

BOARD MEETING, April 13, 2022

Board Members Present: Ron Henley, Dave Shellenbarger, Roberta Piercy, Richard Goldstein, Clay Miller and Water Coordinator Todd Albi



Community Members Present: Christine Hill and Steve Gorgas

10:31 AM: RH called meeting to order and established a quorum. The reading of Preceding Meeting Minutes was waived.

Officer and Committee Reports

- **President** – RH thanked everyone for coming and stated that he was glad for face-to-face meetings
- **Treasurer** – RP passed out the current balance sheet (attached) and walked the Board through the Actual YTD expenses vs our 2022 Budget. She raised the question about how best to handle the assignment of “late fees” for SMCA members who are greater than 30 days past the due date of each quarter’s water bill. RG volunteered to call each member who was going to be late and see if a simple phone call could help members avoid the \$10/month late fee. RP also mentioned that Heritage Bank requires all five SMCA Board Member sign the signatory card for our account, which must accurately reflect the governors (directors) that are filed with the WA Secretary of State, and this is currently in process, to be completed shortly.
- **ACC Report** – Lucy Gorgas had sent RH her report which he read, stating that we have seen 6 Category “B” projects submitted to date of which 5 have been approved and 1 is pending.
- **Water System Report** – TA reported that the pump in Well #2 was recently reported to been shut down some time last year by King Water. TA will investigate why it was shut down and how much it will cost to fix and get Well #2 back into operational status as our back-up well.
 - Steve Gorgas suggested having a fire & waterproof safe installed in the wellhouse to store Community documents (such as the water system as-built, etc.) and RG made a motion to make this suggestion an agenda item for the next Board Meeting. All voted in favor.

Unfinished Business

- **Gravel Roads Project** – RG announced the start date of May 2, 2022 for Country Roads to begin the repair and overhaul of our graveled roads. A short discussion of where the organic material removed from the existing roads would be moved to and it was suggested that it be used by Country Roads to “build up” the road which currently serves the Seccombe’s residence to prevent water from draining onto the existing road. RH suggested that he and RG walk Country Roads through this before it happens, to give clear guidance. RG said that Country Roads assured him that no disruption of ingress/egress will occur during the reconstruction of the roads.
- **Audit of books by Northwest Bookkeeping Services, LLC** – RP said the audit is pending and the cost will be \$55/hr. RH suggested that it would be good if someone from the Board, other than the Treasurer, interface with the auditor for integrity-of-process reasons.

Continued →

- **Sign Painting** – TA said he and DS will repaint the vertical posts of all our community signs with white reflective paint.
- **Standing water in the vicinity of Skycrest Dr and Skymeadow Dr** – TA said he noticed the water standing in the ditches near the stop sign at the top of Skymeadow Dr (on either side of the road), evaporated or drained into the ground on its own and recommended this action item be closed out. RH concurred.
- **Reserve Study status** – RP said she and Jan Graham are continuing to work on creating a Reserve Fund Information Sheet for the Association and should have it done for board review in the next few weeks. RH said when it is done, he then will call a board “work study” session to review the Reserve Study and the information sheet and establish the process to roll out the concept and Reserve options available to the community. The plan is to have communication and input to and from the community this summer and fall, then followed by a community vote by year-end on “how” to proceed.

New Business

- **Drainage extension, east end of Skycrest Dr at Lot 5B (Gorgas Lot)** – RH said he would come up with a cost proposal and plan, then ask for volunteers to do the labor. SG was authorized to start moving larger rocks out of the way for this new buried pipe to extend the discharge toward the natural drainage below. This is a 60’ extension to our existing drainpipe. Work involves cleaning out the existing trench by hand digging, installing pipe and covering with drain gravel.
- **Annual Picnic, date, location, event coordinator** – RH said Kristina Paulson will continue to coordinate the annual SMCA Picnic and that this year’s picnic will be held on August 27, 2022 in the Albi yard on Lot 2B.
- **Consideration of naming the three unique Graveled Community Roads which serve these lots** – CM gave a short presentation on the idea, with reasons for and against, and the Board elected to table further discussion until the next Board meeting.

Comments and Discussion

- RH suggested the Board create a WELCOME packet for the new property owner of Lot 11B (Dennis & Angela Titus) and CM said he would take that for action.
- RH said we were getting ready to head into Fire Season and recommends that all property owners reach out to FIREWISE for a free 1-hour **Firewise Home Assessment** by calling 360-678-4708.
- RH encouraged each Board Member to use the rest of the year to recruit a replacement to the Board, to make serving a more positive experience.
- RH suggested we recruit an “Assistant” Treasurer to help the Board Treasurer. This assistant would neither have signatory authority to write checks nor would they necessarily be a member of the Board.
- RH then ran some suggestions for changing Board Meeting dates to deconflict with Board Members personal calendars. The Board discussed and agreed to the following revised schedule:
 - **Future Board Meeting Dates: Meetings start at 10:30AM at the Goldstein Residence**
 - **June 22**
 - **Aug 24**

Sky Meadows Community Association

- **Oct 12**
- **Dec 7**

12:16PM – RG called for Adjournment

Minutes prepared by Clay Miller, Secretary, Approved by SMCA board.