

SMHOA Annual Meeting

March 5th, 2018

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 2017 Annual Meeting Minutes
- Reports of Officers
 - President's report & New Neighbors!
 - Treasurer's report
- Reports of Committees
 - ACC
 - Commons Update
- Business to be Voted Upon
 - 2018 Board elections – 2 open seats
- Misc Business
 - Issues from the floor
 - “Stoney Meadows Photo's of the Year”
- Adjourn



Board and ACC Members

(Board members are also acting as the current ACC
(Architectural Control Committee))



Steve Miller
President

(Lot 34)
Term
Expires
Spring 2020



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

2 New Home/Lot-owners



STONEY MEADOWS

Lot 18

Reid and Eike Ten Kley



- Eike (pronounced eye-kuh)
- Reid
- Daughter Ada (4)
- Twin sons Finn & Max (15 months)

Currently live most of the year in Portland with the exception of the two months we spend in Alaska commercial salmon fishing.

And yes, Reid is Judy Ten Kley's son!

Plan to start building the spring of 2019.

STONEY MEADOWS

Lot 23

Chrissy Defibaugh



- Chrissy is a Remax realtor in the area.
- Currently renting the house out.



STONEY MEADOWS

Approval of 2017 Minutes



- Posted on SMHOA Website
- Also emailed to neighborhood last night
- Are there any questions or corrections?
- Motion to approve?



Acknowledgements



- Thanks to volunteers for wreath hanging!
- Thank You:
 - Charles for his hard work as Treasurer
 - Christine for an excellent job as Secretary
 - Larry and Heidi for their board service
 - Doug Palin Web/Email support



ACC and Common Areas Reports



Significant ACC Approvals



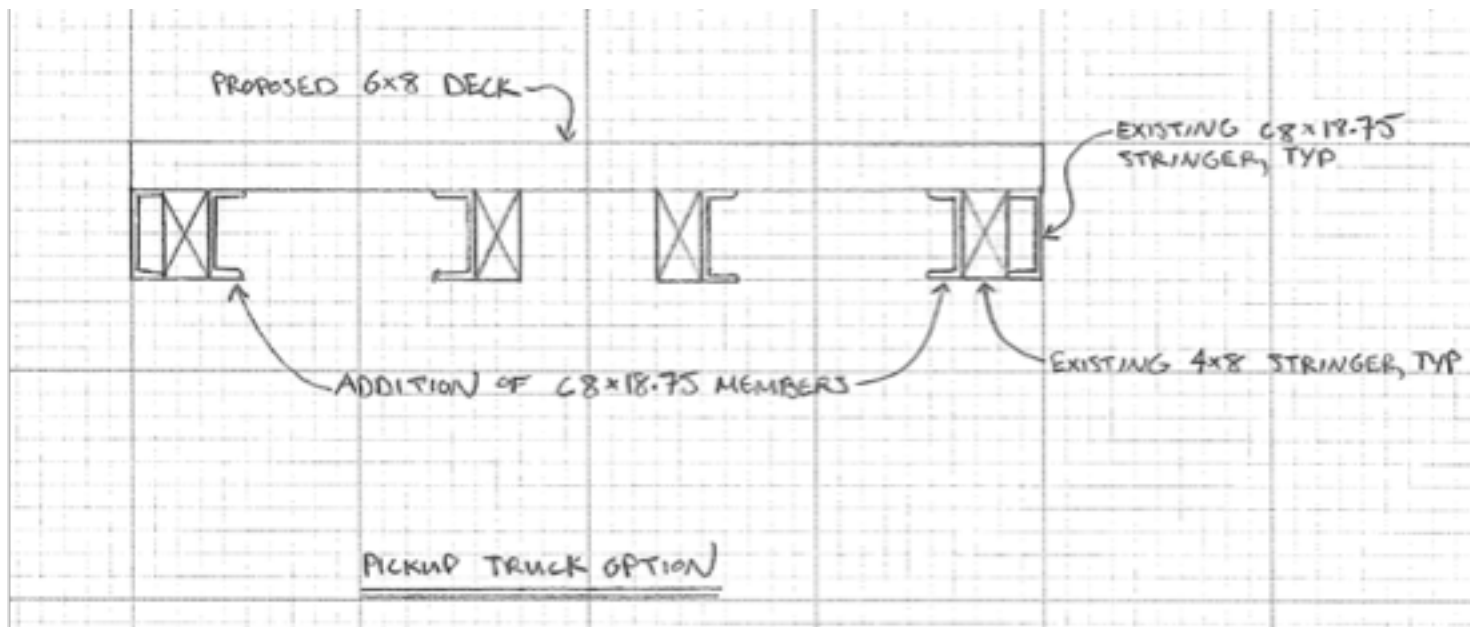
- Major ACC Approvals of 2018
 - Holden/Finley House Addition
 - Blackman Shop Proposed Addition

