

SMHOA Annual Meeting

March 7th, 2017

Welcome!

We'll call the meeting to order at 6:30 PM



SMHOA Annual Meeting Agenda

- Call to Order + Proof of Notice + Quorum
 - Approval of 2016 Annual Meeting Minutes
- Reports of Officers
 - President's report
 - Treasurer's report
- Reports of Committees
 - ACC
 - Commons Update
- Business to be Voted Upon
 - 2017 Board elections – 1 open seat
- Misc Business
 - Issues from the floor
 - “Stoney Meadows Photo's of the Year”
- Adjourn



Board Members



Steve Miller
President

(Lot 34)
Term
Expires
Spring
2017



Heidi Rushing
Board
Member

(Lot 8)
Term Ends
Spring 2018



Charles Fell
Treasurer

(Lot 20)
Term
Expires
Spring
2019



Christine Donabedian
Secretary

(Lot 21)
Term
Expires
Spring 2019



Larry Bair
Board
Member

(Lot 7)
Term
Expires
Spring
2018

Your Current Board

STONEY MEADOWS

Approval of 2016 Minutes



- Minutes posted in Spring 2016.
- Emailed and posted on SMHOA website.
- Are there any questions or corrections?
- Motion to approve?



Acknowledgements



- Thanks to volunteers for wreath hanging!
- Thank you Charles for an excellent job as Treasure, Christine as her first year as Secretary, and Heidi for serving on the board
- Thank you Doug Palin Web/Email support



ACC and Common Areas Reports



Gravel Added To Trails



Pond Maintenance



Trees, Shrubs and Blackberries have grown around the pond pump house.



These trees and blackberries didn't exist 25 years ago when the irrigation system was new

Limbs, Leaves, branches are falling into pond at a high rage, plugging the intake

Pond Maintenance



Removed Trees and Blackberries Around Pond





Pond Maintenance



Removed Trees and Blackberries Around Pond



Counting the tree rings: They were 25 years old

STONEY MEADOWS

The Bridge



It's Actually 2 Bridges...



7x30'
Railcar 1

Rust is generally superficial
Most beams in good shape

7x30'
Railcar 2

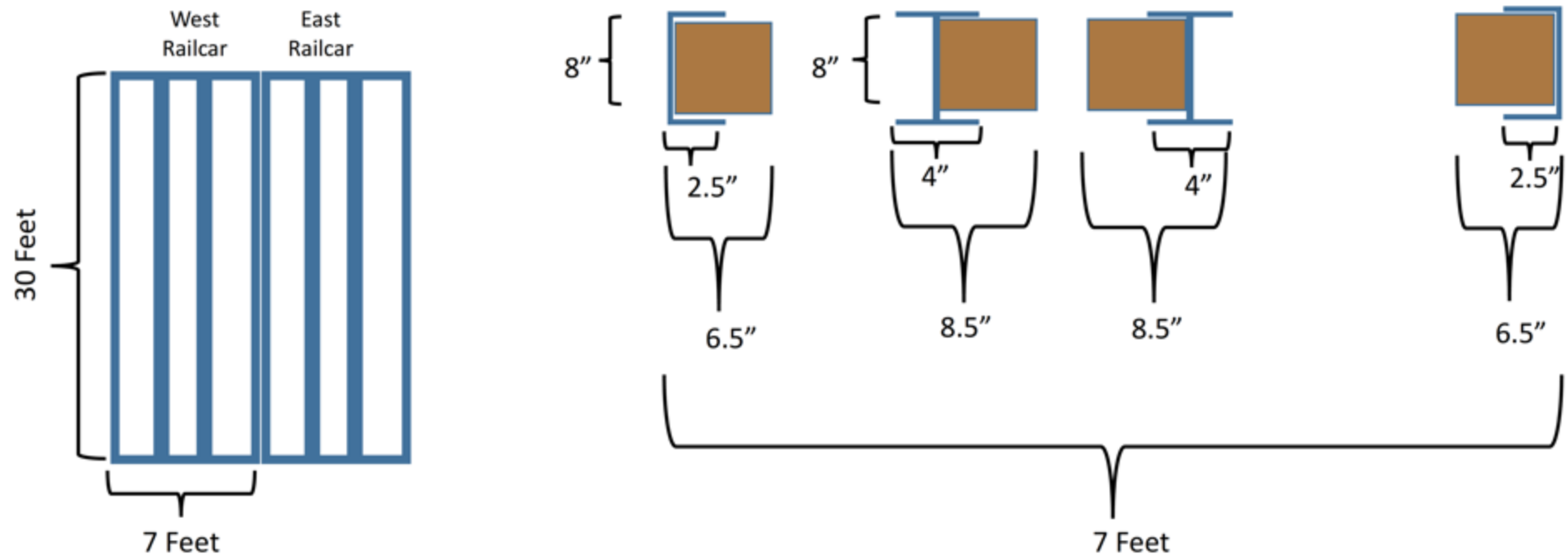
Structurally very rusted
All beams rotted





