

Sky Meadows Community Association



## **BOARD MEETING MINUTES for April 20, 2023**

**Time:** 10:30 AM

**Location:** Miller Residence

**Board members & Water Coordinator Present:** Marsha Rowell, Hal Hovey, Dave Shellenbarger, Steve Gorgas, Todd Albi and Clay Miller.

**Community Members Present:** Judi Shellenbarger, Lynn Coffey, Scott Fox, Richard Goldstein, Robert Roessler and Dick Graham.

1. **10:31 AM** MR Called the meeting to order and established the quorum.
2. **Reading of Preceding Meeting Minutes:** CM Moved we waive the reading of the minutes; SG 2<sup>nd</sup>; - all in favor.
3. **Officer and Committee Reports**
  - a. President – MR mentioned that a member was concerned that someone who was doing the billing of the water usage had also read all of the meters and suggested that our Bylaws be modified to prevent this in the future, whenever possible. There was 20 minutes of discussion between just about everyone present and finally MR moved that we leave the Bylaws alone and move forward with good communication between the volunteers and those doing the billing; SG 2<sup>nd</sup>; all in favor.
  - b. Treasurer – DS gave his financial update and the Treasurer’s Report is attached. There is \$44,594.06 in our bank account. DS asked if he should post the monthly spreadsheet and the Board decided that this was only necessary annually with the Annual Budget.
  - c. ACC report – Lucy Gorgas gave the report to MR who mentioned that the Board had already met electronically on 3/28/23 and approved the Titus utility shed & proposed new driveway project (which came with that recommendation from the ACC).
  - d. Water system report – Todd Albi reported that a bi-annual reservoir cleaning will be done by King Water on 4/26/23, followed shortly thereafter by a quarterly system flush of the hydrants and pipes.
  - e. Water rates & conservation - Richard Goldstein gave an interesting overview of our (now retired) Island County Hydrogeologist’s seminar on the state of our water supply on Whidbey. Members are encouraged to watch the video made by Doug giving this talk to our neighbors in the Sierra HOA at <https://www.dropbox.com/s/la7oc13p9x1hhar/Part 1>

[Groundwater.mp4](#)? Richard shared that all of the water in the aquifer our wells tap into comes from rain, not from some underground rivers from the Olympics or the Cascades, and that the chloride levels have been slowly rising over time, and the location of our wells are in medium risk areas for salt-water intrusion (see attached charts). Richard encouraged the Board to address water conservation in the future and to educate our community on ways we can use our aquifer wisely, as good stewards.

#### **4. Unfinished Business**

- a. Audit Update – HH stated that the person at the Accounting business in Oak Harbor who used to do HOA audits has left the area. CM moved that HH continue to find a business who might be hired in the future to do an audit the next time we need one. SG 2<sup>nd</sup>; all in favor.
- b. Entrance Sign - Logistics and property access. MR gave a short presentation showing where the restored Sky Meadows sign might be placed which would preclude anyone from having to drive across the SW corner of the Bledsoe lot (where the sign has been located). After much discussion, MR moved that Todd Albi choose a spot which makes sense with his equipment, and which minimized the removal of branches or trees. SG 2<sup>nd</sup>; all in favor.

#### **5. New Business**

- a. Roessler complaint – Robert Roessler asked if a helper could come with Todd Albi when he comes down to work on the sign and that area and Judi Shellenbarger volunteered. Robert’s concern is the introduction of light into his home from the streetlights with the removal of more branches.

#### **At 12:19PM SG excused himself.**

- b. Insurance (additions, if any) – HH said that earthquake insurance is not available from our carrier. The consensus of the Board was that earthquake insurance is probably not necessary in our case.
- c. Prospectus regarding Savings Account. DS read his proposal, to create language within our CCRs to explain the function and operation of our new Savings Account, which will build up slowly over the next 8-10 years and be capped when the NEW Savings Account and the EXISTING Operations Account total \$100,000. Lynn Coffey suggested that a lawyer be hired to draft this language. The Board agreed but HH said the Board should first create the draft. CM moved that DS email his language to the

Board members for chop. MR 2<sup>nd</sup>; all in favor.

