

Sky Meadows Community Association

**BOARD MEETING MINUTES for February 23, 2023**

**Location:** Miller Residence



**Board Members in Attendance:** Marsha Rowell, Hal Hovey, Dave Shellenbarger, Steve Gorgas, Clay Miller

**Association Members in Attendance:** Todd Albi (Water Coordinator), Bob Allwardt

1. **MR Called the meeting to order** at 10:32 AM and established a quorum

2. **Reading of Preceding Meeting Minutes** – CM moved to waive the reading, SG seconded – all in favor.

3. **Officer and Committee Reports**

- a. President – MR reminded the new Board that our scope was to enforce our existing ByLaws and CCRs, and not to become RCW experts. She said we need to set boundaries so the Board could function efficiently to serve the Association by not accepting “Cyber-Bullying” of the Board by anyone, and to not encourage or allow for endless mass-emails. She thanked our volunteers.
- b. Treasurer – DS gave a financial update, and his Report is attached. DS asked if we need to hire a professional to do an audit, or continue to ask non-Board Association members to conduct an annual audit? DS noted that there is a \$325.00 line item in the 2023 Budget for an audit. MR tasked HH to investigate the cost of hiring a firm to do an audit for us and report back to the Board at the next meeting.
- c. ACC report – Lucy Gorgas was contacted by MR and reported there is no ACC activity so far for 2023.
- d. Water system report – Todd Albi (TA) said there was nothing to report re: our water system since 1/1/2023. Todd Albi asked DS to write a check for the Operating Permit required to operate our water system and DS said he would.

4. **Unfinished Business**

- a. Access - Keys and code. MR asked and the Board confirmed the following people have access:
  - i. Wellhouse Coded Lock: TA, MR, Eric Hamer (wellhouse located on his property), and King Water have the code. TA can change the code if needed.
  - ii. Wellhouse firesafe cabinet: MR, CM and TA have keys.
  - iii. SMCA PO Box: MR & DS have keys.
- b. Entrance Sign – Progress report given by TA, who said it remains in Debra Paros’s garage and awaiting the mill guys to cut the cedar posts. TA estimates it will be reinstalled by the end of April.
- c. Hydrant flushing – TA said King Water will do a system flush in March with the bi-annual reservoir cleaning (done every odd year) – where

the hydrants will all be exercised by King Water; then two more annual “flushings” are slated for this year in August and December.

- d. Motion to approve proposed change to By-Laws **Article X, Section 2.2.c.** After discussion by the Board, CM moved that the Board just deletes the 2<sup>nd</sup> sentence in section 2.2.c., which the Board felt would clarify the purpose of this paragraph. HH 2<sup>nd</sup> it, and all voted in favor. **Article VI** gives authority to the Board to make amendments to the By-Laws.

## 5. **New Business**

- a. Mission Statement – MR asked if we need one. SG thought having one would be good for the community. DS said the Board should simply respond to emails from the community. MR clarified that we should acknowledge every input from the Association, but we were not required to make a decision regarding every suggestion made. CM asked that this Board use BCC for emails going out to ALL members of the community and HH asked that we use the TO line for all emails going out to Board members only. All agreed.
- b. Short term/vacation rental of owner's property – MR said CCRs Section 5.1 restricts use to “residential and rural” only and the Board agreed to leave this at that.
- c. Insurance (additions, if any) – HH reported that SMCA already has three policies: **Directors & Officers, Volunteers and Liability Policies.** He recommended we investigate getting an earthquake insurance “bid” to protect our water system and the Board agreed.
- d. By-Law/CC&R revisions regarding Savings Account – CM moved that DS write up a proposed change to the By-Laws and CCRs and present to the Board at the next meeting. MR 2<sup>nd</sup>, and all voted in favor.
- e. Dues for 2023 – They will remain \$300/year and are in the 2023 Budget. DS will send out a notice of the deadline of 5/1/23 to the Association in the next week.
- f. Water Conservation & Water Rates – CM moved the Board invite Richard Goldstein to come to the next Board meeting and present his findings and recommendations for promoting water conservation within our SMCA Water System. SG 2<sup>nd</sup>, and all voted in favor.
- g. Signature Status for Bank – DS reported that all Board members have signed Bank Documents required for the new Board of Directors.
- h. Consideration of membership in WSCAI – HH, who is on the Board of WSCAI, explained the benefits and encouraged the Board members to either join as a whole Board, or individually join this organization which serves the educational, business, and networking needs of HOA's - see <https://wscai.org/>

## 6. **Comments and Discussion** – Board and Association members in attendance

- a. HH said that the our SMCA insurance might not cover work unless it is done by professionals.
  - b. The Board brought up a related email from Scott Fox dated 2/20/23 regarding using professionals to maintain and test the water system/hydrants. MR moved that we table discussion on this issue until we decide how to conduct the August 2023 flushing.
7. MR **Called for Adjournment** at 12:16 PM and HH 2<sup>nd</sup> it, all in favor.

**Next Board Meeting:** Thursday, April 20, 2023, at 10:30 AM at the Miller Residence.

Minutes prepared by Clay Miller, Secretary, Approved by SMCA board.