

Minutes from Board Meeting January 12, 2013

Called to order 10:00 am

Members present: Marsha Rowell, Bev Holle, Bill Anderson, Barbara Schmucker, and Judi Shellenbarger. Also present was Dave Shellenbarger, acting Coordinator of the Water System.

Treasurer's Report

Beginning Balance \$12,846.43

Income:

Water Rev. \$2376.24

Bank Int. 1.65

Total Income: \$2377.89

Funds Available \$15224.32

Expenses

Utilities \$231.68

King water mgmt and tests \$728.63

Waterwork orders \$265.23

Dept. of Health \$510.00

Total Expenses \$1735.44

Ending Balance \$13488.88

Minutes of previous meeting approved

New Business

Water Coordinator Dave Shellenbarger, volunteered to develop a job description for the position of Water System Coordinator. Description is to be given to Dick Graham to see if he is interested in accepting the position for the 2013 year. Additionally he mentioned that in the next few years the water system will need a manifold replacement and a replacement of the air vent at the top of the well.

Review of options for gathering volunteers for open positions within the board and as well as the ACC, general upkeep of the entrance and the yearly picnic. Marsha will include comments regarding volunteering opportunities to the membership at the annual meeting.

ACC committee: 2 members retiring, Mary Gilland and Curt Heyduck, and we will need to replace those members.

A motion made to increase the yearly dues. It was voted down as a majority of the members of the board felt it was not necessary at this time.

Barbara Schmucker would like to encourage the new board members to reserve the Coupeville Library meeting room for January 2014.

Meeting was adjourned at 11:15 am.

Respectfully submitted,

Judi Shellenbarger
Secretary

Sky Meadows Community Association (SMCA)
Board Meeting
9 February 2013

Meeting opened 1000 at Schmucker's
Present were Bill Anderson, Richard Goldstein, Bev Holle, Marsha Rowell and Fred Schmucker as Board members. Dave Shellenbarger was present to report on the water system.

Nominated, and approved, as officers for 2013 were:

Marsha Rowell, President
Bill Anderson, Vice President
Bev Holle, Treasurer
Fred Schmucker, Secretary
Richard Goldstein, Officer at large

Dick Graham was unanimously approved as Water Co-ordinator.
The minutes from the Annual Meeting on 19 January were approved as read.

The board unanimously approved the new ACC roster. Clay Miller, Bill Peters, Cathye Pinkerton and Dave Shellenbarger.

Mary Gilland has volunteered to take on the community picnic, provided it is held no later than 24 August 2013.

The treasurer's report was made, and accepted, with questions concerning the \$203 invoice from Garrison Engineering. As a result of the inconclusive answers to the value of the Garrison work and no answers as to why we should install a expensive vent for the holding tank, again, we will wait for a new round of Cu testing before proceeding with the vent.

No plans to proceed with major road work.

Marsha Rowell is to directly contact James Kotschwar with respect to information on a legal opinion provided some years ago as to road easements.

The secretary is to prepare this years board action calendar. Board meetings every two months, picnic tentatively 24 August.

The next board meeting will be Saturday 6 April at 1000 at Schmucker's.

Adjourned at 1040

Respectfully Submitted,

FS

Treasurer's Report 9 February 2013

Beginning balance 1/12/13		\$13,488.88
Income		
Water Revenue	\$1209.01	
Dues	550.00	
Bank int.	.57	
Total income	\$1759.58	
Total funds available		\$15,248.46
Expenses:		
King Water	\$1229.00	
Work orders	132.16	
Garrison Engr	203.00	
Utilities	127.64	
Admin/supps.	25.26	
Total Expenses	\$1717.06	
Ending balance		\$13531.40

Sky Meadows Community Association (SMCA)
Board Meeting
6 April 2013

Meeting opened at 1000 at Schmucker's

Treasurers report as follows:

Beginning balance (corrected) 2/9/13			\$13707.15
Income:	water revenue	\$671.93	
	dues	5500.00	
	bank interest	0.55	
Total income		6172.48	
Total funds available			\$19879.63
Expenses:	King Water	\$391.00	
	Utilities	329.83	
Total expenses		\$720.83	
Ending balance			\$19158.80

Old Business:

Easement road(s) report letter from James Kotschwar indicates that all four easement access roads are "open to all" SMCA owners and may not be closed by any individual owner to use by other resident owners.