The Bridge



■ The Engineering Report Results

- Neither railcar is safe for vehicles, even the west railcar that is less degraded.
- A couple of options were drafted to reinforce the western railcar to handle vehicles.
 - Adding two (2) I-beams inline with the railcar
 - Two options were given depending on maximum vehicle weight desired

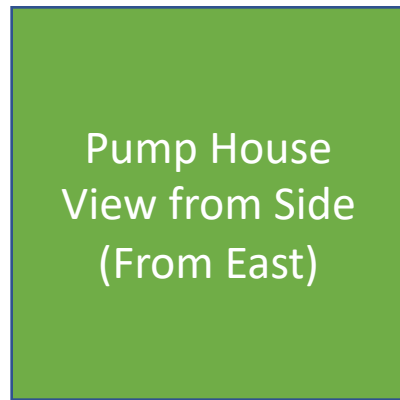


More Gravel Added To Trails

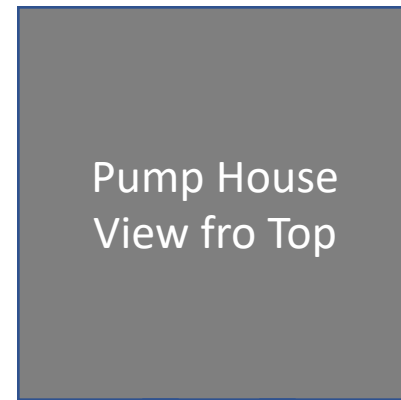


Stoney Meadows Irrigation Pumphouse Inlet Challenges

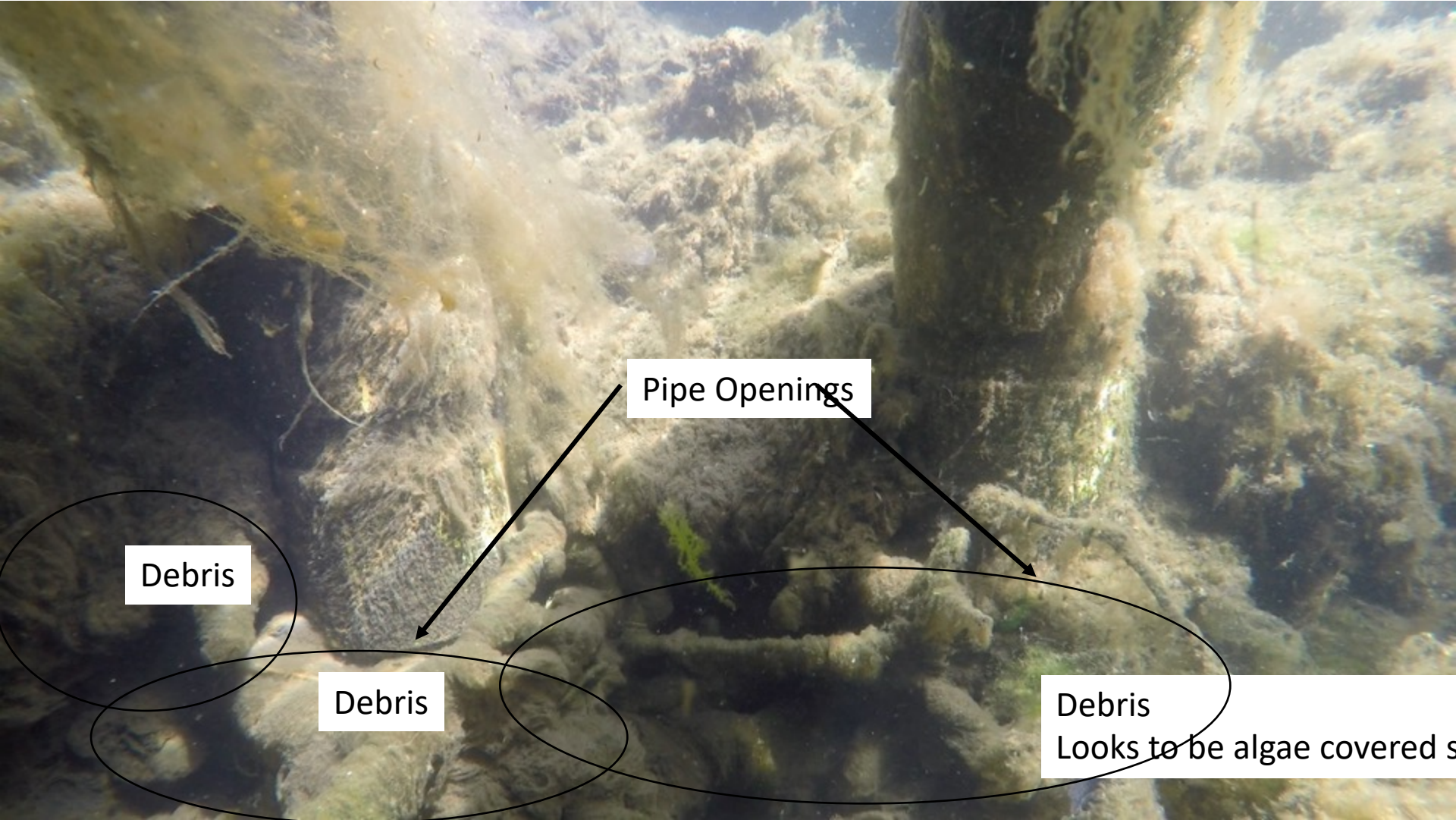
General Pump Inlet layout



Two submerged pipes extend about 3' from pumphouse and descend about 4' into water



One pipe to each motor
Separated by about 3'



