

SMCA 2017 ANNUAL MEETING
28 January 2017, Coupeville Public Library

The meeting was called to order at 1:02pm. Board Members Richard Goldstein, Clay Miller and Patrice Heyduck were present. Secretary Chuck Garrett and Treasurer Charles Coffey were absent. Clay Miller, acted as Secretary. 15 of 35 lot members were present.

At 1:03pm Sandra Bodamer of King Water gave an abbreviated report on the status of our community water system. She shared that the consumer confidence report was not yet available but she would forward it to the Board soon. She passed out the *attached* 2016 Well Report.

At 1:06pm our own Water Czar, Dick Graham, gave a brief report on the health of our water system, reminded members to annually turn every plumbing valve to ensure correct operation when needed and announced that after 4+ years he will be stepping down and needs another member to volunteer for his position, so he can train them.

At 1:17pm the President asked if the Minutes from 2016 should be read, nobody desired them to be read and they were approved. They are *attached*.

At 1:18pm President Goldstein gave the "State of the Community" and thanked all the SMCA volunteers by name. He mentioned Karen Lovejoy's idea about creating a community emergency response plan for any future catastrophes and noted the Board's endorsement for the creation of such a plan. He also shared that our Association's attorney, Mr. James Kotschwar, is no longer held by SMCA on retainer, but remains available when needed. Also noted that the Board changed the Bylaws to reflect the new requirement for HOA's to file their own annual Washington State HOA licensing fee and Annual Report each year between May 1 and October 31. The Board has instigated the posting on the Association's website of the monthly checking account statement and monthly financial spread sheet. The President discussed the reasons for the change in the By-laws for the terms of Board members from one to two years. And he noted that the issue of Lot 18 had been resolved by the Board and approved by a vote of over two-thirds of the Association.

At 1:30pm President Goldstein, standing in for the Treasure, gave an overview of the finances for the Community for the year 2016. That report is *attached*.

At 1:33pm ACC Chairman Ron Henley presented the 2016 ACC report, which is *attached*.

At 1:37pm Meeting recessed for the 2017 SMCA Board election count. There were five names on the ballot. Elected were:

1. Fred Schmucker
2. Robin Bemardy
3. Dave Shellenbarger
4. Bev Holle
5. Clay Miller

At 1:47pm President Goldstein called for any New Business. There was none. Meeting adjourned at 1:50 pm.

King Water Company
P.O. Box 2243
Oak Harbor, Washington 98277
(888) 241 2503 Toll free
(360) 678 5336 Local

January 28, 2017

Routine Work for Sky Meadows Community

On Mondays, Wednesdays and Fridays we visit the system, perform routine inspections and testing and follow up if we suspect leaks or anything unusual. In addition, we:

1. Read the well meters and record the usage. We calculate the average daily usage, which can be indicative of a leak if there is an abnormal jump in usage.
2. Take a monthly water sample and have it tested for coliform bacteria.
3. Maintain the filtration equipment, supply chemicals and check levels of manganese, usually weekly.
4. Flush the blow offs to clean out the water lines, as needed.
5. Respond to all complaints concerning water problems in the community.
6. Take all required testing for the state or county health department. Act as the primary interface with the respective departments.
7. Maintain all paperwork required by the state or county.
8. Check well pumping rates.
9. Order materials and repair leaks and equipment as needed.
10. Write the consumer confidence report.
11. Schedule and perform the annual reservoir cleaning.

In addition to the above, the following may be of interest:

February 2016

Found weekly manganese levels rising. Acid washed all filter and check valves. Replaced diaphragm. Air scrubbed both filters and circulated the reservoir back through filters.

April 2016

Cleaned and serviced the mazzies and valves for pot perm regen.

May 2016

Took conductivity and chloride tests.
Acid washed mazzies and pot perm injectors.

September 2016

Took conductivity and chloride tests.
Acid washed mazzies and pot perm injectors.

October 2016

Full system flush.
Took IOC test.

