SMCA 2016 ANNUAL MEETING
23 January 2016, Coupeville Public Library

President Charles Garrett called the meeting to order at 1:00pm.
All board members were present. 29 of 35 lot members participated in the vote.

After welcoming remarks from the President, Dick Graham gave the annual water report, attached, for King Water.

President Garrett commented on the "State of the Community" including:

- Members who have passed.
- New members.
- Community projects of the past year:
  - Road repairs
  - Drainage ditch extension
  - Noxious weed cleanup day
- Budget
- Upcoming issues to discuss:
  - Board term limits
  - Lot 18

Minutes from the 2015 were passed out but not read.

Treasurer Dave Schellenbarger presented the treasury report, attached, and noted the state of the budget. Requests were made to provide an itemized and password protected budget on the website.

ACC Chairman Clay Miller presented the ACC report, attached.

Meeting recessed for the board election count.
Elected were:
Chuck Coffey
Chuck Garrett
Richard Goldstein
Patrice Heyduck
Clay Miller

New Business:
-Vice President Richard Goldstein discussed a proposed change to board member terms.
-Vice President Goldstein discussed history and issues regarding Lot 18.
-President Garrett discussed the annual picnic. He thanked the current coordinators and requested a volunteer to replace Mary Gilland, who is stepping down. Thanks Mary for all of your work in planning many enjoyable picnics.
-President Garrett briefly discussed emergency incident response and asked anyone interested to discuss the matter with him after the meeting.
-A volunteer was requested to coordinate repainting the Sky Meadows sign.

Meeting adjourned at 2:15pm.

2015 SMCA Financial Report

January 23, 2016

Beginning balance, 1/1/2015		$7,161.46
Income for 2015:		
Dues	10,460.00*	
Water	13,168.42	
Interest	3.04	
TOTAL	23,631.46	+ 23,631.46
		30,792.92
Expenditures for 2015	22,878.11	-22,878.11
Ending balance, 12/31/2015		$7,914.81
Since 12/31/2015:		
Fourth quarter H2O income		1,541.61
Expenditures of		763.76
Current balance, 1/23/2016: ……		**$8,695.66.**

No outstanding dues; water assessments still coming in.

*Overpayment of first quarter water bill by $40 was refunded by reduction of dues.

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

January 23, 2016

Routine Work for Sky Meadows Community

On Mondays, Wednesdays and Fridays we visit the system, perform routine inspections and testing and follow up if we suspect leaks or anything unusual. In addition, we:

1. Read the well meters 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 filtration equipment, supply chemicals and check levels of manganese, usually 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:

October 2014
Checked low flow complaint on Snowberry.

January 2015
[redacted] and observed correct operation.
SERVICED FILTERS

February 2015
Service follow up – ac[redacted]ds, checked media levels and rodded filter media.
ACID WASHED FILTER HEADS

October 2015
Cleane[redacted]and mazzei.
CLEANED AND SERVICED CHEMICAL INJECTORS AND MAZZEI

November 2015
Did copp[redacted]ery 3 years) – all 5 passed.
COPPER AND LEAD TESTING

Sky Meadows presents herein our annual Water Quality Report (known as a "Consumer Confidence Report"), as required by the Federal Safe Drinking Water Act (SDWA). Sky Meadows is committed to providing you with water that meets or exceeds all state and federal drinking water standards. This report sets out where our water comes from, what the current year tests show about it, and other information that you may wish to know about drinking water.

WATER SOURCE

Our system pumps groundwater from an Island County aquifer, and transmits the water to the reservoir.

The water is not chlorinated. However, it is filtered to remove the majority of any iron and manganese in the water. The reservoir was cleaned in 2014 and it is our intent to continue with a regular cleaning schedule. If you experience any extended deterioration in water quality please call King Water and they will flush the lines.

King Water Company performs water system management and operations, is responsible for all water testing and ensures compliance with all federal, state and county standards. King Water is a state certified Satellite Management Agency. For more information about this report, or for any questions you may have about your drinking water, please contact Sandra Bodamer at King Water (telephone 888-241-2503 or 360-678-5336).

WATER QUALITY TABLE

Terminology

Maximum Contaminant Level Goal (MCLG) - the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
Maximum Contaminant Level (MCL) - the highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLGs as feasible using the best available treatment technology.
Action Level (AL) – the concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.
Parts per million (ppm) or Milligrams per liter (Mg/l) – one part per million corresponds to one minute in 2 years or one penny in $10,000.
Parts per billion (ppb) or Micrograms per liter (Ug/l) – one part per billion corresponds to one minute in 2,000 years or one penny in $10,000,000.

