

# Stoney Meadows Homeowners Association (SMHOA)

## 2018 meeting minutes

The SMHOA annual meeting was called to order by President Steven Miller at 6:40 pm on Monday March 5, 2018 at the 'Quarry' in east Vancouver. Proof of notice was stated as executed. With the arrival of one last owner a Quorum was declared present. Minutes from the 2017 annual meeting were distributed for prior reading and were unanimously approved as written.

**President's Report:** Steven first introduced the new owners of lot #18 Reid\_\_\_\_\_, and lot #23 Chrissy Defibaugh. Both lots were previously owned by Kim Olson. Reid will build a new home on lot #18 and Chrissy is a realtor and is currently renting lot #23 to the current residents.

Steven thanked this year's Christmas Wreath hanging volunteers, and noted that with the large number of volunteers the effort went off quickly and without a hitch. Steven also thanked Christine for the accurate and thorough minute taking over the past year, and Charles for his excellent work as treasurer. He also made a request for everyone that was able to pay their annual dues in one sum at the beginning of the year, as it makes for much easier and more accurate bookkeeping.

**Treasurer's Report:** There were really no anomalies which have not already been addressed. The only out of the ordinary costs were largely due to a couple of breakdowns in the irrigation system.

Charles said the Budget for 2018 is very similar to 2017 with only some anticipated additional costs of irrigation maintenance, and a small inflationary allotment.

**ACC Report:** The committee (SMHOA board members), approved the addition being added to the Holden/Finley house which is well underway and expected to be complete before summer. They also approved the construction of a shop building on the Blackman's property.

Additionally Steven and Charles tag teamed to give updates on the bridge and on the irrigation system. The bridge is clearly not safe for vehicle crossing, but is fine for foot traffic. Charles and Steven are looking at the possibility of removing one of the rail car frames and laying two I-Beams across the creek alongside of the remaining rail care frame and then re-building the crossing deck with wood similar to what is currently in place. The bridge would be about 8 feet wide and would accommodate a small pickup. Bids will be requested and the project would be handled as repair and maintenance.

The Irrigation system has a number of minor issues and they were explained and discussed at the meeting. Steven used a Go-Pro camera to get some great pictures of the intake portion of the pump system from the pond, showing how the screens/filters get clogged up quickly and recommended a possible solution of simply elevating the bottom of the pickup assembly a foot or so to help it clear much of the bottom debris. Additionally the pond has built up debris around the edges as well as on the bottom. Charles and Steven are going to look into the possibility of some backhoe dredging or the use of a Dairy Pump to remove a majority of the debris.

A large amount of gravel has been added to the trails and for the most part has made a very positive difference. There have been a few areas where gravel is washing out, which may be corrected by adding 3 or 4 new culverts. Pricing will be gathered and a decision made from there.

There was a proposal brought forward for the association to take care of lawn mowing and trimming, weed control and irrigation in the area along 39<sup>th</sup> street which is owned by the Stewarts, Graves and Wongs. The cost of maintaining that area for the summer was \$35 per week or about \$1000 annually. The proposal was voted on and approved by the members. John Sullivan will take on the maintenance.

**New Business:** There are two open board seats this year, one due to Heidi's end of term and one which Larry Bair has resigned from due to extensive travel. Heidi agreed to serve for one more year, leaving just one position open. After some short discussion and some minor arm twisting Tomi Bowling agreed to fill the open board position. Thank you Tomi!

Steven presented a great slide show, using pictures taken by various neighbors. There were some great shots and lots of 'snow' scenes. Steven had a great piece of video taken from beneath the pond showing a school of small fish milling about.

Without any further business the meeting was adjourned at 7:25 pm.

Dated March 17, 2018

Jack Graves, for

Christine Donabedian, Secretary