- d. WSCAI – HH first moved that we, as a Board, join the WSCAI (a \$305 fee). After some discussion, HH moved that we table this request until we create the Budget for next year then revisit this idea.
  - e. CM reminded the Board that we still have not amended the Bylaws (Article X, Section 2.2.c. to delete the second sentence). This was approved at the last Board Meeting. CM moved that the Secretary be tasked to do this; DS 2<sup>nd</sup>; all in favor.
- 6. Comments and Discussion** - Board and Association members in attendance.
- a. Scott Fox suggested that SMCA only uses professionals to exercise our fire hydrants to reduce liability to the Association. HH pointed out that our insurance does cover volunteers. MR moved that we only let King Water exercise the fire hydrants and flush the water system since we contract with them to do this already; DS 2<sup>nd</sup>; all in favor.
  - b. HH moved that we add a discussion about “Executive Sessions” to the next Board Meeting (what they are, how and when to do them). CM 2<sup>nd</sup>; all in favor.
- 7. 1:04 PM** CM Called for Adjournment; HH 2<sup>nd</sup>; all in favor.

The Next SMCA Board meeting will be **Thursday, June 22, 2023, at 10:30AM** at the Miller Residence. All SMCA Members are invited to attend.

## Sky Meadows Community Association

### Treasurers Report for April 20, 2023

Balance on January 31, 2023 \$33,885.91

February Income:

Water Usage	\$289.82	
Service Fees	467.93	
Interest	.53	
Total	<u>758.28</u>	+758.28
		<u>35,644.19</u>

February Expenses:

SoS Annual Fee	10.00	
King Water Bill	474.00	
Supplies	21.11	
Total	<u>505.11</u>	-505.11

Balance on February 28 34,139.08

March Income:

Dues	6,600.00	
Interest	.63	
Total	<u>6,600.63</u>	+6,600.63
		<u>40,739.71</u>

March Expenses:

Utilities	420.19	
Admin Fee	62.00	
Bank Fee	5.00	
Total	<u>487.19</u>	-487.19

Balance on March 31 40,252.52

April (thru 4/17):

April Income:

Water Usage	710.54
Service Fee	1,300.00
Savings Fund	1,300.00

Dues	1,500.00	
Bank	5.00*	
Total	<u>4,815.54</u>	<u>+4,815.54</u>
		\$44,594.06
April Expenses:		
King Water bill	747.00	-474.00
Total	<u>747.00</u>	<u>44,120.06</u>
Balance today (4/17)		\$44,594.06**

Notes:

1. One outstanding check to King Water for \$474.00.
2. Twelve members have not yet paid their Q1 water bills, nine members yet to pay dues. None yet are considered late.
3. When all Q1 Savings Fund fees are paid a separate savings account will be opened in our present bank and tied to our present account. This account will be the SMCA Savings Fund Account and will be comprised strictly of Savings Fund moneys, and be administered per directions yet to be agreed upon by the Board.

4. Checks written for 2023:

#1282 King Water (K/W)	1/19	\$474.00
#1283 K/W	1/19	\$1,027.39
#1284 Sec of State	2/2	\$10.00
#1285 K/W	2/28	\$474.00
#1286 Dave Shellenbarger	2/28	\$21.11
#1287 WIWSA	3/1	\$62.00
#1288 K/W	4/5	\$474.00
#1289 Deb Paros	4/18	\$75.50

\*This \$5.00 deposit was a reimbursement for a fee incorrectly charged by the bank in March, '23.

