

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 02/24/2022 | 11:00 AM | LOCATION: MSLA Pavilion

Meeting called by Scheduled Meeting
Type of meeting General Meeting
Facilitator Matthew Rivera
Note taker Oscar Moreno

Board Members Present

Matthew Rivera Site 8
Holly Morgan Sites 119/121
~~Donald Meza~~ Site 205
~~Barbara Perretti~~ Site 184/185
Candi Erickson Site 145
Oscar Moreno Site 124
Julio Martinez Site 20
~~Hugo Rodriguez~~ Site 15

GENERAL MEMBER MEETING

Discussions:

- ◆ Meeting began at 11:05AM (five minutes behind schedule)
- ◆ Pledge of Allegiance
- ◆ Members were reminded to sign-in the attendance list and pick up a package with proposed rules, the schedule of violations and fines, and a magnetic card to enter the pavilion for those sites that don't have one.
- ◆ Secretary noted that there were enough site owners (47) attending to meet quorum requirements. The vice-president confirmed the count.
- ◆ Matthew Rivera, President of the Board, welcomed all members and asked the secretary to announce changes in the board of trustees and introduce new board members.
- ◆ The secretary announced Matthew Rivera as the new president after Jose Diaz departure, Holly Morgan as Vice-President, and the appointment of Maryelena Vargas as trustee in charge of the pool.
- ◆ The secretary called attention to the handout and asked members to review a new set of rules that protect the investment in the pavilion, pointing out that a fee of \$250.00 will be assessed for any damages to the furniture, kitchen, appliances, and walls. The fee will also include the price of replacement, repairs, and labor.

Handouts:

- ◆ An addendum to the rules already in place
- ◆ A printout of the schedule of fines and violations
- ◆ A printout of the latest Profit and Loss (P&L) statement from the accounting system

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Site Owner Questions/Discussions:

Question: Will children be allowed in the pavilion?

- Answer: Only in the game area. The adult lounge is off limits for children younger than 18 during the summer season (April through October). Children can come into the lounge and the kitchen during winter if they are with an adult. Site owners are responsible for any damage caused by their children or guests, and lots of cameras are in place to determine the cause of any damage. Members were encouraged to report any damage when they see it. The complaint form is available via the website and the information is strictly confidential.

Question: What does the rule about the septic tank mean?

- Answer: With a lot of expenses to clean out and repair our septic tanks expected, the board encouraged members to be more careful with what they dispose through their toilets. Tampons, diapers, paper towels and other items have been found in our pipes the repairs will be costly. If a clogged pipe repair is required at a site, the maintenance department will investigate what is clogging the system and if unauthorized items are found between the trailer and the street, the site member will be assessed a violation fee plus the cost of the repair.

Question: What if the damage is the result of another site or in the street?

- Answer: the site creating the problem will incur a fee if the clogged pipe reveals unauthorized objects between the trailer and the next site, or the trailer and the street.

Question: Is the pavilion open now?

- Answer: Yes, the pavilion, the kitchen and the laundry room is open and the maintenance department is working on opening the additional bathrooms C & D. Those bathrooms are expected to open by the end of the week.

Question: If you are open, where is the budget?

- Answer: keep in mind that the budget wasn't approved, and given the expenses expected, we will be holding off on unnecessary expenses. As the P&L indicated, we have money in the bank but we don't have a budget yet. The president of the past administration suggested we continue to operate with what we have: the old budget to make sure everyone knows the maintenance fee won't be changed. We will address the budget as the first order of business during the next general meeting.

Question: I am glad I have access to the P&L but I'd like to see a copy of the budget, one that includes variances to make sure we can forecast what we are going to be spending. Will that be available.

- Answer: You apparently have financial knowledge and we welcome your participation as a volunteer to help us with that type of budget. That is not the kind of budget we have seen in the past, but it does make sense and, as we indicated, we would love to have your help to

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put one together. Question for you: in all the years in this campground, how many times have you seen a P&L that shows actual expenditures and income?

Question: Is anything going to be done about violations? Site 3 has a smell that has been bothering the entire neighborhood for a long time. Is anything going to be done about it?

- Answer: Yes, we intend to address all violations, but we need your help. We have a complaint form on the website that should be downloaded and sent to the board to report any violation you see. We need your cooperation. Your personal information is confidential and won't be disclosed, but we need you provide that form to address the issue.

Question: this has been going on for years with site 3 and nothing has been done about it!

- Answer: again, we agree with you... but we need your cooperation. Please download the form and send it in. This board promises to address all issues reported in writing.

Question: I'd like to propose for the creation of a community garden. Would that be allowed if we have a few volunteers willing to participate?

- Answer: Absolutely. The more participation from our members the better it is for our community.

Note: the previous president intervened/interrupted several times with suggestions about the budget, including the use of the old budget with the maintenance fee unchanged from \$1775.00

ANNOUNCEMENTS:

- ◆ The website that should become the centerpiece for all announcements coming from the board.
- ◆ All the forms you need, including the complaint form and the one that needs to be provided if you intend to sell your site are available on the website. Please make sure you visit the website often for new announcements.

Secretary: Oscar Moreno

The contents herein represent the written notes and recollections of the MSLA Secretary and are intended to capture only the main points made in the meeting, they are not a verbatim transcript of the meeting. Any request for corrections should be provided to the MSLA Secretary within 7 days.

Distribution of minutes will be published, kept on file and available upon request.