

First Quarter 2014 SMCA Expences and Receipts

Beginning balance \$11,498.51

Expences

Supplies/admin. Fees	445
Insurance	0
Fees&permits	10
Utilities	443.02
Water mgmt.	1120.65
Water work orders	387.58
Picnic/misc.	0
Other expence_____	0
Total expences	\$2,406.25

Receipts

Dues	4400
Water revenue	2050.84
Bank interest	1.62
Other income	11.64
Total receipts	\$6,464.10

Ending balance \$15,556.36

Sky Meadows Community Association

Annual Meeting

25 January 2014

Present were Board members Bill Anderson, Richard Goldstein, Bev Holle, Marsha Rowell and Fred Schmucker. 32 of 35 lot owners participated in the vote.

The meeting was called to order by president Marsha Rowell with welcoming comments.

The treasurer's report was given by treasurer Bev Holle. The report follows.

Beginning balance	\$12839.87
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Income:

Dues	\$9625.00
Water revenue	10928.06
Bank interest	5.87
Other (ins.refund)	978.00
Total Income	21536.93

Available funds	\$34376.80
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Expenses:

Supplies& admin.	\$562.27
Insurance	2242.00
Fees&Permits	361.94
Utilities	1757.45
H2O tst&mgmt.	6527.39
H2O work ords.	10744.52
Other expenses	49.43

Total Expenses	\$22244.50
Ending Balance	\$12132.30

A number of members seemed to think an audit should be performed. There was no unanimity of opinion as to professional or self audit.

King Water's annual report was given with a question and answer period. After which Dick Graham reported on a board approved manifold replacement in the pump house and bringing on line a fire flow booster pump. Cost is \$10,000. Work will take 3 days in a March/April time frame lasting 3 days.

The ACC report by Clay Miller indicated 4 category B approvals for the year. Bill Peters and Cathy Berge are stepping down and Joyce Boyd and Debra Paros have volunteered to join the ACC.

We broke to count ballots. Elected were Amy Garret. Lucy Gorgas, Mons Hoyrup, Tacey Jungmann and Fred Schmucker.

New Business Marsha thanked the various volunteers that it takes to run this place and stated that for the third straight year we have not raised annual dues.

Judi Shellenbarger requested that the new board refine the process for submitting resolutions and moved that a budget for next year be provided by the new board in 30 days of first meeting. J Hollywood seconded. The motion passed on a general show of hand.

Dick Graham spoke with respect to keeping strangers out of the neighborhood by not providing attractive nuisances . The condition of our roads is another topic for the incoming board.

Skymember is user name and penncove is password for websight.

Judi Shellenbarger spoke reference the Secretary of State course on Homeowner Association RCW's that she and Dave took this fall.

The meeting was adjourned at 3:15PM.

Respectfully submitted

Fred Schmucker Secretary SMCA

SMCA Board Meeting

Monday November 17, 2014 at R. Goldstein home.

Attending: Richard Goldstein, Lucy Gorgas, Mons Hoyrup, Tacey Jungmann, Fred Schmucker and Chuck Walker.

The first order of business was vote count on SMCA CC&R revision. The change in the CC&Rs passed. The vote was 32 in favor, 1 opposed, 1 vote not returned and 1 vote signed but not voted for or against. SMCA president will follow with attorney Kotschwar for official filing.

The Treasurers report for the period 10/20/14 to 11/17/14 was \$1161 income, \$512 expenses with a balance as of 11/17/14 of \$6967.38

A SMCA By Laws revision by the Board was moved by Tacey Jungmann, seconded by Richard Goldstein and unanimously approved by the board. The Board will proceed with finalization of approval by attorney Kotschwar.

A letter of explanation on the status of the road committee report(s) with several explanatory attachments will be sent out separately from the minutes.

The board unanimously approved increasing the SMCA annual dues assessment from \$270 per year to \$300 per year for the calendar year 2015. Additionally the final (of four)\$40 extra water surcharge fee will come with the 12/31 or 1/1/2015 water bill.

The 2015 SMCA Annual meeting will be held at the Coupeville Library on Saturday January 24, 2015 from 1PM until 3:30 PM. Formal announcement and call for nominations will be made later this month per the CC&Rs.

The SMCA board meeting for December was cancelled. The next, and last, meeting for this board is scheduled for January 12, 2015 at 1330 at RP Goldstein's home.