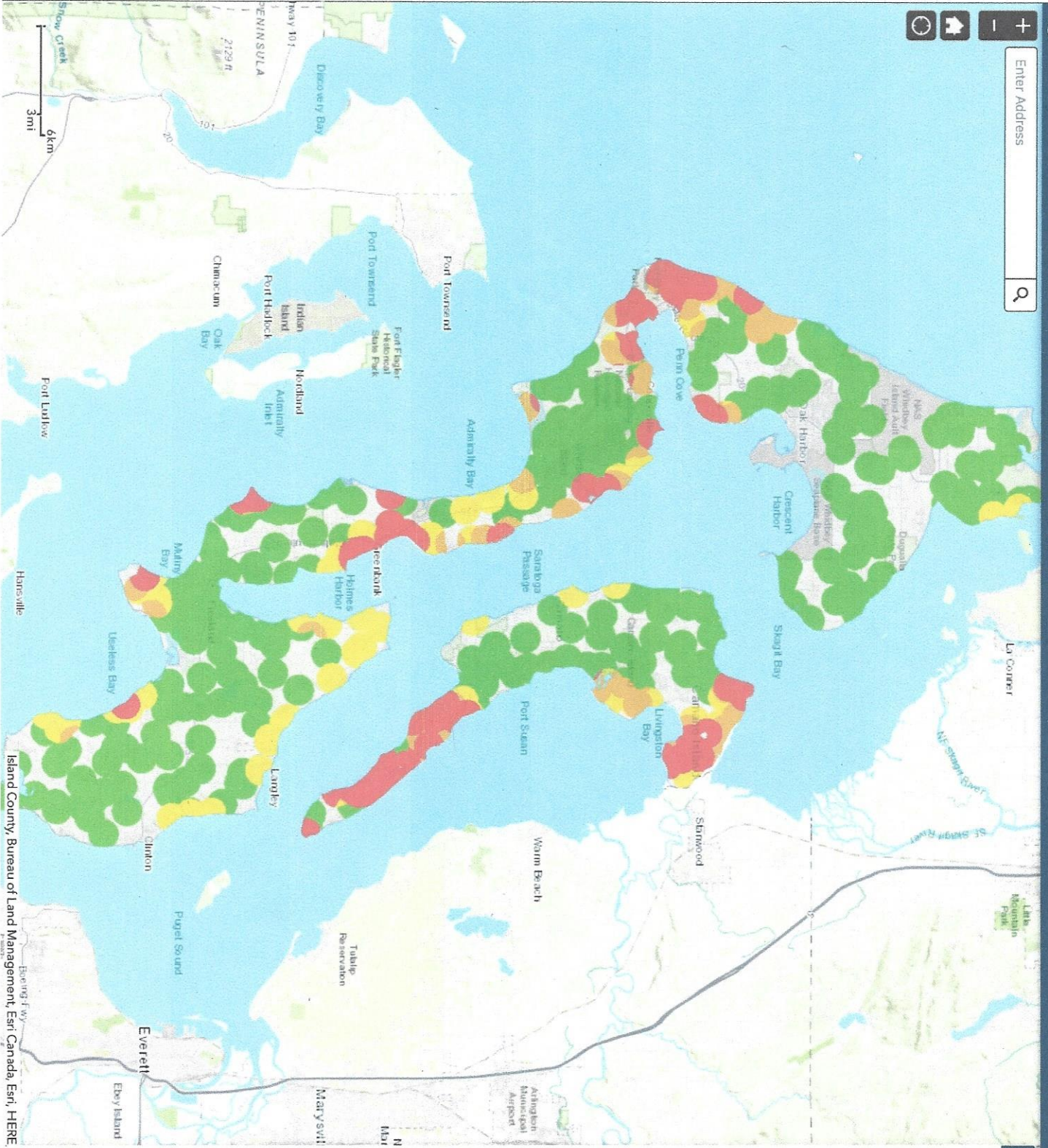
\*\*This figure drops to \$44,120.06 when K/W tenders the #1288 check for \$474.00.

Respectfully,  
Dave Shellenbarger, SMCA Treasurer



Interactive Island County Sea Water Intrusion Risk Map

Enter Address



Information

For More Information:

[ICC 8.09.099 \(Seawater Intrusion Protection\)](#)

[Seawater Intrusion Source Monitoring](#)

[Seawater Intrusion Topic Paper](#)