November 2016

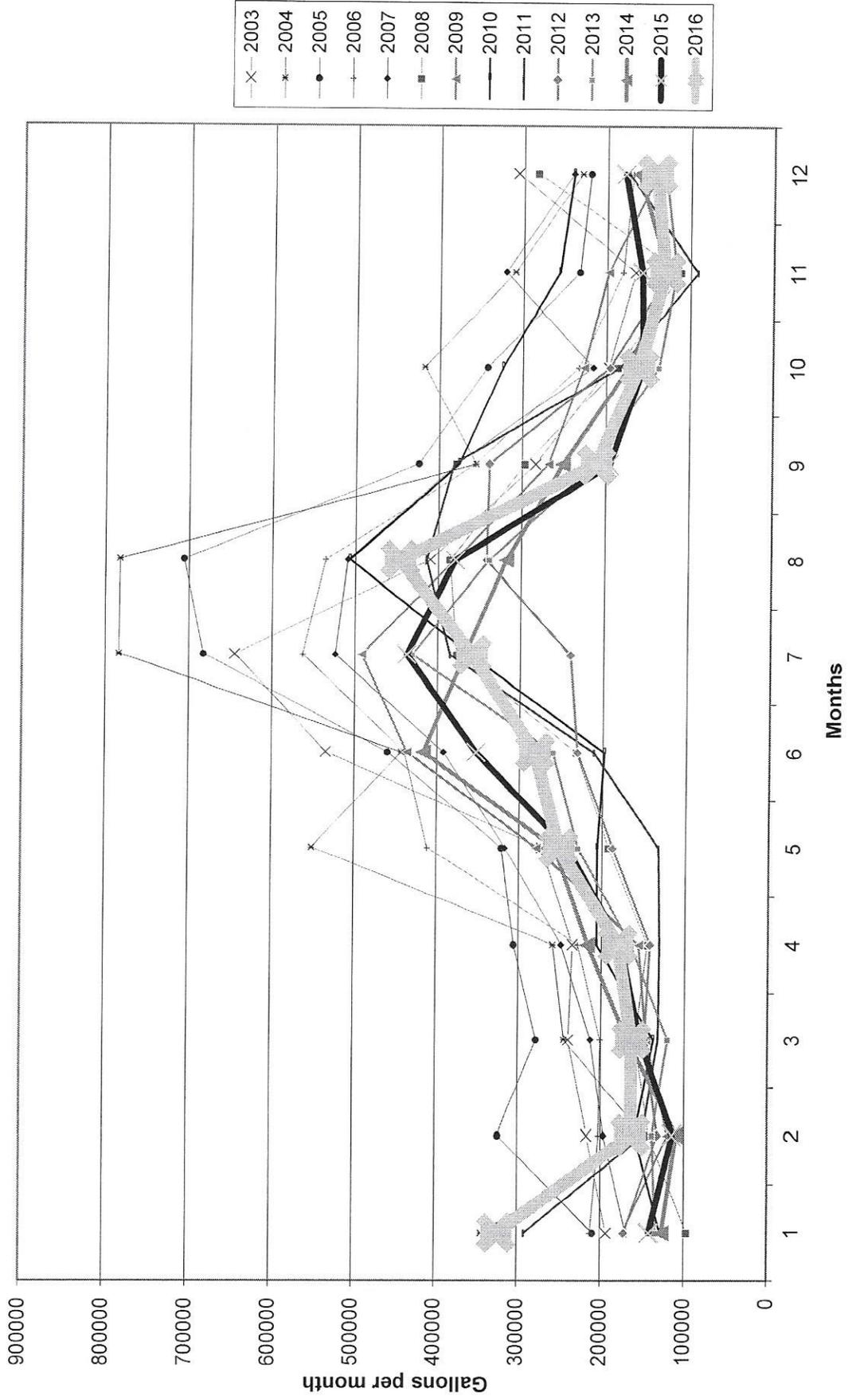
Replaced clutch, cap and start switch on booster #1.