The information set out below is based on tests conducted during the year. Terms used in the Water Quality Table and in other parts of this report are defined above.

Contaminant	Test Date	Unit	MCL	MCLG	Result	Source	Violation
Bacteria	Monthly	N/A	N/A	N/A	All passed	Naturally present	No
Nitrate	August	Mg/l	10	10	None Detected	Runoff – fertilizers, natural deposits, septic tanks	No
Radionuclides	September	pCi/l	15	15	-0.9	Erosion of natural deposits	No
Radium 228	September	pCi/l	5	5	0.6	Erosion of natural deposits	No

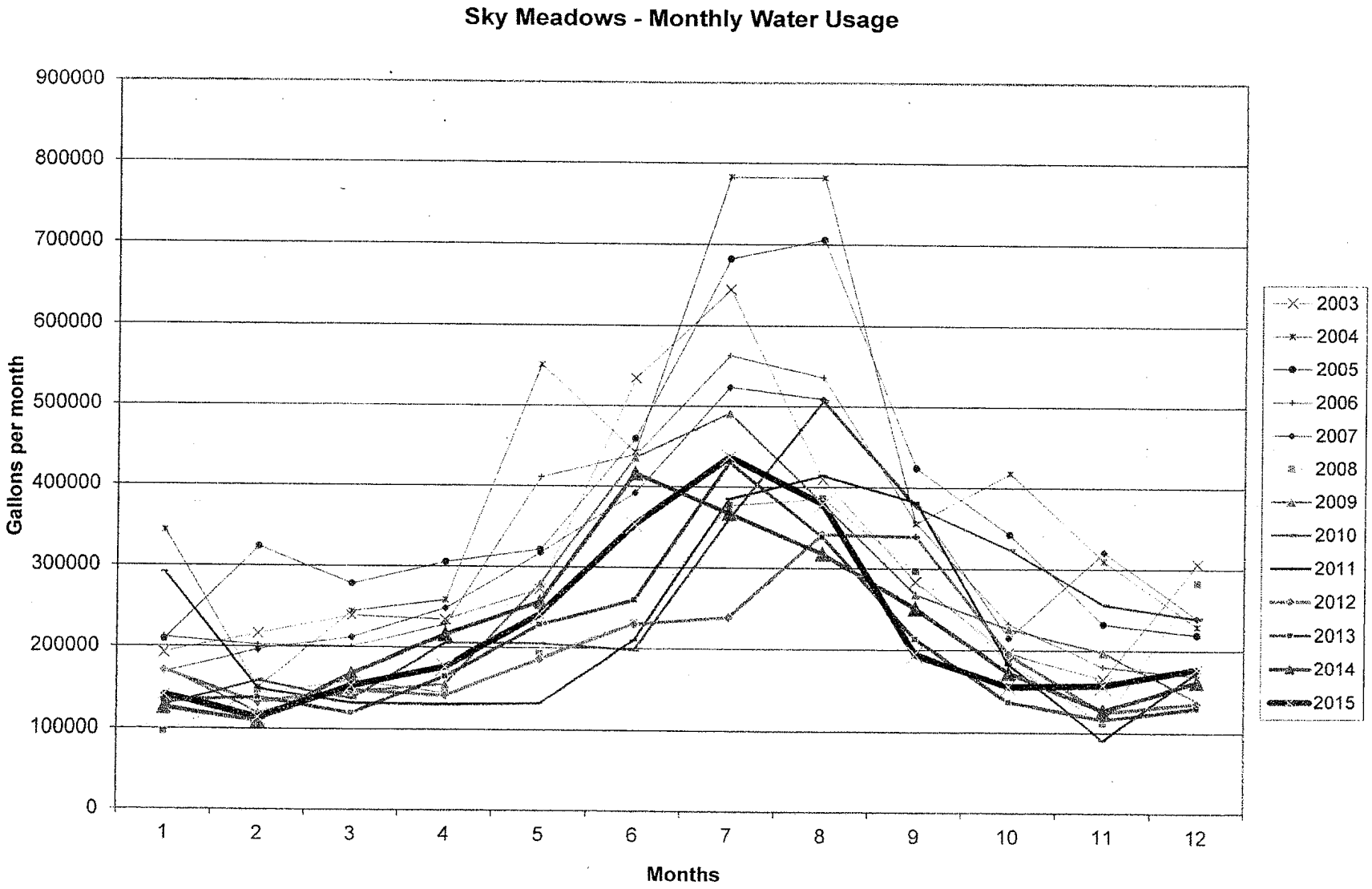
We are pleased to report that there were no violations in 2015.

