

SMHOA Annual Meeting

March 12th, 2019

Welcome!

We'll call the meeting to order at 7:00 PM



SMHOA Annual Meeting Agenda

- Call to Order + Proof of Notice + Quorum
 - Approval of 2018 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
 - 2019 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 2021



Charles
Fell
Treasurer

(Lot 20)
Term
Expires
Spring 2019



Christine
Donabedian
Secretary

(Lot 21)
Term Expires
Spring 2019



Tomi Lyn
Bowling
Board
Member

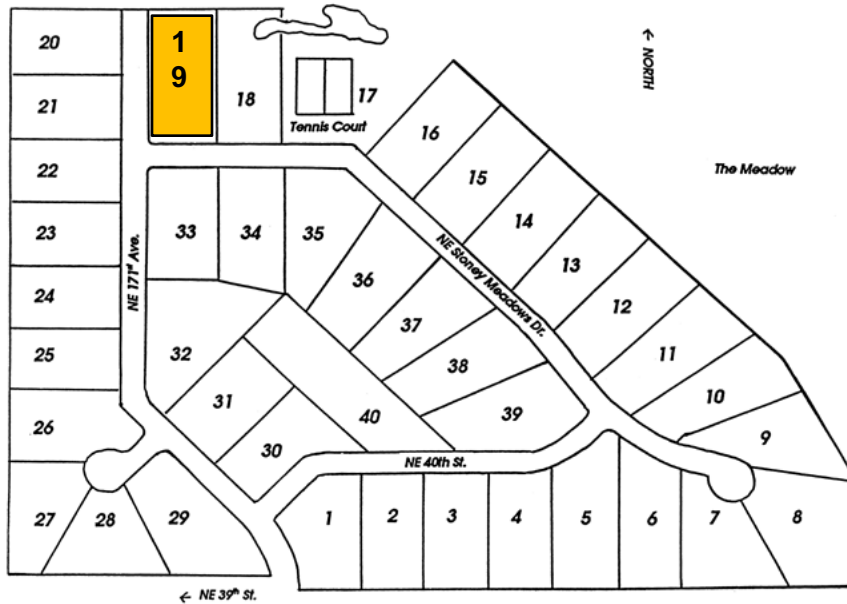
(Lot 2)
Term
Expires
Spring 2021



Your Current Board

MEADOWS

1 New Home/Lot-owners



Gurdip (Gary) and Raju Bains

- Moved from adjacent neighborhood just to the SE of Stoney Meadows
- Had always been wanting to live in Stoney Meadows and were looking for the right house to come on the market.

STONEY MEADOWS

Approval of 2018 Minutes



- Posted on SMHOA Website
- Also emailed to neighborhood Saturday
- 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
 - Tomi and Heidi for their board service
 - Doug Palin Web/Email support
 - Scott Studer for "special projects" – bridge work and coyote scat flinger



ACC and Common Areas Reports



Significant ACC Approvals



- Major ACC Approvals of 2019
 - Reid and Eike Ten Kley final house approval



The Bridge...

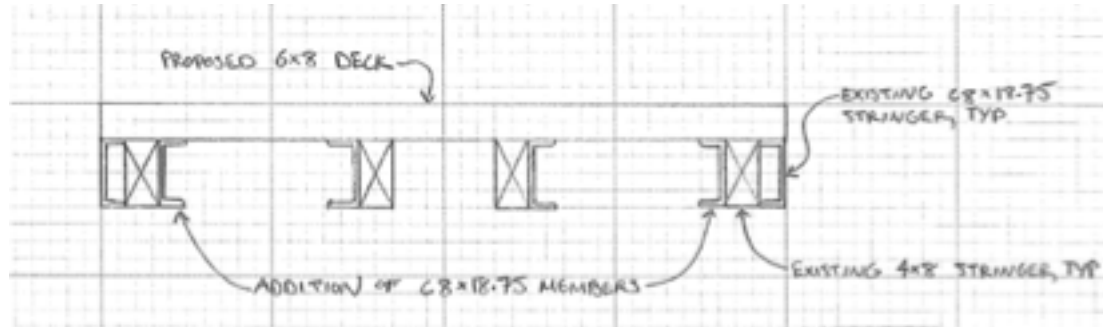
... again

STONEY MEADOWS

Where we Left off in 2018...



