

MINUTES
Sky Meadows Community Association Annual Meeting
January 11, 2020

Agenda

1. Call to Order 10:04 am at Coupeville Library Meeting Room
2. Introductions
 - a. Current Board Members: All board members present; Pres Jim Seccombe, VP Christine Hill, Trsr Dave Shellenbarger, Sec Debra Paros, ML Jan Graham
 - b. ACC Members: Lucy Gorgas, Beverly Miller, Rob Hill, Dick Graham,
 - c. Water Coordinators: Dick Graham and Judi Shellenbarger
 - d. Water Meter Readers: Debra Paros, Susan Fox, Dave Shellenbarger, Robert Roessler
 - e. Website Manager: Marsha Rowell
 - f. Picnic Planners: Kristina and Norm Paulsen; Picnic Host: Ruth Seccombe
 - g. New Neighbors: Matt and Wendi Schulze; Scott and Susan Fox
3. Establishing a Quorum (Total number of lots in HOA is 35)
 - a. Attendees Sign In: 21 property owners present equals 60% attendance in person
 - b. Proxies Collected: 08 proxies collected; $21 + 8 = 29$; $29/35 = 82.9\%$ and a quorum was easily established
06 lots not represented in person nor by proxy
4. Minutes, Website, Password
 - a. Approval of 2019 Annual Meeting Minutes:
MOTION: To approve last year's meeting minutes as presented here today: Passed. No changes requested.
 - b. Website address reminder skymeadows.org
 - c. New Password for 2020 announced; this password is required to view/print membership roster
5. King Water Report presented by Sandra Bodamer, owner of King Water; see attached pages 3-7.
 - a. 1-page log showing routine work and special work done on certain months
 - b. 1-page graph "Monthly Water Usage"
 - c. 3-pages "2019 Water Quality Report"—Posted at our website as "Consumer Confidence Report"
 - d. Comments: Community members should not call King Water, but rather call our Water Coordinator to report concerns or to ask questions. The pumphouse floor sometimes gets wet due to condensation. A potassium salt is recommended over sodium salt for water softeners. Homes built over 25 years ago with copper pipes often have leaky pipes. If collecting a water sample in your home to test for copper levels be sure to allow water to run for a while before collecting sample. Incorrect collection can result in a misleading test level. Jan Graham suggested that the new board might compile an info sheet on copper pipes.
6. Ballot count and Introduction of new board members
 - a. Eric Hamer and Ruth Seccombe to count the ballots here today.
 - b. Judi Shellenbarger and Lynn Coffey are the two candidates in today's election.
7. ACC Report written by Lucy Gorgas
We'd like to thank Eric Hamer for his service to the ACC during the past year. We thank the continuing members of the ACC, Bev Miller and Rob Hill, for volunteering to serve in 2020. We'd also like to welcome Fred Schmucker as a new member of the ACC. In 2019 there were 3 requests for Category B projects, and all were approved. There were zero Category A projects.
8. Water Coordinator's Report: Dick Graham
 - o Everything about our system is working well for us.
 - o PRVs will need work and houses will have water shut off for a while.
 - o Homeowners should twice a year exercise every valve at their houses to prevent problems.
 - o Dick recommends that homeowners clean their water heaters twice a year to extend its life. —Just attach a hose at the bottom and put the other end in a bucket; drain water while watching for sediment to appear.
 - o Conductivity in water indicates saltwater intrusion.

09. Treasurer reports

- a. "SMCA Financial Report for 2019", (01/11/2020), 2-pages posted at SMCA website
- b. "SMCA Budget for 2020", 1-page posted at SMCA website
 - 1). \$5,000 was budgeted for servicing all the hydrants which is done every other year. One member asked if this could be reduced 50%. The amount was based on costs a couple years ago. King Water cannot repair the hydrants so a hydrant pro will have to be found and hired if we have any problems.
 - 2). **MOTION:** To accept the 2020 budget as presented today. Passed, possibly by all; no disapprovals; no changes

10. Member at Large Report –Jan Graham

- a. Audit update--The Board conducted an audit of the books in September and found everything to be in order. Bert Piercy and Judy Cline conducted the audit and gave Dave Shellenbarger high marks for his work.
- b. Jan gave a summary of the actions the Board took in 2019 on the requested usage variance by the Macgregor property. The community disapproved of the variance. The Board worked with an HOA attorney to ensure our CC&Rs are clear on this matter, to advise us of any changes needed to our CC&Rs, and to communicate SCMA's disapproval of the variance to the resident's attorney. We have received a legal opinion that our CCRs are adequate, but we may propose amending the text to make our CC&Rs stronger. If the 2020 board agrees, a ballot will be sent out to the community to approve changes to the CC&Rs.

11. Process for Future Capital Improvements –Christine Hill

- o We need to anticipate future costs of our water system and roadways.
- o The board will start this process; eventually we'll need a committee of other members to continue plan development.
- o The State requires HOAs to have a plan on how to fund water system operations and maintenance.
- o Possibly we'll have to hire King Water to provide some of the details for our Water Maintenance Plan.

12. President's Report—Jim Seccombe

- a. Jim presented a brief "State of the Community".
- b. Annual Assessment amount will be emailed to all members by 02/29/2020.
- c. Water usage rates and service quarterly fee will be set by the new board and you will be notified.
- d. As of today I have completed my term on the board, but I hope to volunteer to help in another capacity.

13. Input from SMCA Members (Apologies to anyone whose comment the secretary missed).

- o From Richard Goldstein: A progressive water usage rate would be better than what we currently have. Originally the rate was determined arbitrarily.
- o From Dave Shellenbarger: Water rate in Shangri-La is rather cheap at \$140 vs. Sierra at \$1400.
- o From Judi Shellenbarger: The State will levy a penalty for willful waste of water.
- o From Robert Hill: We all need to be more conserving of water and we need to charge more to those who are not conserving.
- o From Jim Seccombe: Keep a water usage rate reasonable.
- o From Kristina Paulsen: It is too problematic to host the summer picnic barbecue at one of the public parks.

14: Break Time and Collection of Ballots and Proxies

Twenty-seven ballots were counted. Three "dead ballots" were also reported. Note: these numbers are not a perfect fit with the sign-in sheet- and proxy- numbers, but this slight difference doesn't matter.

15. Announcement of 2020 Board of Directors:

- a. Returning board members include Jan Graham, Christine Hill, and Debra Paros.
- b. Today's newly elected board members are Lynn Coffey and Judi Shellenbarger.

16. Adjournment 12:04 pm