

Sky Meadows Community Association

BOARD MEETING, February 11, 2022

Board Members Present: Dave Bernardy, Dave Shellenbarger, Roberta Piercy, Scott Fox and Todd Albi.



Community Members Present: Robert Roessler, Robert Vernon, Jan and Dick Graham, John Bolte, Chuck and Lynn Coffee, Debra Paros.

4:10 Meeting Started President Bernardy established a quorum and discussed the rules of community participation

***MOTION-DB** to Approve the 1/22/2022 Board Meeting Minutes

2nd-SF

Discussion- Debra Paros objected to the statement “annual meeting minutes do not need community approval” much discussion on this topic.

***MOTION AMENDED-** to Approve the 1/22/2022 minutes with the exception of “annual meeting minutes do not need community approval”

VOTE 3 YES, 1 NO, 1 ABSTAIN

MOTION PASSED

President’s Report-

Activity on lots 11A and 11B due to PERK testing preparing the lots for sale

Treasurer’s Report-

\$43,218 currently in savings-

Roberta discussed the new budget at length. Gravel Roads and Reserve Study were topics of discussion-

Increase in Annual Dues was removed

***MOTION- DB** to approve 2022 budget

2nd- SF DISCUSSION (at length regarding line items)

Also voting by electronic means (survey monkey) was discussed and looked into

VOTE 4 YES 1 NO- MOTION PASSED- Budget to go to membership for ratification.

Water Coordinator- Dave Shellenbarger talked about King Water and pump rotation. We have a lead and lag pressure system that might need adjusting so all pumps are in the rotation. Dave’s having a hard time communicating with King Water. Dave and Dick Graham to get together on sharing water system knowledge.

ACC- No Information

Old Business

Gravel Roads- New bid from Country Roads for our community gravel roads is in and slightly higher than their previous bid. This is due to inflation cost on rock and mitigation areas on the roads worsening during the winter rains. Vote postponed until new budget goes to membership.

continued →

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Reserve Study-

***MOTION- SF-**Hire Pacific Crest Inspections to perform a Level 1 reserve study for \$2,400 2nd- RP (Discussion). Many points of interest for and against were expressed. A Reserve Study allows an independent professional organization to analyze our assets and replacement value over a 30 year amortization period, held in a reserve fund. This HOA method of capital replacement is recommended by numerous State agencies. No sources recommending our current funding method were brought forward.

VOTE 4 YES 1 NO- MOTION PASSED

Audit-

***MOTION- DS** 2nd DB To conduct an audit on our 2021 budget with Northwest Booking (Discussion) **VOTE 5-0 PASSED** Roberta to contact Northwest

Future Board Meeting Dates: Meetings start at 4:00 pm

April 13

June 8th

Aug 3rd

Oct 5th

Dec 7th

New Business:

Water is pooling at the corner of Sky Meadow and Sky Crest. Todd Albi and Dave Shellenbarger to investigate the drainage and make recommendations

Dave Shellenbarger stated some community signs need new paint. Todd Albi to assist with paint.

*** Motion to Adjourn Meeting DB, 2nd RP, Meeting adjourned 6:30**

Minutes prepared by Scott Fox, Secretary, Approved by SMCA board.