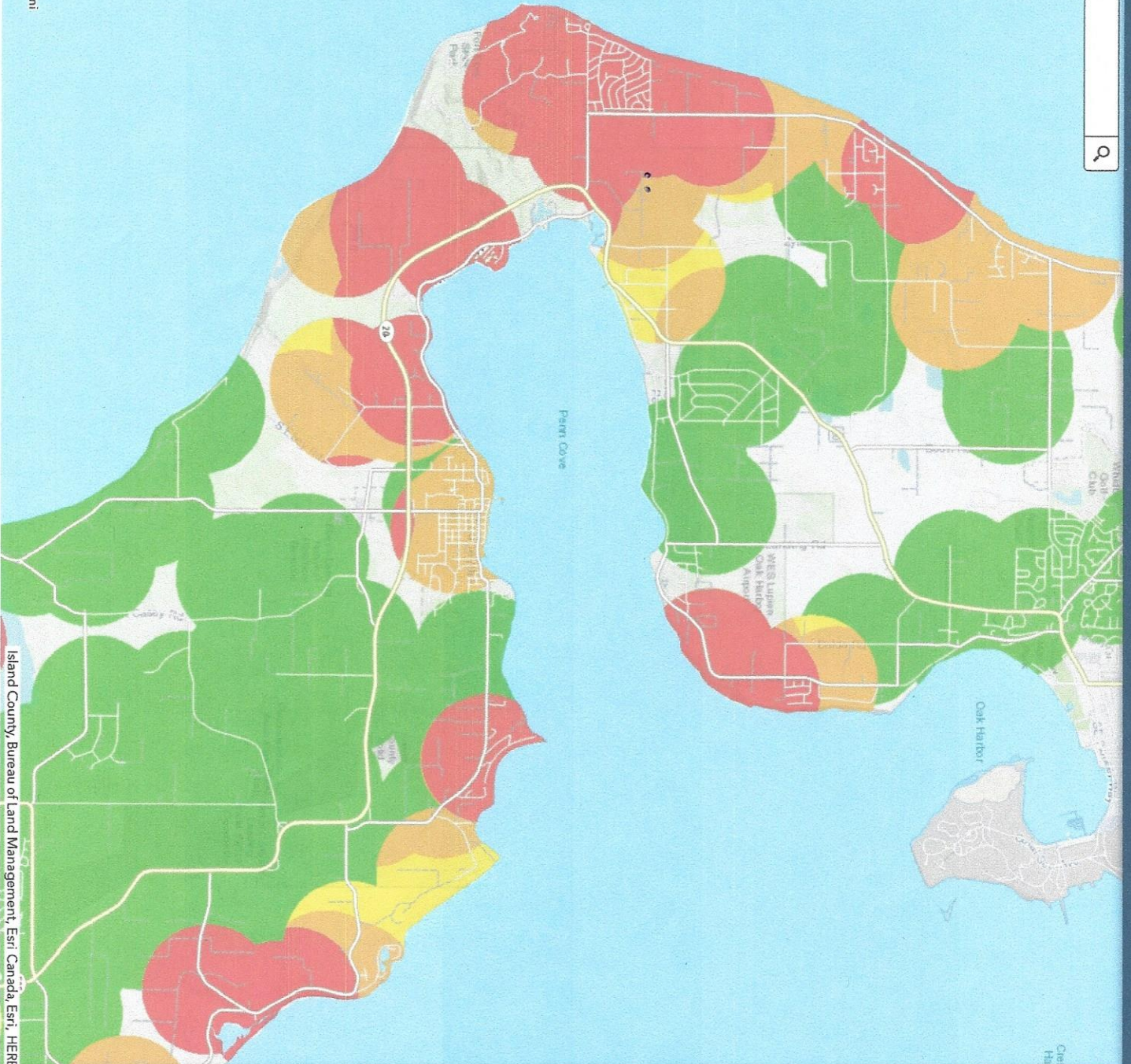
Legend:

Sea Water Intrusion Risk

- Low
- Medium
- High
- Very High
- No Data



Enter Address



Information

For More Information:

[ICC 8.09.099 \(Seawater Intrusion Protection\)](#)

[Seawater Intrusion Source Monitoring](#)

[Seawater Intrusion Topic Paper](#)

Legend:

