

Q4 SMHOA Board Meeting Minutes

December 2, 2014 6:30 PM

Jack Graves Home

Attending: Steven Miller, Larry Bair, Charles Fell and Jack Graves.

President Steven Miller reported he has now uploaded meeting minutes for the 3rd quarter to the Web site. The Neighbors names and contact information have also been updated.

Treasurer Charles Fell reported;

- 1) that we currently have 6 properties that are not complete on their dues payments for 2014.
- 2) There have been no out of the ordinary expenses over the past quarter.
- 3) There was some minor *common area* wind damage to some trees and some minor blow down.
- 4) There was no ACC activity during the past quarter.

New Business

- 1) The Board agreed to give John Sullivan a year end Christmas bonus as has been the practice of recent years. The Board signed a card of appreciation on behalf of the Neighborhood.
- 2) The documentation of irrigation systems and common area elements and maintenance requirements, etc. will be vetted out and conducted beginning with the current board. Knowledge of the systems and amenities of those areas currently resides in John Sullivan. That is not deemed to be sustainable for the future.
- 3) Gravel has recently been added to a couple of low spots on the trails and appears to be a great improvement. This summer a more complete list of needed areas to be shored up with rock, including culvert areas, will be generated and addressed as needed
- 4) The idea of adding trees to the trail area was discussed and it was agreed to begin creating a planting plan to present to the members for discussion and implementation.
- 5) Lynda Wilson is in the last year of her term on the board and a replacement will need to be added this year. Steve has a candidate in mind and will approach them on the issue.
- 6) Charles has identified a possibility for a solution for a replacement to the current bridge and will have a simple presentation for the annual meeting.
- 7) A conversation was brought forward regarding watering lawns and garden areas in the neighborhood. Vegetation is for the most part very mature in the neighborhood and does not require near the water it did when the neighborhood was younger. The equipment that provides the water is also aging and will require more maintenance in the future. If we all take a little care to manage our water a little closer perhaps we can make our irrigation equipment last a little longer, all while conserving a little water at the same time.

The meeting ended at 8:00 pm. 1st Qtr. Meeting for 2015 will be Feb 10th at Charles Fell's home. The annual meeting will be March 10th. Location to be determined.

Dated December 21, 2014, Jack Graves Secretary.