December 2016

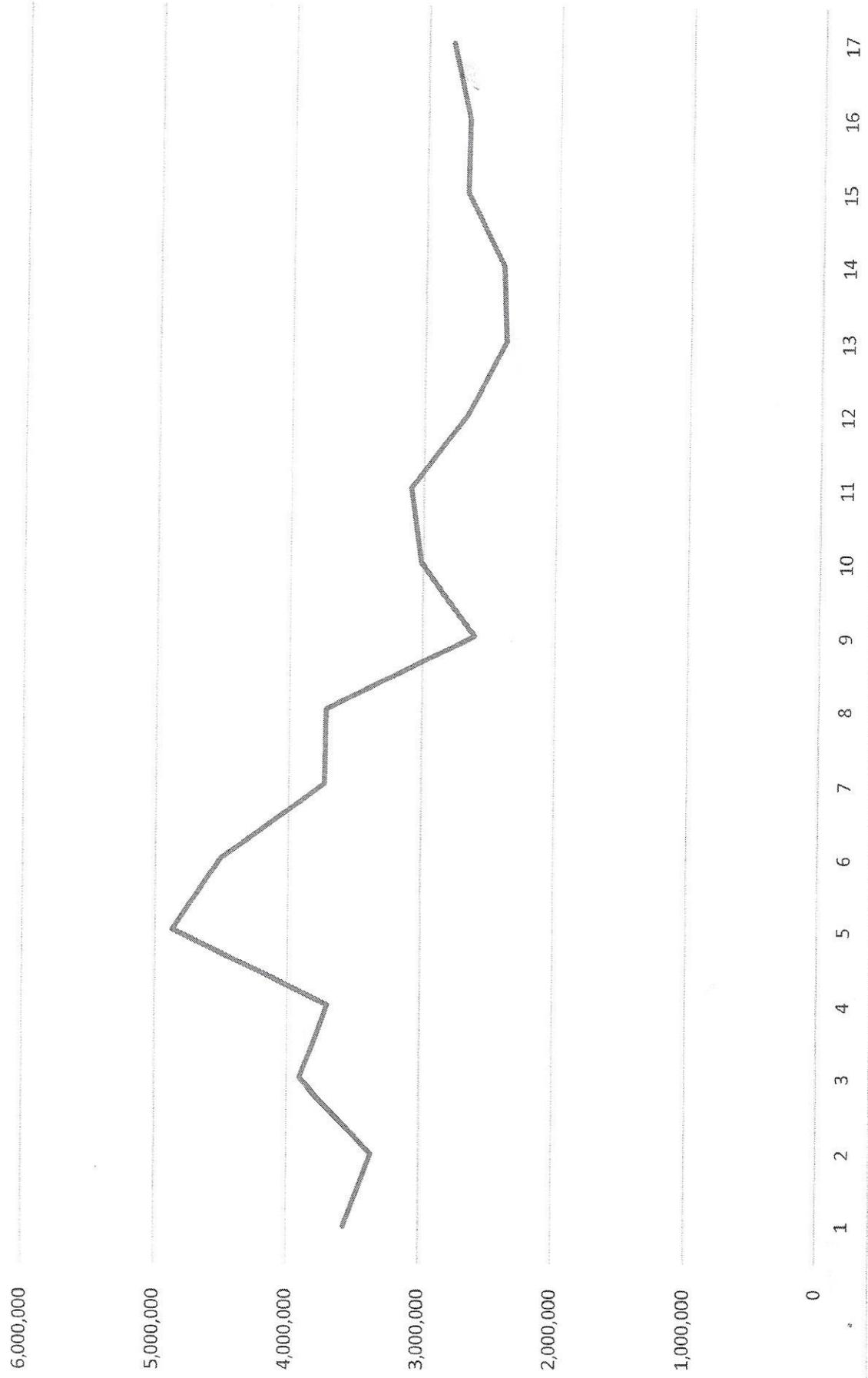
Took 5 copper/lead tests.

Took VOC test.

Sky Meadows - Monthly Water Usage



Sky Meadows Annual water Pumped



SMCA 2016 ANNUAL MEETING
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President Charles Garrett called the meeting to order at 1:00pm.
All board members were present. 29 of 35 lot members participated in the vote.

After welcoming remarks from the President, Dick Graham gave the annual water report, attached, for King Water.

President Garrett commented on the "State of the Community" including:

- Members who have passed.
- New members.
- Community projects of the past year:
 - Road repairs
 - Drainage ditch extension
 - Noxious weed cleanup day
- Budget
- Upcoming issues to discuss:
 - Board term limits
 - Lot 18

Minutes from the 2015 were passed out but not read.

