

Stoney Meadows Homeowners Association (SMHOA)

Annual Meeting 2019

The SMHOA Annual Meeting convened on Tuesday, March 12, 2019 at 7:05pm at The Quarry located at 415 SE 177th Ave in Vancouver, WA.

Steven Miller, President stated there was an eighty percent (80%) turnout with 32 households signed in (22 in person and 10 by proxy), constituting a quorum.

A motion was made to approve last year's annual meeting minutes. The motion was seconded and the 2018 Annual Meeting Minutes were approved.

Steven introduced himself as President and the rest of the board members, including Charles Fell, Treasurer; Christine Donabedian, Secretary; Heidi Rushing, board member and Tomi Lyn Bowling, board member.

New neighbors/homeowners of Lot 19, Gary and Raju Bains were introduced and welcomed.

Acknowledgements:

- Wreath hangings went well under excellent weather conditions. Thank you to all of our volunteers!
- The board members were thanked for their service. In addition, Doug Palin was thanked for providing web and email support, and Scott Studer was thanked for his good work on special projects, including the bridge and his duties as "coyote scat flinger" on the trails.

ACC and Common Areas Report (slides presented during the meeting with additional details):

- Major ACC Approvals: Reid and Eike Ten Kley received final house approval on their plans and progress on the last lot is underway.
- Bridge: Steven described in detail the work that was involved with the bridge maintenance project.
 - o The work was essentially deemed maintenance (not requiring a permit) as opposed to a new bridge replacement since we were adding a couple of beams on the outside and then reusing a major element.
 - o We took the opportunity to work with Reid Ten Kley's contacts, Ray Miller from Anderson Dairy (he has extensive experience in bridge work and

heavy construction) and Chris Conklin, a general contractor (for decking, metal and concrete work). Close project management oversight was provided by Steven Miller and Scott Studer.

- The bridge deck was dismantled with backhoes, rotted beams replaced and the bridge re-decked. A remaining bridge element that was to remain was temporarily moved to the side to use for a walking path. A replacement concrete foundation was poured and a platform built across the bridge. Rocks and tons of gravel were laid for the ramp to the bridge.
- The original good bridge segment was then set back into place.
- Heavy duty beams came from the Camas Paper Mill to reinforce the existing bridge segment. The crew moved the beams across the bridge, set it down, bolted it in place with stainless steel hardware and proceeded to complete the decking.
- Time to complete the bridge was approximately a month and a half, as the team worked around weekends and off and on around the weather.
- Original estimate was \$24K for a full replacement. Thompson Brothers gave us a bid for \$22K + ~\$2K for permitting = \$24K. Actual cost = \$15K. Three major parts: 1) decking, 2) foundation and, 3) the rest including tractor work and moving gravel. The bridge looks great!

Other Common Projects:

- Sprinklers added around the strip along the tennis court so landscaping there should improve over time.

Remaining Challenges: (slides were presented during the meeting with pictures and details):

- Irrigation clogging.
 - Steven described the pipes going down into the water where material slowly collects resulting in lower water pressure. Pumps are running all the time using a lot of electricity. John Sullivan cleans the area by sucking out clogged material with a trash pump. He has had to do it several times because we had to use the well pump, which is high in iron and kills the grass that then breaks loose and collects around the pumps.
 - An idea discussed was to surround the inlet with debris net. Steven showed schematics depicting the two pipes coming out and going down about 5 feet into the water. He suggested adding a catwalk-like 2-foot wide deck for John to more efficiently do his work and clean out the pump. We can then drape a net down surrounding the inlet so large material will attach to the net and collect there, then it can be pulled up and cleaned.

- Steven will request a bid for a design. We need water pressure to be more consistent and not use as much electricity.
- Tennis court cracking due to shifts in the cement. Steven discussed his experimentation with different crack repair methods and types of compounds. He described the products he used to fill and cover narrow and wide cracks, and results that he observed. He will continue to test and observe conditions over the summer and see if repairs last over a year. We would like to find a way to repair the cracks at a reasonable cost and then do only occasional touch ups thereafter.
- Water concerns: Steven said the pond hasn't filled yet. We've had a dry summer and not enough multiple days of heavy rain. We will continue to monitor conditions. We don't want to have the well pump running all the time.

Plans for Next Year:

- Add "catwalk" and screening for pumphouse.
- Monitor test areas for tennis courts.
- Investigate pond sediment, work with Ray Miller to return pond to original depth.

Treasurer's report:

- Charles Fell presented the 2018 Annual Report. He noted the following:
 - A little more electricity use, probably related to the well pump.
 - City water usage increased, possibly due to use of the sprinklers at the top of the park (grass strip next to the road).
 - Increase in irrigation system maintenance is related to cleaning the big filter in the pumphouse multiple times.
 - Pump irrigation repair. Repairs related to breaks in system piping or the pump/fittings due to aging, despite maintenance.
 - Bridge work done near the end of the year so some costs carried over to start of 2019.
 - All dues collected.
 - Estimated new budget is similar to last year using worst/average case scenarios.

Two Open Board Seats (3-year term): Reid Ten Kley volunteered as Treasurer and Dave Fanning offered to help with the Secretary's role.

New Business:

- Painting the tennis court fence: Options of painting the chain link fence or simply putting on a new coat of paint on the poles were discussed. This topic will be explored further.
- People from outside of our neighborhood coming into our neighborhood, parking in front of homes and using our walking trails and park. Discussed ways to handle such situations such as adding new and improved signs.
- Drainage District #7: Steven spoke to Bob Roberts a few months ago and Bob indicated he would like to get our neighborhood interested in doing a certain amount of restoration; i.e. planting native plants along Spring Branch stream to prevent runoff. Steven asked him to come up with a proposal that he could present to our neighborhood; however, Bob hasn't yet come back with a plan. We will look for common ground and interests once a plan is presented.

Slideshow:

The annual Stoney Meadow's slideshow was presented with lovely, scenic pictures of the natural beauty of our great neighborhood throughout the seasons. Thank you to all those that contributed photos!

With no further business the meeting was adjourned at 8:15pm.

Submitted by: Christine Donabedian, Secretary

Dated: March 14, 2019