Meeting adjourned at 1445.

Fred Schmucker

Secretary

Minutes of
SMCA BOARD MEETING
12 March 2014
2: 00 pm

Attendees

President - Amy Garrett - - yes
Vice President - Lucy Gorgas - - yes
Secretary - Mons Hoyrup - - yes
Treasurer - Fred Schmucker - - yes
Member At-Large - Tacey Jungmann - - yes
Observer – Bob Vernon

Agenda

1. Water System operation & maintenance
2. Road maintenance
3. Finances
4. Safety & Security
5. Contingency planning
6. Upcoming dates
7. Alignment of community articles and by-laws with state laws/standard practices

Old Business

1. Communication
2. Transparent finances
3. Road maintenance
4. Community safety
5. Contingency planning
6. Date of next Annual Picnic and Host/Planning
7. How to align community articles and bylaws with state laws

New Business

1. Communication

Discussion:

- Last month's final Board minutes not adequately reviewed by all Board members before being posted. Room for improvement.
- Unanimous agreement that more detail in minutes is preferred both for record-keeping and for transparency.
- We need to make an effort to check the website periodically for up-to-date information.
- Welcome to new neighbors, Dave McConnell/ Kathleen Concklin, Jim & Judy Cline. Request someone from the Board be a greeter for new neighbors.

Action:

- Will re-send final draft of minutes to entire Board for review before posting to website.
- If anyone notices discrepancies on website, please bring it to Marsha or Amy's attention
- New neighbors' contact information given for SMCA roster
- Mons and Pat Hoyrup offered to be "official greeters" for new neighbors

2. Water maintenance

Discussion:

- This Board to approve the manifold project for the well and allow the money to flow. \$10K is cost of project to get system running to state standards, as reported at the Annual Meeting.
- New water management system? King Water has been charging for copies of all materials.

Action:

- Amy proposed approval, Fred seconded. Monies approved and already in the working budget.

3. Road maintenance

- No action by Road Committee (Mons Hoyrup, Dick Graham, Debra Paros, Bob Vernon) because they have not yet met

Discussion:

- The Board recognized Bob Vernon, who offered to find someone professional who isn't vested in a company. Found someone but his fee is \$1000 including travel time. Strong recommendation is that we use someone who is not a contractor. Use someone associated with the county to help us find a contractor who works to state standards. Should find out when Libbey road will be worked on to do apron at the same time.
- Community concerns expressed about debris and growth on side of the road. Board members added that gravel driveways also damage roads.
- Reviewed the nature of various toxic and/or noxious weeds in the community, to include Tansy, poison hemlock, etc, especially along roadways where people walk. It is dangerous

Action:

- No action taken because Road Committee (Mons Hoyrup, Dick Graham, Debra Paros, Bob Vernon) has not yet met. Deferred.
- More volunteers welcome for Road Committee
- Mons will bring up these concerns with Road Committee at their first meeting
- Will request a link on our website for noxious weed information and how best to remove them
- Consider a working group for difficult-to-treat areas
- Amy will check with Marsha to see if a link can be added to website as a resource for tending to toxic plants/noxious weeds

4. Finances:

Discussion:

- New tax bill to the community.
- Clean water utility \$39
- Dues to date: 13 have paid, 22 still owe.
- Interest for late dues payments: This has not been put into effect in the recent past. It is in the CCR's just hasn't been enforced. Current assessment on \$275 is minimal, but interest on late dues sends a message regarding compliance.
- CCR: 4.3.1 Amount and schedule.

- CCR: 4.6 Nonpayment of assessment rules.
- Treasurer provided the working budget. Overall, we are spending 5K more than we are bringing in this year due to water project. Do we need approval to increase the water fee? 4 vacant lots pay nothing. If there is an assessment, then vacant lots have to pay.
- The annual assessment of \$275 per lot is insufficient to maintain at least \$10,000, which we agree is a minimum amount for emergencies.
- Last term's Board of Directors approved the manifold project for our water system. We approved that these capital improvements should happen as scheduled and approved the roughly \$10,000 for the cost of the project. We project a deficit of approximately \$5700. Please see the attached working budget. We unanimously decided to increase the quarterly water fees by \$40 per lot for the year of our term, to include the four lots that do not currently pay fees in order to cover this cash shortfall due to water system enhancements so that we maintain state standards. The water fee will increase from \$25 to \$65 per quarter for all properties beginning with this quarter to end.
- Approx. \$5500 cash shortage divided by 35 lots for water fee divided by 4 quarterly payments = \$40 per quarter water fee increase per lot to make up \$5500 for our already committed water project
- Article 7.3 of the CC&R states that "The Association, by and through its members, evidenced by acceptance of a deed or execution of a contract to purchase or lease, covenants and agrees to own and maintain the water system and all appurtenances.... Maintenance and/or improvement of the water system shall be funded as necessary through the assessments of the Association."
- We believe that these rules should apply to all properties in the community. Currently four of the 35 lots in the community do not pay water fees.
- The rules should apply to all properties and our decision here sets precedence.