New Business:

- 1.) Board Secretary will contact Dick Graham with respect to an emergency e-mail/telephone list for use by King Water. The current, updated, membership would seem to be appropriate.
- 2.) Mary Gilland has agreed to take charge of requirements staging the annual picnic 24 AUG 2013.
- 3.) Next Board meeting is 1000 Wednesday 12 June

Meeting adjourned 1011

Respectfully submitted,

FS

Sky Meadows Community Association
Board Meeting
12 June 2013

Held at Schmucker's. Convened at 2:00 PM
All board members present

Treasurer's report:

Beginning balance.	6/12/13	\$20,029.33
Income:		
Dues	\$1925.00	
Water Rev	\$475.22	
Bank interest	\$0.96	
Total income		\$2401.18
Total funds available		\$22,430.51
Expenses:		
Utilities	\$302.92	
King Water	361.00	
Garrison Eng	623.00	
Health Permit	256.44	
Total expenses		\$1536.36
Ending balance		\$20887.15

Three memberships have not paid their dues.

Old business: ACC approved two category B items. Shellenbarger garage door and Piercy deck repair and stair addition.

Discussion of potential water house repairs/updating was shelved until Dick Graham can attend the discussion.

Picnic announcement letter should go out. FS will co-ordinate with M Gilland.

New business: Bills from Garrison Engineering and RH Drilling Services were questioned. More information necessary from King Water and Dick Graham. A member of the community has requested a opinion from the board as to the possibility of renting a room(s) to other, non family, persons. The board has requested a legal opinion from our attorney. (This was done Thursday June 13.)

Meeting adjourned at 2:50PM.
Fred Schmucker Secretary

Sky Meadows Community Association

Board meeting

14 August 2013

Held at Schmucker's. Convened at 1000.

All board members present. In addition Dick Graham was present for water system discussions.

Treasurer's report:

Beginning balance 6/12/13	\$20,887.15
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Income: \$3,037.24

Available funds	\$23,924.39
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Expences:\$11,348.39

Ending balance	\$12,576.00
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Old business: A discussion, led by Dick Graham and participated in by all present, was held with regard to the fire boost pump (FBP). The FBP is currently off line and has been for some time. Current pump system could provide 200gpm. The FBP would provide 500gpm. The FPB is off line due to leaking in the pumphouse manifold system. The manifold system is original and 28 years old.

New and old business:

It was moved, and unanimously approved, to go forward in the process of replacing the manifold system and the putting the FBP back on line. RDG will initiate the work process. He will obtain a written estimate of cost. If the estimate is over \$10,000 the process comes back to the board for review.

There was no recent news on the picnic scheduled for Saturday 8/24/13.

We have not received the promised written opinion from Attny. Kotschwar yet. FKS will go to his office 8/15/13 to attempt to get the status.

Next board meeting 10AM Wed 10/16/13.

Meeting adjourned 1040.

Respectfully submitted,

Fred Schmucker

SMCA

Special Board meeting

11 September 2013 10:00 AM

The meeting was called to agree upon the letter to be sent to SMCA members regarding the Piercy Request For Variance.

Richard Goldstein asked for board members current views on the matter.

Items brought up were;

- 1) Does the request come within the requirements, i.e. is it temporary, unique etc?
- 2) Impact on the neighborhood, noise, number of excess vehicles, appearances.
- 3) Who has control of the lessee . How to enforce CC&Rs against lessee.
- 4) Duty to disclose multi-use property. We would no longer be a single family residential neighborhood..
- 5) Impact on value of other properties.
- 6) The idea that current owners entered into a contract (the CC&Rs) when we purchased now that now it could be broken for the benefit of one.
- 7) The impact for similar variance requests from others, i.e. good neighbor vs. bad neighbor.

The letter to be sent was agreed upon and sent out 11 Sept. 2013.

Next Board meeting moved up to 2 Oct at 1000.

Meeting adjourned at 1045.

Respectfully submitted,

Fred Schmucker

Secretary

SMCA Board meeting

2 October 2013

Meeting started 1000 all 5 Board members present

Treasurers report 10/02/2013

Beginning balance	12576.00
Income	25.55
Available funds	12601.55
Expenses	3473.84
Ending balance	9127.71

Old business: still waiting on written bid for water system work.

New business: Discussed context and meaning on CC&R Section 3.3

A motion to grant a variance to Roberta Piercy was made and passed by a 3 to 2 margin. Terms and conditions of the variance were discussed based on a draft variance that had been presented. Bill Anderson will finalize the draft as discussed and present it for Marsha Rowell to write a cover letter to Bert Piercy.

The board discussed whether or not there may be a reason(s) to suggest a change in our CC&Rs. The answer was "no".

A e-mail from a member was discussed and will be responded to by Marsha Rowell.

The meeting was adjourned at 1105.

Respectfully submitted,

Fred Schmucker

