

**MISSION VIEW TERRACE HOMEOWNERS ASSOCIATION  
REGULAR BOARD MEETING  
WEDNESDAY, OCTOBER 28, 2015**

The meeting was called to order at 7:00 p.m. by President Bob Thomas at the Lakeside County Water & Sewer Office.

**Board Members Attending:** Melissa Butler, Mike Rasmussen, Lois Lauman, Bob Thomas and Linda Heim, Secretary/Treasurer. A quorum was declared by Linda Heim.

**Agenda Amendments:** 2016 Annual Dues and beach front permit.

**Homeowners & Guests in Attendance:** None present.

**Public Comment Period:**

**Minutes:** The Minutes of the October 28, 2015 Board Minutes were approved as submitted. President Thomas asked Linda Heim to send a copy of the Minutes to both Tom & Jan Mahon and Mark Newman, contractor for the Larsen's.

**Treasurer's Report:** The November 24, 2015 Treasurer's Reports were presented by Secretary-Treasurer Linda Heim, which included the following: Balance Sheet, Profit & Loss, and the Transaction Detail By Account Report. The bank account balances were as follows: General Fund at Flathead Bank, \$62,788.53; General Fund at Whitefish Credit Union, \$34,903.20; Dock Account at Whitefish Credit Union, \$12,281.03; and Road Reserve Account at Whitefish Credit Union, \$6,496.53. Total combined funds at Whitefish Credit Union, \$53,680.76. General Funds-Other (kayak & remote gate fees) \$365.00. The total of all fund accounts at both banking institutions was \$141,367.95. Income January 2015 thru October 2015 was \$66,546.53 against expenses of \$41,565.02 for net income of \$24,981.51. The Accounts Receivable total of \$14,449.22 was reviewed. President Thomas stated the financial reports were filed for audit.

**Correspondence:** President Thomas informed the board he received a response from Tom Mahon to the e-mail he had sent to Tom & Jan and read it to the board. Both e-mails are attached to these Minutes. President Thomas will respond to Tom's correspondence.

**--COMMITTEE REPORTS--**

**Architecture – Melissa Butler:**

- Larsen's house exterior is 98% complete. The cable company will remove the pedestal for free if Mark Newman, contractor, trenches and backfills it. President Thomas thanked Melissa for her efforts coordinating with the cable company.
- The Czarnowski addition is dried in with the roof still to be shingled.

**Common Area – Lois Lauman:** No report.

**Docks – Brent Twichel:** No report.

## MVTHOA MINUTES

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### Roads – Mike Rasmussen:

- The ditching project on Plaza Drive is on hold until spring when it is known where Larsen's driveway will be located.
- Mike dug a ditch and knocked the crown off the road near Carla Hutton's property on Sunset Ridge. It isn't known yet whether or not it is effective to stop the run-off onto Carla's driveway. Mike will follow up with Carla.

### Water – Bob Thomas

- The water meter at Wadman's covering the common area watering above the entrance rocks has not yet been installed. Mike Tierney, plumber, has not yet sent an invoice.

--UNFINISHED BUSINESS— None.

### --NEW BUSINESS—

1. Snow plowing/sanding contract: Discussion of renewing this service with Tanner Smith was held. Lois Lauman stated that Tanner does a good job and is reasonable.

**A motion was made by Lois Lauman to continue the snow plowing and sanding service with Tanner Smith. Melissa Butler seconded the motion. Discussion. Carried.**

2. Payment to Wadman's for the past 3 years of water usage for the common area above the entrance road: A check was issued to the Wadman's in the amount of \$850 representing reimbursement for their 2013-2015 water bills relative to the irrigation above the entrance rocks.
3. 2016 Budget: The 2016 Preliminary Budget was discussed in detail. Lois Lauman reminded the board that \$6,000 has been approved by the Board for the road paving reserve fund and needs to be transferred to the Road Paving Reserve account at the Whitefish Credit Union. Linda Heim will transfer the \$6,000.

**A motion was made by Lois Lauman to set the 2016 budget for a total of \$54,000. Melissa Butler seconded the motion. Discussion. Motion carried.**

4. 2016 Annual Dues: Dues for 2015 were \$450 plus an additional \$50 for a boat slip.  
**A motion was made by Lois Lauman, seconded by Mike Rasmussen To leave the 2016 dues the same as last year at \$450 for all homeowners plus \$50 for a boat slip. Discussion. Carried.**
5. Beachfront – Commons: Tim DeReu, homeowner, talked to Lois Lauman and Mike Rasmussen regarding work to be done by Kay Dreves's property and dirt and gravel buildup needing to be removed in front of his property. Tim is willing to donate his time and equipment to fill the holes with gravel to level the area. Tim's letter is attached as a part of these Minutes. Lois stated that a permit would be needed to do this by the swim area beach and in the water. Lois offered to ask the County to come out to look at the large log to get their advice as to whether or not it should remain to protect the shoreline. President Thomas stated more information was needed to make a decision. Mike Rasmussen agreed we need to know what we can do legally and the cost.

The meeting adjourned at 8:55 p.m. Next meeting Wednesday, January 27, 2015 as there is no meeting in December.

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Linda Heim, Secretary/Treasurer

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Bob Thomas, President