

Stoney Meadows Homeowners Association Annual (SMHOA) Meeting Minutes

The SMHOA annual meeting was held on March 7, 2017 at the Quarry and called to order by Steven Miller at 6:48pm. Proof of a quorum was confirmed and the meeting went forward.

President's Report: Steven stated that the President's term was up and the position was open if anyone was interested. He introduced the current board members and thanked them all for their service. Doug Palin was also acknowledged and thanked for providing web/email support.

The 2016 meeting minutes were approved as posted on the SMHOA website prior to this meeting.

Steven reported on work completed in the common areas. Gravel was added to the trails and observed to be fairly stabilized. Pond maintenance was discussed. There has been bad pressure due to "stuff" getting stuck against inlets. Twenty five years ago there was no vegetation and now there are large quantities of trees and debris. This past year, trees have been cleared and cut down as well as blackberry bushes surrounding the pond, which should help water supply to be reliable.

Steven mentioned he put down roofing strip on the trail bridge and explained that the bridge is constructed of two railcars, each measuring 7' x 30'; one of which has superficial rust and most beams in good shape. The other railcar has rotted beams and rusted at the edges. Steven proposed making one good 8' wide bridge and keeping the railcar bridge that is in decent condition, obtaining an engineering estimate and then based upon that assessment, fixing the bridge cosmetically thereby not requiring permits, and using it as a pedestrian only bridge. If it's stable, remove the wood deck and refinish the 8' wooden deck on the good railcar. Those present voiced agreement with this approach and many thanked Steven for his research and recommendations.

Steven discussed plans for next year to include putting gravel down on the trails as needed and adding sprinklers to the tennis court and surrounding park area. Adding sprinklers would relieve John of having to drag sprinklers all around that common park area, which is quite labor intensive. This should also result in cost savings to the association. One homeowner suggested putting in a sprinkler timer which was also received as a good idea.

Steven mentioned we would obtain bids to clean out the pond debris. There are essentially two levels: "Basic" - remove branches and leaves from the area around the pond pump house; and "More Extensive" - deepen the pond with a long reach backhoe by about 1-2' where it is so shallow that grass is starting to grow in the summer.

One of the neighbors raised a concern with one of the gardeners filling in the dike with yard debris. Steven said we will observe and look at the conditions of the dike then assess the situation.

Treasurer's Report: Charles Fell reviewed the 2016 budget and explained that expenses exceeded income due to John's labor intensive work in cleaning the pond and addressing problems with the irrigation system. As a result, landscape maintenance expenses increased due to John's portion of maintenance work and labor related to fixing irrigation breaks near the entry of our neighborhood. The

County tax/Clean water line item was also discussed as this cost has increased. There is an interpretation of what the County deems to be impervious surface, and the gravel path was considered by the County as impervious surface since the water runs off the gravel path. Charles will speak to the County to get a better understanding of their interpretation.

The 2017 estimated budget was proposed and reviewed by Charles (see attached). As a result of clearing the pond; i.e. excavation/dredging, we hope to have more consistent water pressure.

New Business: There is one open board seat, the position of President. Steven stated he would be willing to continue to serve if no one wanted the position. A vote was taken by voice and Steven Miller was unanimously approved to remain President for another three years. Many voiced their appreciation and thanked Steven for doing such a great job!

Steven presented a wonderful slide show of photos submitted by homeowners depicting Stoney Meadows' neighbors, pets and the beautiful sights in our neighborhood throughout the seasons.

With no further business, the meeting was adjourned at 7:36pm.

Dated: March 27, 2017

Christine Donabedian, Secretary