

**Annual Meeting Sky Meadows Community Association
February 11, 2012
Coupeville Library**

- **Meeting called to order at 1:20pm by President Marsha Rowell**
- **President's Welcome and Thank yous to community volunteers**
- **Review of Board Changes:**
 - Dick Graham resigned as president and Marsha Rowell was selected to the position of President by the Board
 - Joyce Hollywood resigned as treasurer and Larry Mason volunteered to be the fifth member of the Board and take the position of treasurer
 - Larry Mason resigned and the Board selected Bev Holle to be the treasurer.
 - The Board was one member short at the end of the year
- **Financial Report**
 - Treasurer Bev Holle was not able to attend the Annual Meeting
 - Please see report at the end of the minutes
 - Ending Balance \$7,505.71
- **Annual Dues**
 - No increase in dues for this year.
- **Water system report-** new expenses not critical to the well at this time. No decisions will be made until spring revenue comes in. If there is an emergency the Board will take action at that time.
 - see attached report
- **Architectural Control Committee Report-Applications and Actions**
 - A Category
 - Lot 14A Dick and Jan Graham outbuilding
 - Lot 12B Dave and Judi Shellenbarger Barn (action postponed until sale of former residence)
 - Lot 12B Dave and Judi Shellenbarger re-side cottage
 - Lot 12B Dave and Judi Shellenbarger re-roof shed
 - Lot 12B Dave and Judi Shellenbarger House Paint
 - Lot 12A Robert Vernon and Ji Dongning interior remodels, additional mound, paint exterior, and deck rebuild
 - Lot 18 & 19 Clay and Beverly Miller small shed
 - B Category
 - Lot 13A Fred and Barbara Schmucker reroof
 - Lot 10A Don and Bert Piercy remove dead trees
 - Lot 4B Adreas and Lisa Wurzrainer Additional fencing
 - In addition, welcome letters were sent to the following new property owners
 - Lot 12A Robert Vernon and Ji Dongning
 - Lot 3A Chuck and Amy Garrett

Lot 6B Tim and Cathye Pinkerton

- **New Business**

- Updated website: skymeadows.org use ***** and ***** as the sign-in for the Member's Page
- No Solicitors -- Private Road sign for the front entrance
Fred Schmucker is looking into this. Estimated cost of sign is \$75. Member's comment...Let's not have too many signs at our entrance. Board will look into consolidating some of the signs
- Reminder that bills for Annual dues will be coming out this month. Due May 1st. no change in amount of dues
- Issues with nuisance activities in the neighborhood discussed. Hang Gliding, RC airplanes and Geocache. Property owners felt that activities held on their own property shouldn't be a neighborhood issue. Owners will contact users and remind them of courtesy to property owners is important.

- **Short break** for visiting and counting ballots

- **Ballots counted**

- 21 ballots cast by owners and proxy
- **New Board** will consist of Bev Holle, Marsha Rowell, Bill Anderson, Judi Shellenbarger and Barbara Schmucker.

- **Next Board Meeting** will be held within 30 days of the annual meeting.

- **Meeting Adjourned** at 3:00pm

Respectfully submitted,

Judi Shellenbarger

Secretary

SMCA
2011
FINANCIAL STATEMENT

INCOME:

Water Revenue	\$18,204.26	
Homeowner Annual Dues	9,610.11	
Bank Interest	<u>26.19</u>	
Total Income:		\$27,840.56

Beginning Bank Balance a/o January 1, 2011	<u>\$15,729.66</u>	
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Total Funds Available:	<u>\$43,510.22</u>	
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EXPENSES:

King Water (work orders & maintenance)	\$27,734.31	
Misc. Water Expenses	<u>1,569.00</u>	
Total Water Exp.:		\$29,303.31

PSE Utilities (Electric)	2,464.22	
Insurance	3,231.00	
Legal Expense	768.84	
Miscellaneous Administration	<u>297.14</u>	
Total Expenses:		\$36,064.51

Funds Available:		
\$43,570.22		
Less Expenses:	<u>\$36,064.51</u>	

ENDING BANK BALANCE:		
<u>\$7,505.71</u>		

King Water Company
P.O. Box 2243
Oak Harbor, Washington
98277
(888) 241 2503
Toll free (360) 678 5336
Local February 1,2012

Routine Work for Sky Meadows Community

On Mondays and Fridays we drive through the system checking for leaks and anything unusual. In addition, we:

1. Read the master meter 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 ozone equipment and check levels of manganese 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:

January 2011

Installed and tested automatic filter regeneration system.

Observed filter performance and turned off well #2 to focus on well #1 performance.

Monitored chemical dosage over several days to make sure filters not becoming saturated.

Found reservoir overflowing, caused by corroded Warrick control hub.

Replaced Warwick control probes and hub with float switches.

Installed back up safety switch to ensure chemical pump does not turn on in no flow condition

February 2011

Copper and lead tests.

March 2011

Install mazzais on well line to improve oxidation prior to filters.

June 2011

Pot. Permanganate vat overflowed in pump house because of failure of old control valve

-recommended old valves be upgraded.

Installed float switch to allow well #2 to come on automatically as lag well if well #1 cannot keep up.

September 2011

Cleaned reservoir and aeration sprays.

October 2011

Service pressure reducing valve on Sky Meadows Drive - replaced main valve.

November 2011

Installed new automatic valves on filters, and isolation valves to make future maintenance easier.

Old filter control PLC blanked out during work - no system support available as company business.

Dug up back wash line and re-plumbed to include air gap, as required for system protection.

December 2011

Worked with Superior Custom Controls to design new PLC program for filters.

January 2012

Installed and tested new filter control panel.

Sincerely,

Clive M. Defty, Owner

King Water Company