Iron and Manganese

Typical of much of the Island's water, our water contains elevated levels of Iron and Manganese, which are abundant in the rocks and soils in the area. These are secondary contaminants and the US EPA has not mandated treatment to reduce the levels of contamination. Scientific findings suggest that the levels found pose no threat to human health. Manganese and iron are considered to be an aesthetic problem. At sufficient concentrations, iron can adversely affect the taste of water and can leave rust colored stains on laundry, plumbing fixtures and porcelain. Manganese can cause similar problems, has a bitter metallic taste and may leave black "specks" in ice cubes. Manganese can also produce staining and cause water to have a brown or black discoloration.

The treatment system we have should remove the majority of iron and manganese present in our system. King Water periodically tests the water for iron and manganese, to ensure that the treatment system is working properly.

		2015 Usage				Total 2015 Usage
Name	LOT	Q1	Q2	Q3	Q4	
Seccombe	1A	1193	2229	2897	942	7261
Jungmann	1B	1812	1981	2363	1646	7802
Hamer	2A	1218	2429	2023	2436	8106
Holle	2B	1905	4086	3457	625	10073
Garrett	3A	2145	2173	3844	1528	9690
Goldstein	3B	1580	1780	1800	1610	6770
Gorgas	5B	1815	2003	3243	2174	9235
Spencer	6A	1439	2270	2203	963	6875
Lovejoy	6B	23	5537	3629	606	9795
Walker	7A	1867	2068	2394	3314	9643
Rowell	8A	935	2467	9719	1453	14574
Good	9B	1641	1436	1746	1167	5990
Piercy	10A	1428	1584	3073	3379	9464
Coffey	10B	1453	1651	2380	1006	6490
Vernon	12A	2787	2937	2840	2641	11205
Shellenbarger	12B	942	2241	2593	769	6545
Paulsen	14B	2050	4370	4380	1460	12260
Concklin	15B	866	864	913	1069	3712
Bledsoe	16A	1869	2192	2082	1817	7960
Schmucker	13A	1527	4892	4240	1494	12153
Henley	5A	828	1585	2105	1231	5749
Paros	9A	314	544	975	424	2257
McGregor	17B	2325	11269	21658	8141	43393
Boyd	16B	870	1448	1326	884	4528
Peters	15A	1698	2028	2938	1015	7679
Gilland	4A	335	2315	2882	605	6137
Miller	19A	2003	2768	3389	2559	10719
Wurzainer	4B	1834	2778	2914	4098	11625
Ramirez	7B	0	0	0	0	0
Heyduck	13B	904	2395	4168	1143	8610
Graham	14A	1574	5610	6182	2433	15799
Bolte	8B	0	0	0	0	0
Cline	17A	0	934	1754	495	3183
Homire	11A	0	0	0	0	0
Homire	11B	0	0	0	0	0
Slot 2		0	0	0	0	0
Totals		43181	84865	112110	55126	295282
Well# 1		380320	727150	826250	476250	2409970
Well# 2		3726	9234	25023	1289	39272
Backwash		8120	16550	-892498	921568	53740


Sky Meadows - Monthly Water Usage
900000
800000
700000
600000
500000
400000
300000
200000
100000
0
Gallons per month
1
2
3
4
5
6
7
8
9
10
11
12
Months
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015

Conductivity and Chlorides
Each source in the system is tested, independently, twice a year for conductivity and chlorides; this is to ensure that our water source is not being contaminated by salt water. Levels are set out below:

Contaminant	Test Date	Unit	MCL	MCLG	Result	Source
Chloride	Aug. & April	Mg/l	250	250	SO1-140/110 SO2 51/56	Salt water or natural deposits
Conductivity	Aug. & April	Umhos/ cm	700	700	SO1 - 1,300/1,200 S02 780/790	

Lead and Copper
If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

Five houses were checked for lead and copper content in the water. Results showed very low levels – lead was hardly detected and copper levels were below 0.48 which is below the state AL of 1.3 ppm.