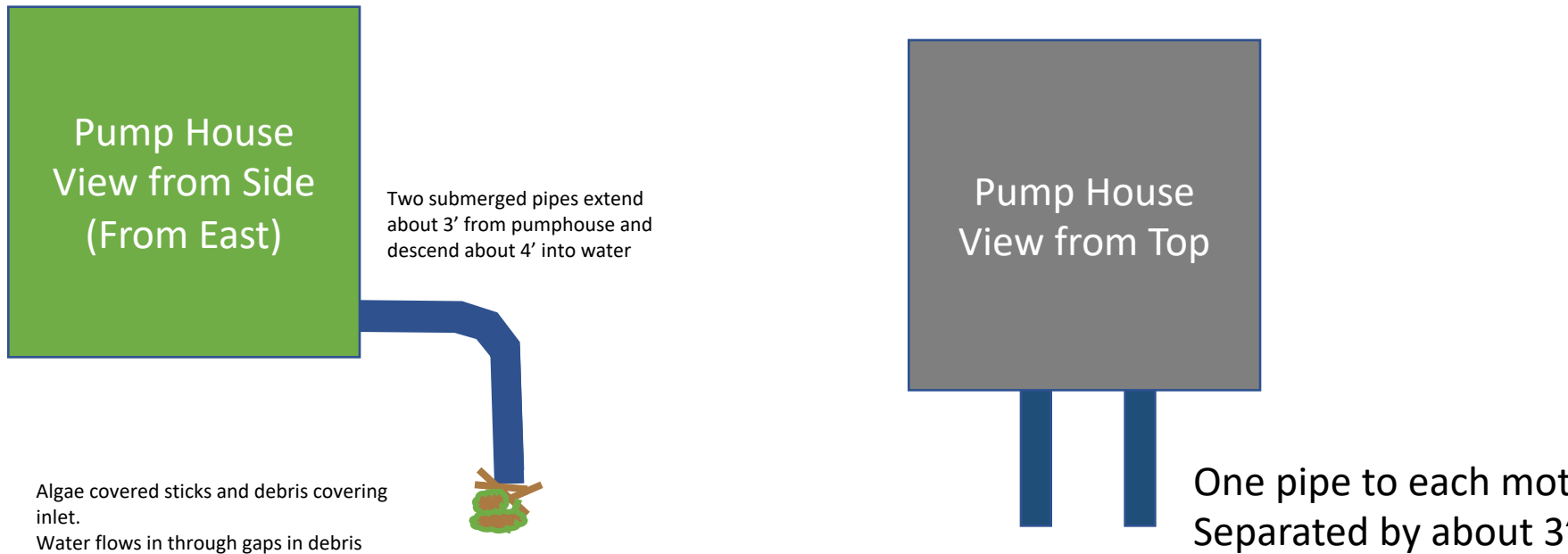
Pipe Openings