- 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



When Opportunity Strikes...



- Reid Ten Kley knows people at Anderson Dairy and introduced me...
- Ray Miller
 - Anderson Dairy's heavy construction handyman since the 1960's.
- Chris Conklin
 - A general contractor friend of Reid's that could help with various task.
 - Metal work, concrete forms and pouring, decking.

The Story in Pictures...





Pictures removed due to file size limitations....

STONEY MEADOWS



Features of the Repaired Bridge



- Two 12,000 pound foundation footings, instead of “Home Depot” concrete blocks.
- Two heavy duty I-Beams of much thicker steel than the original boxcar C-Beams
- Removed most of the stream obstructing understructure.
- Bolder reinforced bank. (Will also replant for erosion prevention)
- Solid gravel ramps to bridge
- Heavy duty stainless steel bolts for deck to beam connections.
 - This is one bridge top that will never float away.
- 4x6 pressure treated deck with 6x6 curb rails tied into each deck board
 - Previous deck was 2x6’s with no curb railing
- And....

Total Project Cost



Original Estimate as request for budget: 2011 = ~\$24,000

Basic Bridge:

- \$22,452 from Thompson Brothers Excavation (including tax)

Recommendation: Proceed with the lowest cost bridge option.

Estimated total project cost: \$22,452 + Permitting = ~\$24,000

Actual Cost: 2018 = ~\$15,000

Work	Contractor	Approx Date	Cost
Bridge Removal and initial bank repair (rock placement)	Ray Miller	12/2/18 - 12/3/18	\$2,779
Cust/Dispose old decking and bridge. Build temporary walkway. New bridge foundation including concrete	IQ Construction	12/4/18 - 12/17/18	\$4,882
Re-install bridge; purchase, transport, and install two 30' I-Beams; add 10.2 tons of gravel; finish adding rock to bank.	Ray Miller	1/4/19 - 1/16/19	\$3,153
Assist with bridge and I-Beam install, decking purchase and installation (wood, screws, bolts, etc...)	IQ Construction	1/6/19 - 1/11/19	\$4,117
		Total	\$14,931

STONEY MEADOWS

Other Commons Projects



- Sprinklers added to strip along tennis courts and park
 - Significant reduction in effort for John
 - More consistent watering and greener strip along street.