Treasurer Dave Schellenbarger presented the treasury report, attached, and noted the state of the budget. Requests were made to provide an itemized and password protected budget on the website.

ACC Chairman Clay Miller presented the ACC report, attached.

Meeting recessed for the board election count.

Elected were:

Chuck Coffey
Chuck Garrett
Richard Goldstein
Patrice Heyduck
Clay Miller

New Business:

- Vice President Richard Goldstein discussed a proposed change to board member terms.
- Vice President Goldstein discussed history and issues regarding Lot 18.
- President Garrett discussed the annual picnic. He thanked the current coordinators and requested a volunteer to replace Mary Gilland, who is stepping down. Thanks Mary for all of your work in planning many enjoyable picnics.
- President Garrett briefly discussed emergency incident response and asked anyone interested to discuss the matter with him after the meeting.
- A volunteer was requested to coordinate repainting the Sky Meadows sign.

Meeting adjourned at 2:15pm.

SMCA Financial Report 2016

Ending Balance 2-5-2016 8643.88

Income for 2016:

Dues	9900.00	
Water	11038.19	
Interest	4.10	
Total	20942.29	+20942.29

Expenditures for 2016:

Water Management, Testing	6090.69	
King work orders	1339.69	
Puget Sound Energy	1333.31	
Misc Fees and Permits	322.50	
Insurance	1989	
Legal	1457	
Supplies and miscellaneous	468.41	
Other costs	614	
TOTAL	13614.60	-13614.60