Rough Bridge Beam Dimensions

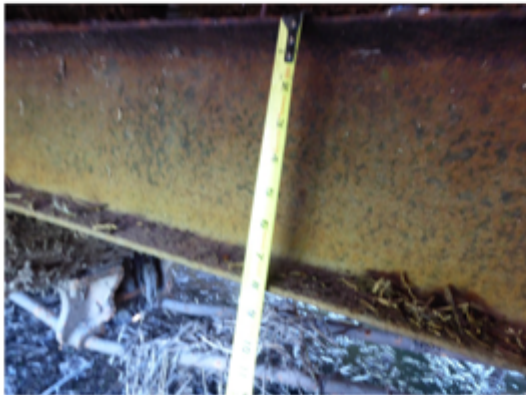
Cross Section of Bridge Beams:



STONEY MEADOWS



Western Railcar



I-beams are 8" tall



i-beams are about 4" wide and the i-beam + wood timber are about 8.5" wide.

The wood timbers on the western railcar don't appear to be rotting.



The i-beam ledge is 2" wide.

You can see the typical rust condition of the side and bottom of the i-beam.

All of the i-beams of the western railcar appear to be in similar condition.



Eastern Railcar I-Beams



Eastern Bridge: I-beams
Rusted through at edges and wood beams gone or nearly gone.

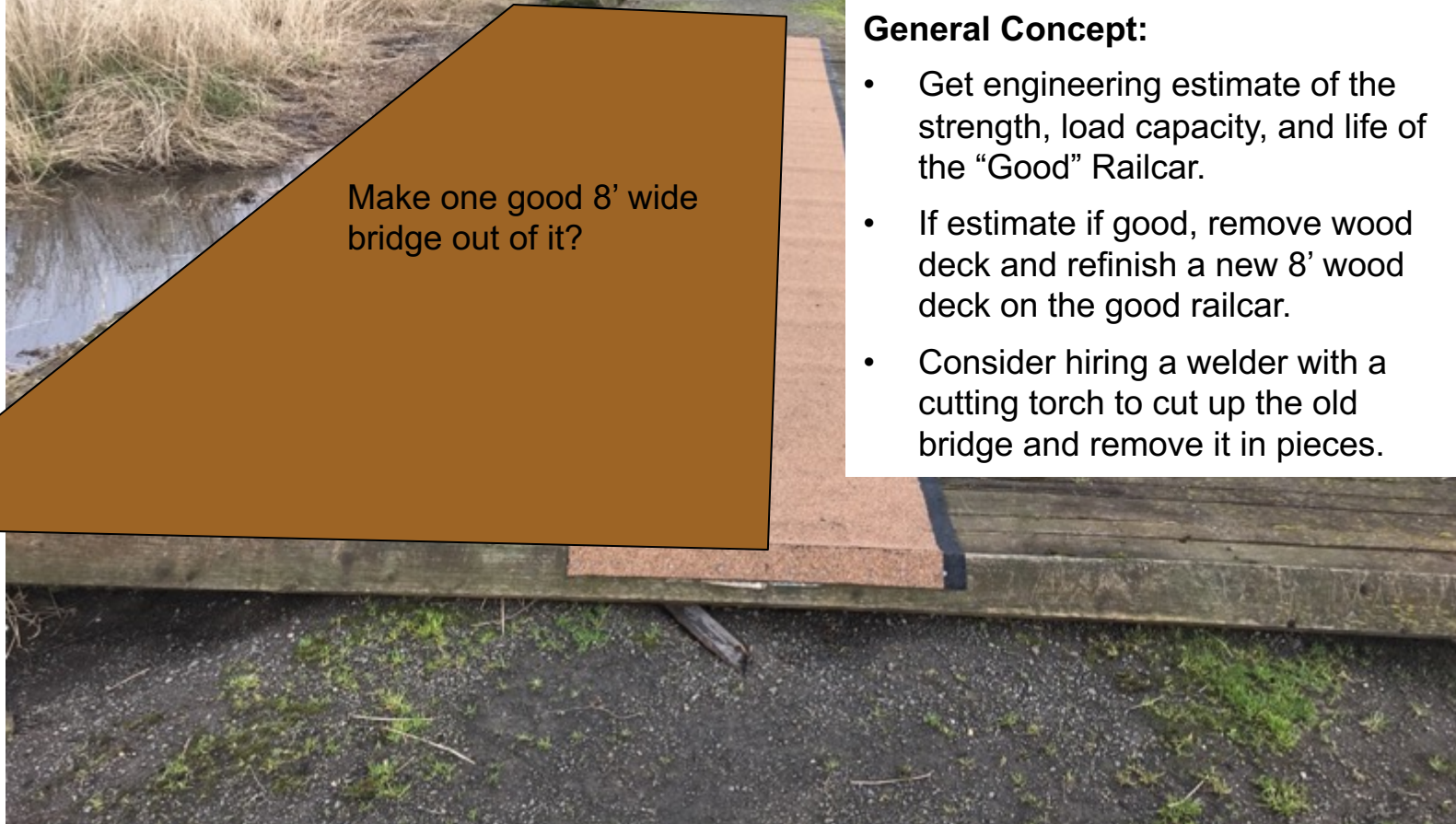
Keep the "Good" Railcar Bridge?