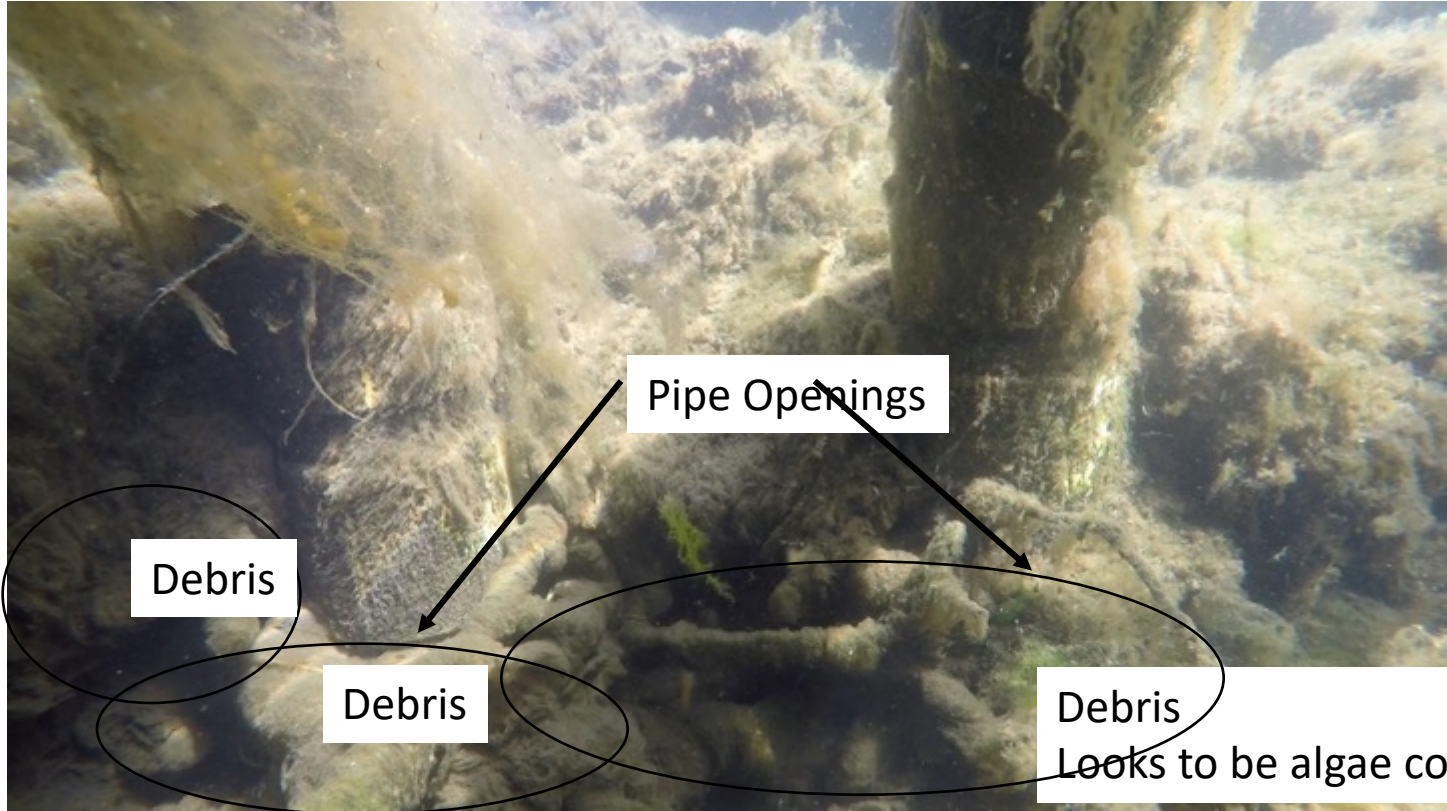
Remaining Challenges:



- Irrigation system clogging
 - (see following slides for ideas)
- Tennis court cracking
 - (Also have slides for ideas)



Irrigation Clogging...



Debris

Pipe Openings

Debris

Debris
Looks to be algae covered sticks

After John Used "Trash Pump" To Clear



Making matters worse ... the well pump



- Well Pump water is very high in iron
- Iron kills much of the vegetation in the pond...
 - which then floats up and gets sucked into our irrigation system.



Idea being explored:

