

Stoney Meadows Homeowners Association

3rd Quarter Board Meeting 2019

Attending: Heidi Rushing, Steve Miller, Charles Fell, and David Fanning

Meeting convened at 6:30 PM at Heidi Rushing's residence on September 24th, 2019

Treasurer's report:

- Charles noted that about 80% of the dues have been collected, which is typical for this time of year. He will soon send out the end of year reminders to households that have yet to pay.

Common areas report (Steven Miller and Charles Fell):

- We discussed the maintenance of the pumphouse which has very degraded T1-11 siding and needs a new roof. Working with Reid Ten Kley, he has agreed to manage the residing and re-roofing of the shed to match the look of his house to provide a higher quality and longer lasting exterior and one that better matches the standards of the neighborhood.
- The pond is still not filling and refilling isn't expected until a month or two of heavy rain, typically in November or December. We are hoping for a wetter year and return to normal conditions.
- Backup well:
 - Charles and Steve will look into the status of our well and how it compares to other wells in the area with respect to depth and water quality.
 - Steven noted that iron removal can be done for low volumes of water for households, but commercial scale systems that he investigated are very expensive and appear to be beyond the scope of what our neighborhood could implement.
- Steven discovered that water pressure issues with his irrigation isn't experienced with three other neighbors he has tested (Christensens, Fells, and Studers) and appears to not be an issue on visual inspection of the pressure of most other lots. It appears to be a local issue with only Steven's and the adjacent Foster's lots. Steven feels this may be an issue with the 2" feeder line serving their shared properties from the main 4" line. He'll continue investigating.
- No further tennis court surface repairs were conducted this summer as the previous repairs are monitored to see how they hold up for two winters to ensure they last.

ACC Report

- The board discussed the recent approval of Judy Ten Kley's roofing replacement in moving from cement tile to a high end composite (Certaineed Grand Manor). It was discovered that replacing with tile was much more costly at, roughly, \$100K while high end architectural composite shingles are about \$50K, which is closer to what wooden shakes cost. Steven expressed confidence that based on placing samples on the roof, it will look very nice and similar to tiles and uphold the neighborhood standard and should be considered "equivalent" to wooden shakes which are allowed in the CCRs.
- It was noted that in a variety of higher end neighborhoods, architectural shingles are starting to be used as roof replacements where only tile and shake existed previously including at Lacamas Lake.
- To help the board and neighborhood understand this approval and looking towards the future, Steven agreed to create a summary of the recent developments in roofing material options. We may present this at the annual meeting.

Other updates:

- 2 or 3 new neighbors have been contacted and added to the neighborhood distribution, but in three attempts, Steven has been unable to contact neighbors in the Bowling's previous house. He'll continue to reach out or contact by mail.

With no further business the meeting was adjourned at about 7:30 PM.

Dated: October 30th, 2019

Submitted by: Steven Miller, President