Repairs and maintenance - Shared responsibilities
Sometimes problems occur associated with snow, freezing weather, heavy rains and flooding – all of which can cause water pipes to break and necessitate the need to get the water turned off in an emergency. Please remember that it is the responsibility of your water system (the purveyor) to deliver safe drinking water to your property. As a rule, this responsibility stops at the meter or shut off valve – usually located at, or close to, the property line. However, **it is the responsibility of the home owner to know where their shut off valve is located and keep the area clear and readily accessible.**

Substances expected to be in Drinking Water
To ensure that tap water meets acceptable drinking standards, the US EPA prescribes regulations limiting the amount of certain contaminants that may be in drinking water. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some of these contaminants. However, their presence does not necessarily mean that the water poses a health risk. Such substances may include:

Microbial contaminants, such as bacteria and viruses, which may come from sewage treatment plants, septic systems agricultural livestock or wildlife. These are tested for monthly.

Inorganic contaminants, such as salts and metals, which can be naturally occurring or may result from urban storm water runoff, industrial or domestic wastewater discharges, mining or farming. These are tested for based on a schedule prescribed by the state Department of Health (DOH); they include nitrates, which are tested for annually.

Pesticides and Herbicides, which may come from a variety of sources such as agriculture, storm water runoff and residential uses. These are tested for based on a schedule prescribed by the DOH.

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes, gas stations, storm water runoff and septic systems. These are tested for based on a schedule prescribed by the DOH.

Radioactive contaminants, which are usually naturally occurring. These are tested for based on a schedule prescribed by the DOH.

ADDITIONAL HEALTH INFORMATION

Some people may be more vulnerable to contaminants in drinking water than the general population. They include immuno-compromised persons such as persons with cancer, those undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, the elderly and infants, who can be particularly at risk from infections. These people should seek advice from their health care providers before drinking any water. More information about EPA/CDC guidelines to lessen the risk of infection by Cryptosporidium, other contaminants and potential health effects can be obtained by calling the Environmental Protection Agency Safe Drinking Water Hotline (800-426-4791).

ANNUAL WATER USE EFFICIENCY REPORT

The State legislature directed the Department of Health (DOH) to adopt an enforceable **Water Use Efficiency** (WUE) program, which became effective January 22, 2007. All Group A water systems, as defined in the Law, are required to comply and the first annual Water Use Efficiency report was due by July 1, 2011.

For the 12 months ended December 31, 2015 the amount of water pumped by our water system was 2,683,520 gallons (2,692,820 gallons in 2014), an average of 237 gallons (238 in 2014) per house per day.

A summary of our water usage follows:

Water Pumped		House meters	Backwash	Flushing & reservoir cleaning	Authorized Consumption	Net Loss	Loss %
2,683,520		2,208,709	402,723		2,611,432	72,088	2.7

Important Notice:

Water services in your water system may have been installed with, or upgraded to include, a check valve that helps protect the water system from a backflow event. This occurs when a drop in pressure in the mains allows water to be drawn into the mains from the service connection; as a result the system water can be contaminated.

The installation of the check valve causes the home to become a "closed system" and makes it susceptible to damage caused by thermal expansion of the water. This is a potentially dangerous condition caused by your water heater overheating and excessive pressure build up from a malfunction of the pressure relief valve on the heater. Please ensure that your water heater has been properly installed with working protection devices (T&P valve and expansion tank); if in doubt, consult with your plumber.

2015 Annual Report of the Architectural Control Committee (ACC) for the Sky Meadows Community

The committee members were designated at the last Annual Membership meeting. Member ACC requests were fielded via email for review and voting by the four member ACC, and the ACC finally met in person on June 16, 2015 where positions were assigned and submitted to SMCA Board.

Throughout this past ACC year, a total of six projects were discussed among the ACC and approved:

Date of Approval	Category/Description of Project Request	Names of Property Owners	Lot Number	ACC Conclusion
4/6/15	Cat A/Exterior Color Change	Cline	17A	Recommended Approved
4/6/15	Cat B/Deck Railing	Wurzrainer	4B	Approved
5/16/15	Cat B/Barn Trim Color Change	Shellenbarger	12B	Approved
6/10/15	Cat B/Trim Color Change	Paros	9A	Approved
6/29/15	Cat B/Concrete Pad	Wurzrainer	4B	Approved
1/14/16	Cat B/Exterior Upgrades	Garrett	3A	Approved

Clay Miller, Chair, SMCA ACC

1-22-16
Date