Balance 1-18-2017 15971.57

Dep Dates & Cts Cleared	Deposits/Withdrawals	Supplies & Misc	Insurance	Fees and Permits	Utilities	Water Mgt. Testing	Water Work Orders	Other Cost	Dues	Water Revenue	Bank Interest	Other Income	Line Item Totals	Bank Balance
	Current Bank Balance										\$ 0.07		\$8,643.88	
2/13/16	Rowell 2015 qtr4 water									\$ 61.39			\$61.39	\$8,705.27
2/13/16	Coffey 2015 qtr 4 water									\$ 49.53			\$49.53	\$8,754.80
2/25/16	King Water Inv. #8840 (pd c# 1041)				\$ 144.74	\$ 258.10	\$ 205.80						(\$463.90)	\$8,290.90
2/29/16	PSE Automatic Withdrawal				\$ 13.10								(\$144.74)	\$8,146.16
2/29/16	PSE Automatic Withdrawal												(\$13.10)	\$8,133.06
	Bank interest										\$ 0.07		\$0.07	\$8,133.13
														\$8,133.13
														\$8,433.13
3/3/16	Coffey 2016 dues ck#1466								\$ 300.00				\$300.00	\$8,733.13
3/3/16	Henley 2016 dues ck# 0043843312								\$ 300.00				\$300.00	\$9,033.13
3/3/16	Wirzreiner 2016 dues ck# 5747								\$ 300.00				\$300.00	\$9,333.13
3/3/16	Walker 2016 dues ck#9100								\$ 300.00				\$300.00	\$9,633.13
3/3/16	Goldstein 2016 dues ck#5823								\$ 300.00				\$300.00	\$9,933.13
3/3/16	Gilland 2016 dues ck#885								\$ 300.00				\$300.00	\$10,233.13
3/3/16	Miller 2016 Dues ck#2126								\$ 300.00				\$300.00	\$10,533.13
3/3/16	Graham 2016 dues ck#4464								\$ 300.00				\$300.00	\$10,833.13
3/3/16	Heyduck 2016 dues ck#5434								\$ 300.00				\$300.00	\$11,133.13
3/3/16	Spencer 2016 dues ck#6958								\$ 300.00				\$300.00	\$11,433.13
3/3/16	Peters 2016 dues ck#5788								\$ 300.00				\$300.00	\$11,733.13
3/3/16	Dongning 2016 dues ck#2207								\$ 300.00				\$300.00	\$12,033.13
3/3/16	Holle 2016 dues ck#2845								\$ 300.00				\$300.00	\$12,333.13
3/3/16	Bohe 2016 dues ck#2410739416								\$ 300.00				\$300.00	\$12,633.13
3/3/16	Schmucker 2016 dues ck#008451163								\$ 300.00				\$300.00	\$12,933.13
3/22/16	Piercy 2016 dues CK # 2411524032								\$ 300.00				\$300.00	\$13,233.13
3/22/16	Concklin 2106 dues CK#3524								\$ 300.00				\$300.00	\$13,533.13
3/22/16	Hamer 2016 dues CK #4295								\$ 300.00				\$300.00	\$13,833.13
3/22/16	King Water, Inc. Invoice # 9026 (ck #1042)				\$ 11.05	\$ 374.00	\$ 879.37						(\$1,259.37)	\$12,279.76
3/29/16	PSE Automatic Withdrawal				\$ 139.17								(\$11.05)	\$12,268.71
3/29/16	PSE Automatic Withdrawal												(\$139.17)	\$12,129.54
	Bank Interest 4/30/16										\$ 0.30		\$0.30	\$12,129.84
	Ending March													\$12,129.84
3/31/2016														\$12,129.84
	Secombe 2016 dues CK#2053								\$ 300.00				\$300.00	\$12,429.84
	Dongling qtr1 2016 water CK#2212									\$ 97.90			\$97.90	\$12,527.74
	Shellenbarger qtr1 water CK#1200									\$ 46.82			\$46.82	\$12,574.56
	Gilland qtr1 water CK#890									\$ 739.65			\$739.65	\$13,314.21
	Miller qtr1 water CK#2137									\$ 61.50			\$61.50	\$13,375.71
	Boyd qtr1 water CK#2994									\$ 48.33			\$48.33	\$13,424.04
	Henley qtr1 water CK#058112745									\$ 76.88			\$76.88	\$13,500.92
	Lowejoy qtr1 water CK#058337906									\$ 41.00			\$41.00	\$13,541.92
	Peters qtr1 water CK#5798									\$ 54.67			\$54.67	\$13,596.59
	Schmucker qtr1 water CK#0015556126									\$ 57.14			\$57.14	\$13,653.73
	Graham qtr1 water CK#4482									\$ 41.27			\$41.27	\$13,695.00
														\$13,695.00
														\$13,695.00
	Spencer qtr1 water CK#6970									\$ 48.13			\$48.13	\$13,743.13
	Heyduck qtr1 water CK#5445									\$ 46.35			\$46.35	\$13,789.48
	Cline 2015 dues CK#6151								\$ 300.00				\$300.00	\$14,089.48
	Goldstein qtr1 water CK#839									\$ 64.51			\$64.51	\$14,153.99
	Good 2016 Dues CK#6296001681								\$ 300.00				\$300.00	\$14,453.99
	4/14/2016													\$14,453.99
	Honire Qtr1-4 Water CK#3441								\$ 200.00				\$200.00	\$14,653.99
	Ron Henley Drainage Repair (ck#1043) 4/13							\$ 247.07					(\$247.07)	\$14,406.92

February

2016 REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE

LOT# 6B- Lovejoy	(Exterior paint change- CAT A)	Approved-3/31/16
Lovejoy	(Privacy Fence- CAT A)	Approved-5/16/16
Lot# 16B- Boyd	(Tree Removal- CAT A)	Approved-4/14/16
Lot# 19- Miller	(Modification to driveway- CAT B)	Approved-4/14/16
LOT# 1B- Bernardy	(Drainage modifications- CAT B)	Approved- 7/26/16
LOT# 17A- Cline	(Sign and shed paint- CAT B)	Approved-7/28/16
Lot# 2A- Hamer	(Building addition- CAT A)	Approved- 7/29/16
LOT# 15A- Peters	(Exterior staining- CAT B)	Approved- 8/12/16
LOT# 9 B- Good	(Exterior paint change and stone- CAT A)	Approved- 10/2/16

2016 ACC MEMBERS:

Ron Henley, Chair

Eric Hamer, Vice Chair

Karen Smith-Lovejoy, Secretary

Bill Peters, At Large member