

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 05/15/2022 | 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
~~Marielena Vargas~~ ~~Site 15~~

GENERAL MEMBER MEETING

Discussions:

- ◆ Meeting began at 11:00AM (five minutes behind schedule)
- ◆ Pledge of Allegiance
- ◆ Members were reminded to sign-in the attendance.
- ◆ Secretary noted that there were enough site owners attending to meet quorum requirements. The vice-president confirmed the count.
- ◆ Matthew Rivera, President of the Board, welcomed all members and asked everyone to please let the board complete the meeting agenda and hold off their questions until the end.
- ◆ The president then proceeded to conduct the meeting by first addressing the rumors about an increase in the maintenance fees. He urged everyone to stop listening to hear-say and come to the board if they had questions, especially regarding the issue of maintenance fees. Matthew then asked everyone to look at the proposed budget and highlighted the maintenance fee, which will remain the same for the current year.
- ◆ With the budget in mind, Matthew began to discuss the ongoing repairs to our sewer system, which will require a significant amount of funds. Thus far, the expected cost of repairs for the sewer line and the tanks by bathroom C will exceed \$10,000.00 due to the significant amount of damage found in the pipes running next to Cisco's site. As advised by Wingle, the pipes in that section of the campground aren't even sewer grade and had to be completely replace. That work was in progress and, due to weather issues and mistakes made during the excavation process, was taking longer than anticipated.
- ◆ Regarding the costly repairs, Matthew indicated they were the results of many years of neglect. In fact, the tanks have not been properly maintained since the creation of the campground and this board had to be addressed those issues.

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 05/15/2022 | 11:00 AM | LOCATION: MSLA Pavilion

- ◆ According to our accountant, MSLA should be saving about 10% of its annual revenue for anticipated repairs in the future. Things like roof replacements, sewer, water issues, etc. Unfortunately, those saving aren't taking place at that rate but until another decision is made, the yearly maintenance fee will be left as is without any increases.
- ◆ Matthew pointed to printout of the budget to make sure everyone knew where to find the maintenance fee unchanged. He then proceeded to mention the capping of water for sites with a balance. The decision to cap the water was made by the entire board, not Oscar, or Hugo or anyone else. Yet, one of our board members received a lengthy and threatening text message, and this morning, a threatening note left on his windshield. That is not acceptable and will be dealt with accordingly. Again, the decision to cap water was made by the board not a single person.
- ◆ The entire board and we expect to collect an additional \$100 every time the water is turned on for a site with a balance. With that said, he pointed to additional savings like the fact we are no longer paying for web services or the installation of cameras. The website was completely redone and is being donated by Oscar and his wife. Similarly, Hugo, Oscar and I installed all the cameras in the pavilion without incurring expenses for labor.
- ◆ Matthew again pointed to the budget and asked everyone to stop listening to rumors and come to the board if they had questions. Threatening messages or violence will not be tolerated.

Handouts:

- ◆ A copy of the proposed budget for 2022
- ◆ A copy of the Profit and Loss Statement

Site Owner Questions/Discussions:

Question: I understand that we are no longer paying someone's son to maintain the website, but why aren't you spending resources in communicating what everyone owes? I didn't know about the assessment. I found out this weekend because my water is off. Send an email at the very least.

- Answer: the assessment was agreed upon last year, and it was announced at one of the general meetings as well. The worst thing you can do is NOT attend general meeting to let your voice hear. You need to come and speak up. Ask questions and we will answer or find the answer. This board is trying to be completely transparent. Regarding the notices, they were mailed out and some people are saying they also received a notice of the assessment while others say they didn't know. Again, you have to attend these meetings. That said, we apologize if we turned off your water by mistake. We are reviewing the A/R report and making corrections.

Question: I heard that water was turned off by Oscar because, in his words "he hates Latinos and Blacks". The person that made that statement isn't here to say it but I am asking for him because I am concerned.

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 05/15/2022 | 11:00 AM | LOCATION: MSLA Pavilion

Answer: The decision to cap water off for those with a balance was made by the board, not by Oscar. In fact, Holly and I also went around to cap some sites, and Oscar offered to complete the task and he did it by himself.

After that comment, the secretary asked for permission to address all members regarding the accusation of racism.

“Anyone that knows me knows that I am 100% Hispanic and proud of it. I know the person that made the comment, and I am surprised to say the least. This person has met my family and even my daughters, and he knows two are married to Hispanics and one to an African American. Racism has never been part of our core values, and it will never be. The decision to cap the water was made by the board, not just me. I helped because maintenance is short-handed and couldn’t finish. In fact, the process was started by Hany in the maintenance department, and Matthew, Holly and I jumped in to help. I am baffled by the accusation of racism but there is nothing I can do to change that”

Question: I also want say something about Oscar, who waits for me to leave my site and then comes over to harass my wife when she’s alone because of loud music at 8:00PM. One time, after I had some fireworks by my site, he came to tell me that he was going to make sure I would leave the campground before he did, and I wasn’t doing anything wrong. Oscar has in fact been videotaping events at my site. I don’t know why. I think he is in love with me or something.

No one in the board, not even the accused (the secretary), felt that comment was worthy of an answer.

Note: the comments made by Mr. Valencia, site 97, were made in Spanish and Alex offered to translate. At the point in which Mr. Valencia mentioned the illegal videotaping, Alex said “let me stop you right there: at MSLA, he can videotape all he wants. I have lots of cameras on my site and I am videotaping all the time. As long as he is not recording you while you are inside your trailer, he is not breaking any laws so you can’t use that argument here.

ANNOUNCEMENTS/REMINDERS:

- ◆ 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.