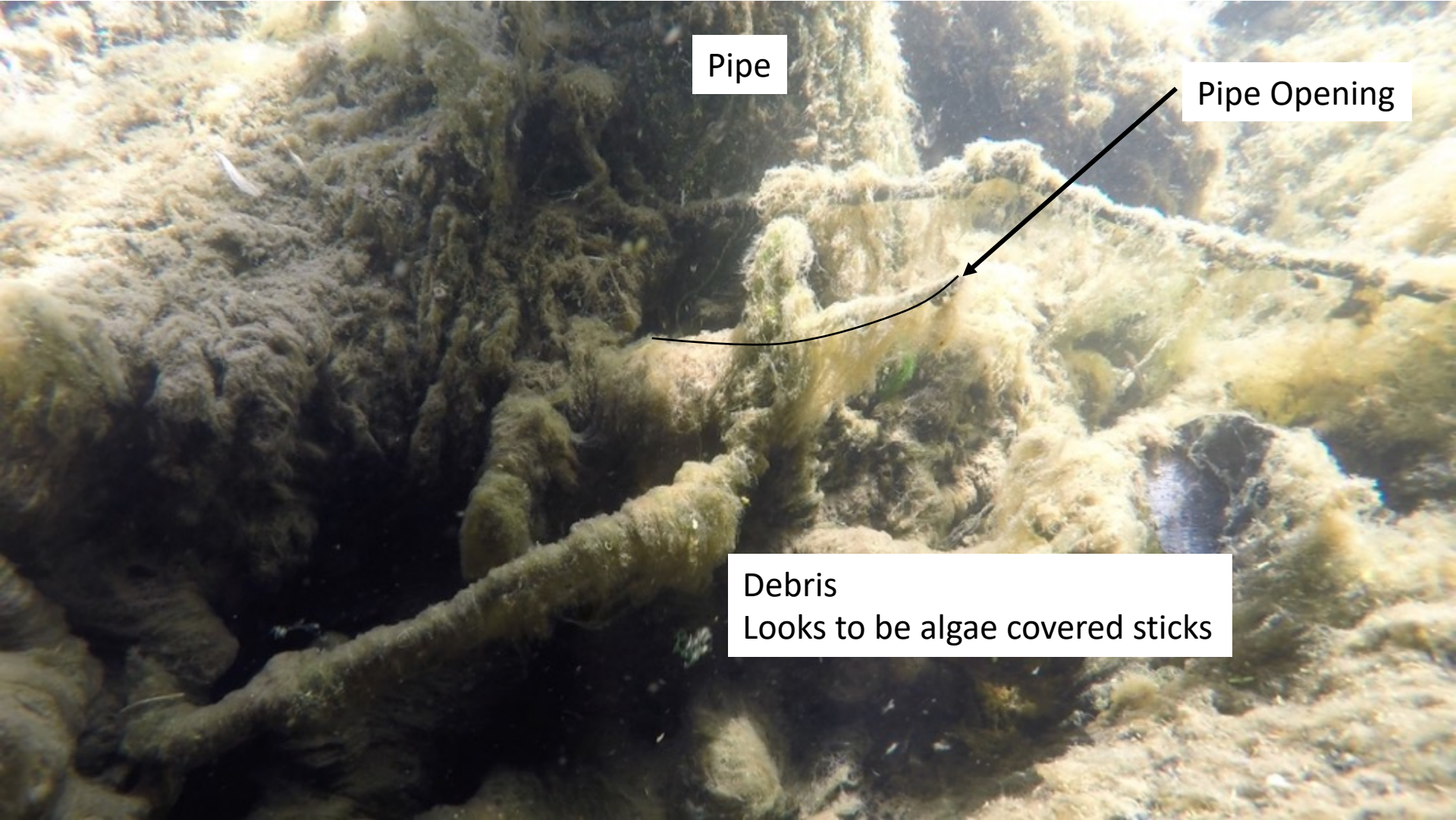
Debris

Debris

Debris
Looks to be algae covered s...