Sea Water Intrusion Risk

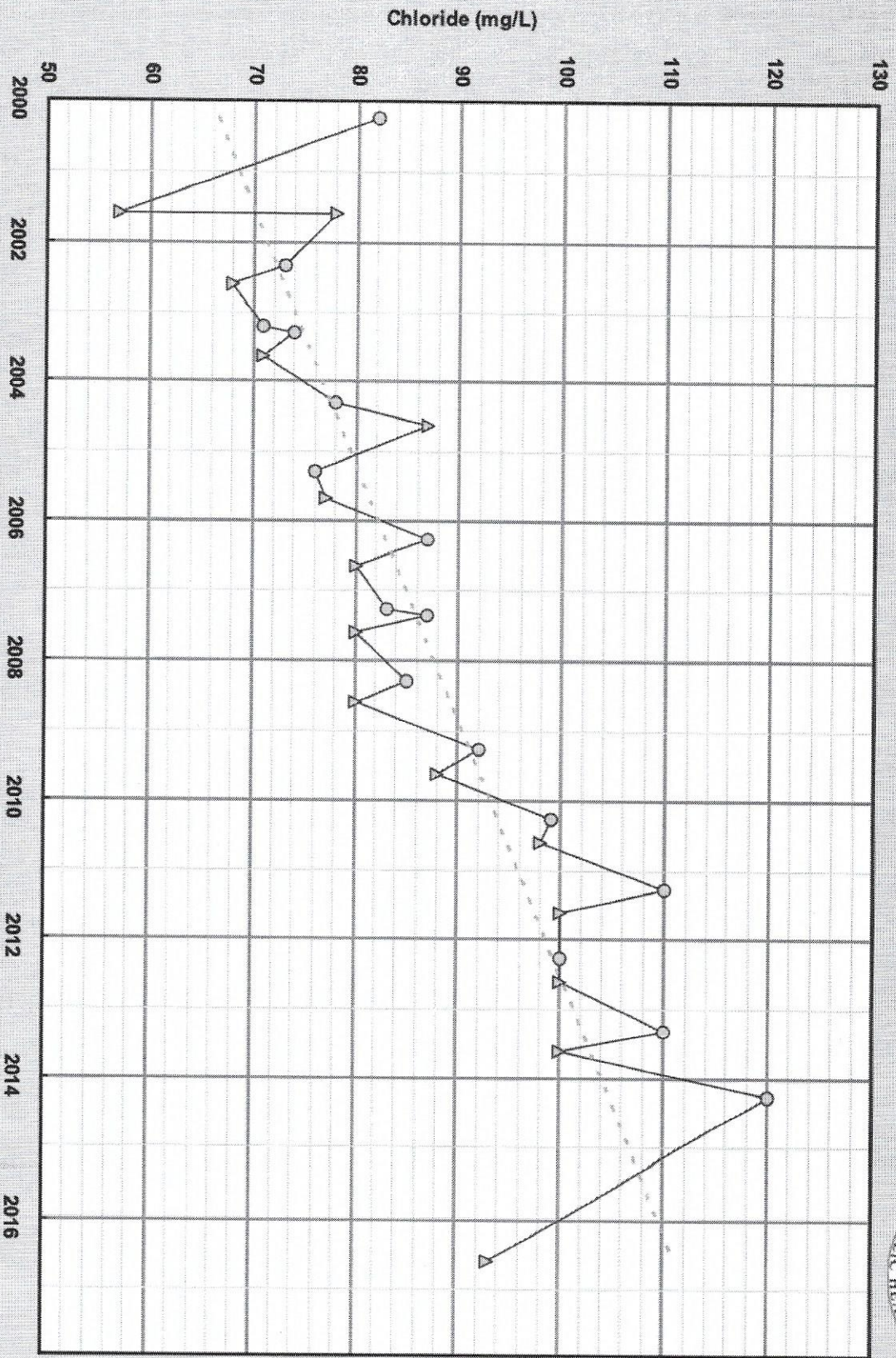
- Low
- Medium
- High
- Very High
- No Data

Owner Name: Sky Meadows Wellfield  
 Well Key: 9YH Site Type: Wellfield  
 TRS: 32N/01E-30C

Island County Hydrogeology Database  
 WellKey: 9YH - Chloride Timeseries  
[Click HERE to View Information for Well 9YH](#)



↑  
 SMCL  
 = 250  
 mg/l



Chloride Trend = 2.7179 mg/l / year  
 RSquared = 0.71

DOH PwSID: 42705

DOH Source #: 3

PWS Name: Sky Meadows Community Assoc.