Surrounding Inlet with a Debris Net

Wall facing the pond from inside



Pond facing side of pumphouse

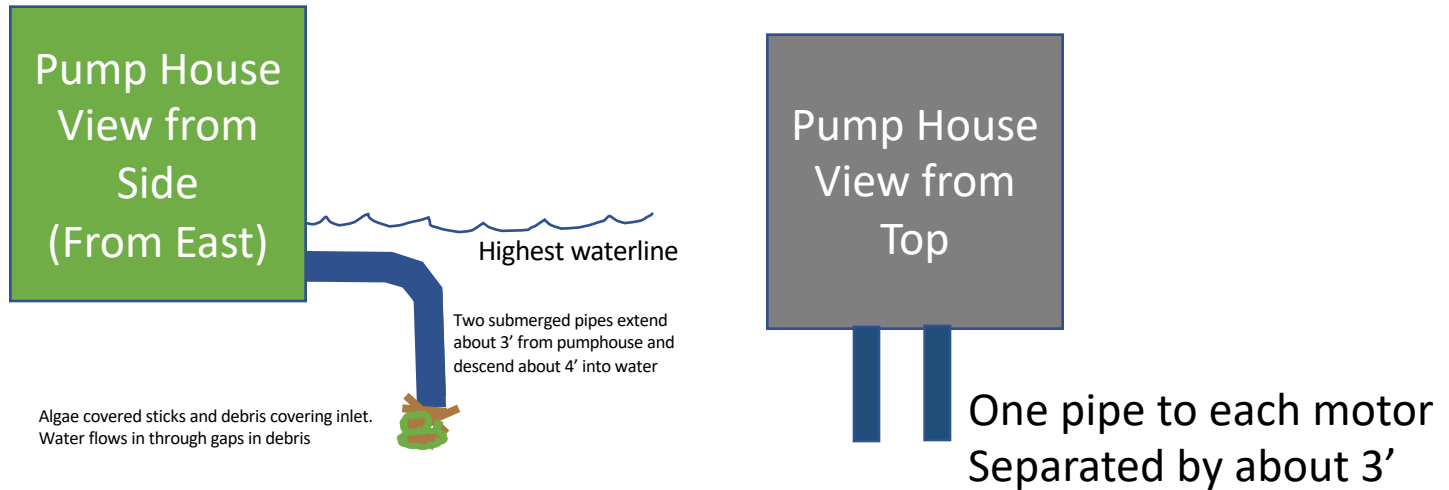


Pumps under tarps below waterline



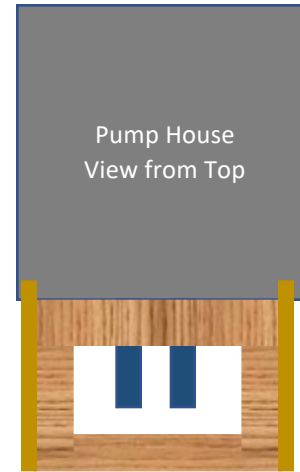
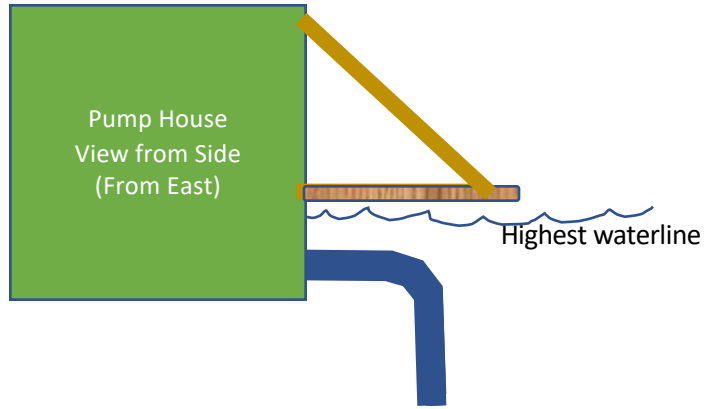
Close up of opening of area towards pond