General Pump Inlet layout





Pipe

Pipe Opening



Debris
Looks to be algae covered sticks

After John Used "Trash Pump" To Clear



After John Used "Trash Pump" To Clear



Plans for Next Year



- Delayed from Last Year:
 - Add sprinkler system along lawn strip in front of tennis courts and to the park
 - Get a bid to clean our pond debris.
 - Waiting to coordinate with Reid TenKley on his lot development



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- Reduce Gravel Washouts on the Northern Trail Loop
 - Add 3-4 more culverts, which helped in the past



Why Culverts?



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

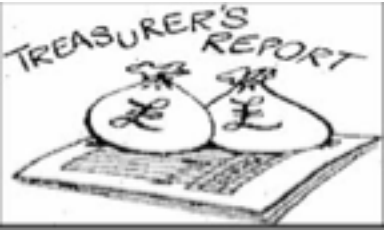


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 - Add sprinkler system along lawn strip in front of tennis courts and to the park
 - Get a bid to clean our pond debris.
 - Waiting to coordinate with Reid TenKley on his lot development
- Reduce Gravel Washouts on the Northern Trail Loop
 - Considering adding 3-4 more culverts, which helped in other trail sections
- **Proposal To Approve:** John Sullivan to care for the lawn along the 39th
 - Cost: \$35/week during mowing season to mow, edge if necessary, keep picked up, and do weed control





Treasurer's Report



SMHOA
Treasurer's Annual Report 2017

Starting Balance: \$ 72,149.44 1/1/17

EXPENSES

		2016	2015	2014	2013
Bills:		<i>AMOUNT</i>	<i>AMOUNT</i>	<i>AMOUNT</i>	<i>AMOUNT</i>
Electricity	\$3,189.11	\$3,217	\$3,265	\$2,523	\$3,071
Water	\$288.03	\$141	\$134	\$135	\$133
Landscape Maint.	\$15,537.26	\$12,164	\$11,552	\$8,935	\$9,857
Field Mowing	\$563.68	\$2,425	\$678	\$1,043	\$675
Irrigation Maint/Repair*	\$3,163.08	\$2,523	\$4,283	\$435	\$0
Insurance	\$940.00	\$803	\$796	\$779	\$699
Rock at Trails	\$3,674.76	\$1,274	\$2,352	\$617	\$0
County Tax/Clean Water	\$588.01	\$588	\$27	\$20	\$20
Beaver Trapping	\$200.00				
Bridge Engineering	\$1,250.00				
Flags	\$109.00				
New wreaths/bows	\$93.33				
	\$29,596.26				

*\$1,163 pump house piping
*\$2,000 irrigation pipe repair

Business:

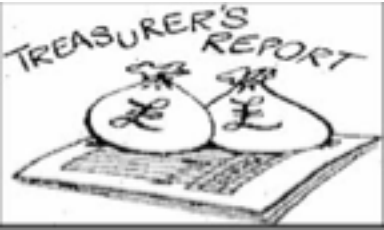
Annual Report Fee	\$10.00	
Stamps	\$9.80	
Quarry	\$35.00	(annual meeting)
	\$54.80	

Total Expenses: \$29,651.06

INCOME

Dues:	\$27,297.00	
Interest:		
Checking Interest	\$7.68	Total Income: \$27,304.68

Ending Balance: \$ 69,803.06 12/31/17



Treasurer's Report 2018 Budget



SMHOA 2018 Budget

ESTIMATED EXPENSES					
Bills:					
	Electricity	\$3,300.00			
	Water	\$200.00			
	Landscape Maint.	\$16,000.00			
	Field Mowing	\$1,000.00			
	Irrigation/Pump Repair	\$4,000.00			
	Insurance	\$940.00			
	County tax / Clean Water	\$600.00			
	State Report	\$10.00			
		<u>\$26,050.00</u>			
Business:					
	Office Supplies	\$200.00			
	Quarry	\$35.00			
		<u>\$235.00</u>			
Other:					
	Excavate/Dredge at Pond	\$15,000.00	(maximum conceivable level of dredging)		
	Sprinklers at Park	\$6,000.00			
	Culverts at Walking Trails	\$3,000.00			
		<u>\$24,000.00</u>			
	Total Potential Expenses:	\$50,285.00			



2018 Elections



- ❖ 2 open board seats:
 - ❖ Expiring terms
 - ❖ Larry Bair
 - ❖ Heidi Rushing
- ❖ 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.