Make one good 8' wide bridge out of it?

General Concept:

- Get engineering estimate of the strength, load capacity, and life of the "Good" Railcar.
- If estimate if good, remove wood deck and refinish a new 8' wood deck on the good railcar.
- Consider hiring a welder with a cutting torch to cut up the old bridge and remove it in pieces.



Plans for Next Year



- Add gravel to most of the remaining trail on this side of the bridge
 - and to areas where it was a bit too thin.
- Add sprinkler system along lawn strip in front of tennis courts and to the park
 - Rather than having John manually move sprinklers and hoses.
- Get a bid to clean our pond debris. Two levels will be considered
 - Basic: Remove branches and leaves from area around pond pump
 - 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.





Treasurer's Report



SMHOA

Treasurer's Annual Report 2016

Starting Balance:	\$ 76,004.98	1/1/16
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EXPENSES

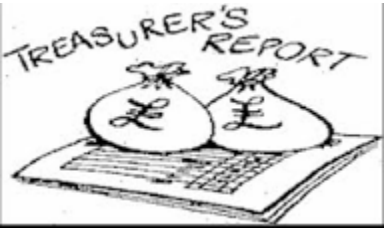
Bills:

		2015	2014	2013
		AMOUNT	AMOUNT	AMOUNT
Electricity	\$3,217.21	\$3,265	\$2,523	\$3,071
Water	\$141.16	\$134	\$135	\$133
Landscape Maint.	\$12,164.32	\$11,552	\$8,935	\$9,857
Field Mowing	\$2,425.20	\$678	\$1,043	\$675
Irrigation Maint/Repair*	\$2,523.22	\$4,283	\$435	\$0
Insurance	\$803.00	\$796	\$779	\$699
Rock at Trails	\$1,273.70	\$2,352	\$617	\$0
County Tax/Clean Water	\$588.01	\$27	\$20	\$20
Beaver Trapping	\$100.00			
Tree Trim/Removal at Park	\$3,121.92			
Mildew Remover	\$21.66			
Tree Cutting - Willows	\$487.80			
Fix Tennis Court Fence	\$416.80			
	<u>\$27,284.00</u>			

Business:

Annual Report Fee	\$10.00	
Certified Letter	\$7.36	
Quarry	\$75.00	(annual meeting)
	<u>\$92.36</u>	

Total Expenses: \$27,376.36



Treasurer's Report



SMHOA 2017 Budget

ESTIMATED EXPENSES

Bills:

