provided a review of the reserve status and low level of funding.

J. Annual Newsletter was discussed.

The meeting was adjourned at 12 noon.

Minutes Approved:

President

Secretary