General Pump Inlet layout



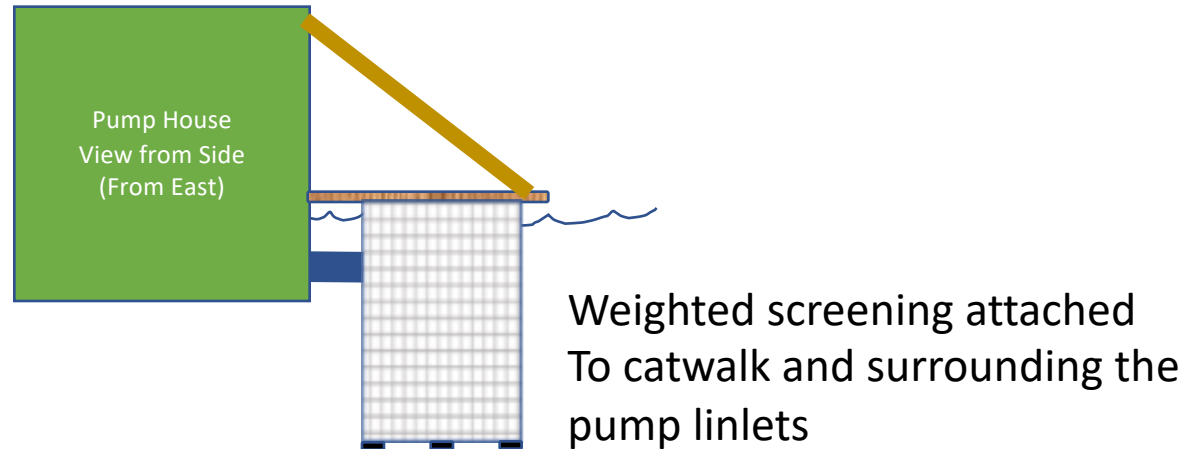
Adding a Catwalk

(conceptual layout)



Catwalk intent

- To provide a safe and dry work area when cleaning around the inlets.
- To attach a screen to keep larger debris away from the pump inlet area:



Tennis Court Cracking



- Tennis courts resurfaced several years ago
- Company said that it would re-crack due to the fundamental construction consistent of very large concrete slabs over an unstable base.

Maintenance Experiments



- Playing with crack repair methods and materials
 - Original tennis court cement/polyurethane repair recipe
 - Various cement repair products
 - Sika Brand elastic rubber based cement crack repair
 - Ames high stretch roofing compound: “Ames Maximum Stretch”
- Results are promising but “not there yet”
 - Estimate of total labor and materials is modest:
 - ~\$1K of materials and 60-80 hours of fairly low skill labor
 - Still some degradation spots after 8 months.
 - Have ideas of how to improve the application method.
 - Good news: The repair material hasn’t degraded yet
 - Stays strong and stretchy, at least for 8 months.



Pictures



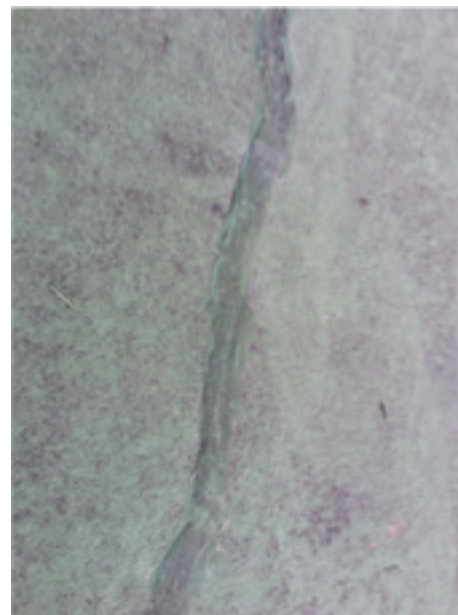
Narrow Crack:

Thick coat of Ames Maximum Stretch (or 3 thinner coats)



Wide Crack:

- 1) Scrape out loose material
- 2) Fill bottom with thick "Crack flex sealant"
- 3) Flood fill with thin "Self Leveling Sealant"



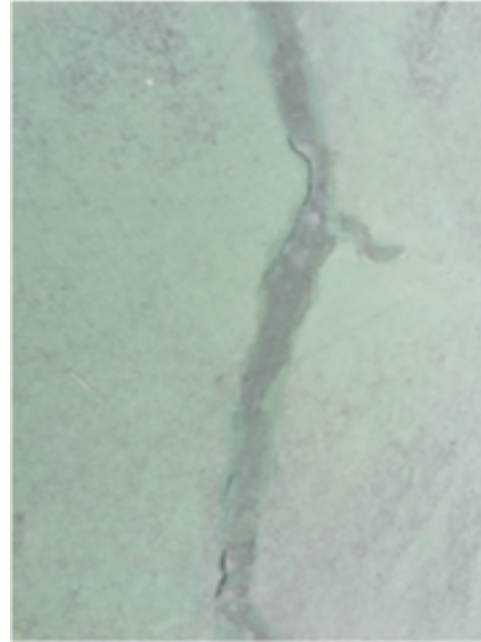
- 4) Top off with original tennis court surface material

Issues



Narrow Crack:

Maximum Stretch flows into crack if deep
Future: Start with a layer of "Crack Flex Sealant"
Tradeoff: Will leave more of a raised line.



Wide Crack:

Some around edge can re-crack
Future: Cover area beyond original crack
Tradeoff: Repair area a bit larger

Will Continue Refining Methods...

Plans for Next Year



- Add a “catwalk” and screening for pumphouse
- Continue refining tennis court repair methods
- Investigated pond sediment clearing
 - Depth has reduced enough to enable rooted plants to start growing in pond sections
 - Work with Ray Miller to create a plan to remove sediment in pond that has collected over the last 28 years.
 - Return pond to original design depth
- Water concerns: It’s March and the pond has not filled yet.
 - Be prepared for calls to reduce watering: Water mature landscaping less often: Every other day at most!





Treasurer's Report



SMHOA
2018 Annual Report

Starting Balance: \$ 69,803.06 1/1/18

EXPENSES

Bills:

			2017	2016	2015	2014	2013
			AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Electricity	\$3,840.89		\$3,189.11	\$3,217	\$3,265	\$2,523	\$3,071
Water	\$391.39		\$288.03	\$141	\$134	\$135	\$133
Landscape Maint.	\$15,400.30		\$15,537.26	\$12,164	\$11,552	\$8,935	\$9,857
Field Mowing	\$303.52		\$563.68	\$2,425	\$678	\$1,043	\$675
Pump/Irrigation Repair	\$3,074.41		\$3,163.08	\$2,523	\$4,283	\$435	\$0
Insurance	\$951.00		\$940.00	\$803	\$796	\$779	\$699
Rock at Trails	\$0.00		\$3,674.76	\$1,274	\$2,352	\$617	\$0
County Tax/Clean Water	\$588.01		\$588.01	\$588	\$27	\$20	\$20
New Irrigation At Park	\$6,120.00						
Remove tree nr tennis ct	\$280.00						
First Part Bridge Work	\$4,882.00						
Tennis Ct. Crack Sealer	\$73.90						
	<u>\$35,905.42</u>						
Business:							
Annual Report Fee	\$10.00						
Annual Meeting Refresh.	\$32.47						
Quarry	\$0.00	(annual meeting)					
	<u>\$42.47</u>						
Total Expenses:			\$35,947.89				

INCOME

Dues:

\$28,645.00 100% of 2018 dues paid

Interest:

Checking Interest \$7.61 **Total Income: \$28,652.61**

Ending Balance: \$ 62,507.78 12/31/18



Treasurer's Report 2019 Budget



SMHOA 2019 Budget

ESTIMATED EXPENSES

Bills:

Electricity	\$3,900.00
Water	\$400.00
Landscape Maint.	\$16,000.00
Field Mowing	\$1,000.00
Irrigation/Pump Repair	\$4,000.00
Insurance	\$960.00
County tax / Clean Water	\$590.00
State Report	\$10.00
	<hr/>
	\$26,860.00

Business:

Office Supplies	\$200.00
Quarry	\$35.00
	<hr/>
	\$235.00

Other:

Excavate/Dredge at Pond	\$15,000.00	← Investigate options and benefit
Complete Bridge Repair	\$10,000.00	← Already Done
Culverts at Walking Trails	\$3,000.00	← Probably not this year
	<hr/>	
	\$28,000.00	

Total Potential Expenses: \$55,095.00



2019 Elections



- ❖ 2 open board seats:
 - ❖ Expiring terms
 - ❖ Charles Fell
 - ❖ Christine Donabedian
- ❖ 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.

