

Mountain Shadows Lake Association General Meeting | MINUTES



MEETING DATE: 06/19/2022 | 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
Maryelena Vargas Site 158

GENERAL MEMBER MEETING

Discussions:

- ◆ Meeting began at 11:15AM (a few minutes late to confirm attendance)
- ◆ 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 budget given that the board decided not to handout a copy due to inaccuracies in data entry by the previous bookkeeper. Although a printout of the budget was available, members were advised it was unreliable because we were still working on updates.
- ◆ With the budget in mind, Matthew began to discuss the most recent payments to Wingle for the ongoing repairs to our sewer system. Those payments total more than \$13,000 with two more invoices pending payment. The latest invoices were presented to the membership and their payment is expected by June 20th or 21st at the latest. Although these payments each exceed \$10,000, they are considered “emergency” repairs and could be made without a general vote.
- ◆ Matthew addressed a few problems with maintenance and, more specifically, the fact that the grass isn’t mowed as often as it should. We are shorthanded and need people to volunteer. We seem to have a lot of people offer to help, but then no one shows up and he proceeded to thank the Mountain Shadows’ mothers that have been putting together events for our children every single weekend at no cost to MSLA. He thanked Paulina and Ola for their work in putting together arts and crafts and movie nights every Saturday (with an applause from everybody).

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- ◆ Matthew reminded everybody that the facilities at the campground belong to everyone, and everyone should be willing to help, just like the MSLA mothers who are committed to having movie night every Saturday as long as it doesn't interfere with the Entertainment Department's calendar. They agreed to check that calendar before announcing any events like arts and crafts, etc.
- ◆ With that in mind, Matthew addressed the opening of the pool, which was expected to happen by the following weekend (June 23rd). The adult pool's inspection would be happening during the week, with the kiddie pool still being worked on for painting and repairs. That kiddie pool is not expected to open until later, hopefully by the holiday weekend (July 4th or so).
- ◆ On a personal note, Matthew discussed at length serious issues with the maintenance department, which have resulted in delays on items like the speed bumps, the opening of the pools, the mowing of the lawns, etc. etc. All this stemming from the fact that our employees decide what they want to do without any oversight or guidance from the trustee in charge of maintenance.
- ◆ To rectify the problem, Matthew consulted with our attorney, and he was told that, as president, he could re-assign someone else to oversee maintenance, a decision that has been met with a lot of pushbacks. Matthew has tried putting together task lists to give our employees guidance, and those too have been disregarded because the maintenance trustee believes he is the only one that can tell our staff what to do.
- ◆ The conversation on the issues with maintenance lasted several minutes, and Matthew apologized for trying to sum-up 15 years of BS into an hour. The bottom line was that Matthew (and other members of the board) don't believe the campground should be hostage to the decisions of a single person. Instead, we all need to be assigned to maintenance, or security, or whatever needs to be done for the good of the community not someone's personal agenda.

Handouts:

- ◆ A copy of the proposed budget for 2022 was available but not handed out due to inaccuracies

Site Owner Questions/Discussions:

Question: Since you are short-handed, are you giving staff overtime to do the work?

- Answer: Let me explain how overtime works at MSLA. On Friday, our employee (Hany) decides to cut the grass for 8 hours instead of doing it for 6 and then weed whacking for 2. Why? Because he knows that is what everybody sees when they come in and then he can request overtime. In the past, over time has been given all the time, but it isn't necessary if we do things correctly and they have some oversight.

Question: Are you looking for help?

Answer: Yes, we have ads in the newspaper, the website, etc. Again, we know we need help and we need volunteers to help, but the biggest issue is that the maintenance department believes they can do whatever they want, and thus far they've been able to get away with it.

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Question: We elected this board to make those decisions for us. If you need to remove someone, do it. That is why you are there. What are you waiting for?

Answer: Yes, that is the easy answer but, in this campground, that is not how things work. The place runs on friendships and personal agendas. It isn't that easy.

Question: I don't understand why our employees can't cut grass for 6 hours and weed whack for 2. That isn't unreasonable so ask for it or let them go if they don't listen.

Answer: Again, that is the easy answer, but it isn't that easy.

Question: Regarding these meetings and the website, all items should be translated to Spanish because not everyone understands what is going on. I have completed the translation of the by-laws and would like to make them available to everyone and on the website. Can that be done? I can commit to walking the campground to make sure everyone receives a copy!

Answer: That would be terrific, and we will make sure that document and the entire site is also translated to Spanish.

Note: the comments regarding the removal or re-appointment of trustees were repeated by several other people who believe the board was elected to handle all those headaches and get the work done.

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.