Report generated on 12/08/2022

Data Point Shape  
 Indicates Sample Season  
 ○ June - September  
 △ October - May

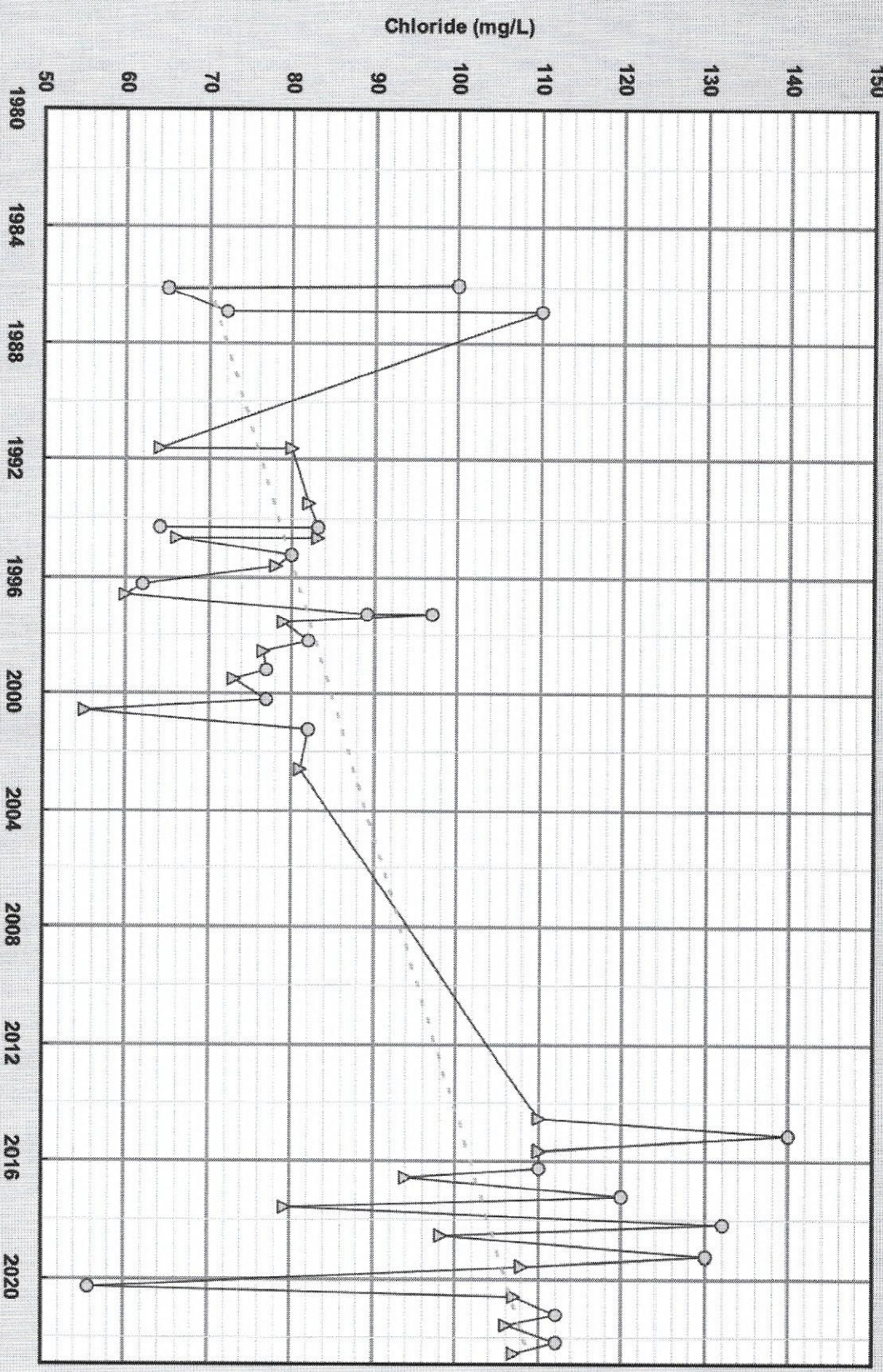


Owner Name: Penn Cove Assoc.  
 Well Key: 3N0 Site Type: Well w/in W  
 TRS: 32N/01E-30D

Island County Hydrogeology Database  
 WellKey: 3N0 - Chloride Timeseries  
 Click HERE to View Information for Well 3N0



SMCL  
 = 250  
 mg/l



Chloride Trend = 1.0607 mg/l / year  
 RSquared = 0.38

DOH PwsID: 42705  
 DOH Source #: 1  
 PWS Name: Sky Meadows Community Assoc.

Report generated on 12/08/2022

Data Point Shape  
 Indicates Sample Season  
 ○ June - September  
 △ October - May