Electricity	\$3,300.00
Water	\$150.00
Landscape Maint.	\$11,000.00
Field Mowing	\$1,000.00
Irrigation/Pump Repair	\$4,000.00
Insurance	\$850.00
County tax / Clean Water	\$600.00
State Report	\$10.00
	\$20,910.00

Business:

Office Supplies	\$200.00
Quarry	\$35.00
	\$235.00

Other:

Excavate/Dredge at Pond	\$15,000.00
Engineer Assess Bridge	
Sprinklers at Park	\$5,600.00
Rock at Walking Trails	\$2,000.00
	\$22,600.00

Total Expenses: \$43,745.00



Business to be Voted on



2017 Elections

- ❖ 1 open board seat:
 - ❖ Expiring terms
 - ❖ Steven Miller
- ❖ Term is 3 years
 - ❖ This year can be a general board position
- ❖ Expectations:
 - Attend Quarterly Board meetings. (60-90 minutes)
 - Attend special meetings if needed.
 - Act for the betterment of the whole.
- ❖ This is the responsibility of all Neighbors to contribute.
 - ❖ Please don't leave it to just a few neighbors to always do all the work.

New Business



Misc Business

- Issues from the floor
- “Stoney Meadows Photo’s of the Year”

Adjourn

Thank you for attending.





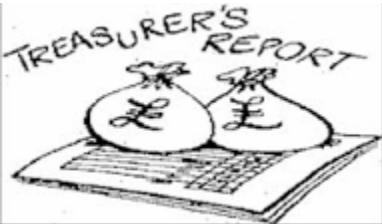
Backup Slides

Why Culverts?



- As wetlands flood... minimizes water that must flow over trail





Treasurer's Report



SMHOA

2015 Annual Treasurer's Report

Starting Balance: \$ 71,497.62 (1/1/15)

EXPENSES

Bills:

		2014 AMOUNT	2013 AMOUNT
Electricity	\$3,265.06	\$2,523	\$3,071
Water	\$134.46	\$135	\$133
Landscape Maint.	\$11,552.09	\$8,935	\$9,857
Field Mowing	\$677.50	\$1,043	\$675
Irrigation Maint/Repair*	\$4,282.50	\$435	\$0
Insurance	\$796.00	\$779	\$699
Fire Patrol (county)	\$26.94	\$20	\$20
State Report	\$10.00	\$10	\$10
	<u>\$20,744.55</u>		

Business:

Quarry	<u>\$35.00</u>		
	\$35.00		

Other:

Gravel at Trails	\$2,351.93	\$617	\$0
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Total Expenses:	\$23,131.48	\$31,804	\$15,294
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INCOME

Dues:

January - December	\$27,631.00 (includes \$1,348.00 of 2014 dues)
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Interest:

Checking Interest	\$7.84
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Total Income:	\$27,638.84
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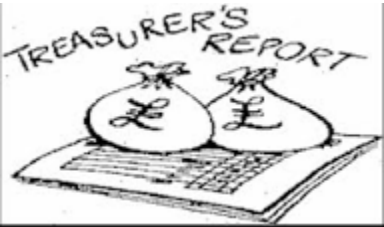
Ending Balance: \$ 76,00

* \$3,220 pressure tank

\$596 leak repair

\$466 pond dredging

does not include maintenance by John Sullivan



Treasurer's Report



SMHOA 2016 Budget

ESTIMATED EXPENSES

Bills:

Electricity	\$3,300.00
Water	\$150.00
Landscape Maint.	\$11,000.00
Field Mowing	\$1,000.00
Irrigation/Pump Repair	\$4,000.00
Insurance	\$850.00
Taxes	\$30.00
State Report	\$10.00
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	\$20,340.00

Business:

Office Supplies	\$200.00
Quarry	\$35.00
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	\$235.00

Other:

Trim Trees at Tennis Court	\$3,200.00
Rock at Walking Trails	\$2,000.00
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	\$5,200.00

Total Expenses: \$25,775.00

Potential Expenses -

- Paint Fence at Tennis Court
- Replace Bridge
- Planting Trees

ESTIMATED INCOME

Dues:	\$25,600.00
Interest: Checking Account	\$5.00
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	\$25,605.00

Total Income:

