

Stoney Meadows Homeowners Association

3rd Quarter Board Meeting 2018

Attending: Heidi Rushing, Steve Miller, Charles Fell, and Tomi Lyn Bowling

Meeting convened at 6:00PM at Heidi's residence on September 10th, 2018.

Treasurer's report:

- Charles reviewed the Treasurer's 3rd Quarter Report 2018. Of note was increased landscape maintenance due to increased hours to keep the irrigation filters cleaned. Also some repairs have been conducted on the irrigation system (leak repairs and a repair to the 10 horsepower system).
- Electricity cost has also increased due to running the well pump to keep the pond filled due to the hot dry weather and high irrigation usage.
- Dues collection is generally on track relative to past years.

Common areas report (Steven Miller and Charles Fell):

- Irrigation water has been a challenge due to the extraordinary hot and dry summer causing a cascade of events
 1. Early spring shutoff, so the pond was not refilled at the normal rate
 2. Increased evaporation
 3. High usage as homeowners used additional water to keep lawns green and plants healthy.
- The combination of these three factors forced the use of the well pump for much of the summer. This water is very high in iron and has detrimental factors:
 - It kills the vegetation in the pond causing a large release of dead biomass that is suspended and sucked up into the pumps. This causes the filter to clog forcing John Sullivan to clean the filter, first twice a week, and then every other day.
 - The iron can discolor surfaces it touches.
- Due to the issues with providing water, Steven Miller contacted homeowners to ask what their watering schedule was and to encourage them to water only once per day.
 - Most homeowners responded, and of those that responded, about half were currently watering every day. Of all those that were watering every day, all responded that they had reduced watering for most (or all) zones to every other day.
- A dead tree near the tennis courts was removed at a cost of \$280

- Steven Miller is testing various crack repair materials on the tennis court surface. The goal is to test a range of materials and processes and discover one that holds up over the winter, looks good, provides a good playing surface, and is cost effective both in materials and application time. He is optimistic that he has found a combination that works well and is hopeful it holds up over the winter and does not re-crack.
- Scott Studer and Steven Miller have been looking for contractors that would be willing to repair the bridge based on a plan drawn up by a local engineer, but one that reviewed the job proposal chose not to bid on the job. It was noted that contractors are currently very busy and this is a small, yet complex, opportunity that falls outside of the domain of most contractors.

ACC Report

- Lot 18's final house placement plan was approved.
- Lot 11 continues with the remodel and an updated landscape plan is expected this fall. Some concerns have been raised with respect to the impact of the remodel to neighbors and those are communicated to and addressed by the lot-owners as they arise.

With no further business the meeting was adjourned at 6:35 PM.

Dated: September 12th, 2018

Submitted by: Steven Miller, President