Action:

- President moved that the Treasurer is mandated to follow through on rules that are in place per CCR and charge interest has required for late payments. Mons seconded.
- Interest for late annual fees will be assessed.
- Quarterly report will come out at the end of this month
- The quarterly water fee will be raised by \$40 to a total of \$65, and assessed to all 35 lots.
 - Water fees will be assessed to each property lot.
 - President needs to write up a message communicating the rationale to the whole community as a separate email from the minutes.

8. Safety & Security

Discussion:

- Sheriff's department recommends that we need to take our safety into our own hands. We have a number to call to report suspicious people in our neighborhood. Community needs to make these phone calls. Because of the high number of burglaries, they are responding to all phone calls.
- Regarding signs. Sheriff recommends that we post signs. Don't have to be approved by the community. Sign help the police to justify their actions when they come by being able to reference them.
- Nothing can be done about tent city unless the property owner says. Sheriff is working with community to home the homeless.

Actions:

- Individual community members are responsible for reporting suspicious cars, people, etc.
- Anyone can make a report to the Sheriff no matter which property is affected.
- Sheriff non-emergency phone number is 360-679-9567. The Sheriff responds to every phone call.
- Vice President will look into sign and how much it would cost.
- Put Sheriff contact information on the website.
- see "Actions" under "Roads" regarding toxic/noxious weeds

6. Contingency Planning

Discussion:

- no back-up individuals have been named for water or website

Action:

- continue to pursue possibilities for back-up plans

7. Planning

- SMCA picnic; 23 August at Hoyrup's
Mary, Kristina, and Carys to help with planning
- Annual meeting; 24 January 2015, time and place to be determined.

8. Alignment of Articles and By-laws with State laws/ Standardization

Discussion:

- President motioned that we need consent to receive notice via electronic means. Bottom line is that we (owners) have to give permission in order to participate in e-communication with Board or via website. The Bylaws allow us to communicate electronically, but it stipulates that each person has to physically opt-in or requires that they sign a piece of paper. State Act cited.
- Bob Vernon made some detailed proposals of changes to the Bylaws. We have other pressing matters right now, but highlighted financial pieces
- CCR Animals 5.7. Community concern expressed that pets be leashed or otherwise "controlled." There have been no incidents. Property is private, with private rules and regulations.

Action:

- "Consent to Receive Electronic Notice" will be solicited from community members who have not already given such consent
- President will send soft copy of proposed changes to Board members for future consideration or discussion.
- Request from community if they have specific concerns on CCR's or Bylaws
- Board agrees that there are no violations that they are aware of regarding animal control.

Next Meeting

Wednesday, April 9 at 2 pm at the home of Mons Hoyrup

Adjournment

Meeting adjourned at 3:30 pm

Next Meeting Agenda Items

1. Communications

2. Water
3. Road
4. Finances
5. Safety
6. Contingency planning
7. Articles and By-Laws

SMCA Board meeting 20 October 2014. Beginning at 1330. Attending were Richard Goldstein, Lucy Gorgas, Mons Hoyrup, Tacey Jungmann and Fred Schmucker.

Revised Articles of Incorporation signed by the Washington Secretary of State and current years insurance policies were given to the SMCA Secretary for permanent filing.

Treasurer's report was presented. Period: Board meeting to Board meeting – 9/29/2014 to 10/20/2014. Income \$3,038.20. Expenses \$1180.27. SMCA balance as of 10/20/2014 = \$6323.92.

Road Maintenance Committee report by Mons Hoyrup indicated no response from the person/company contacted to seal road cracks. We are now past the appropriate time of year to do this work. Mons will present a one page summary of the extensive work done by the committee in time for the next Board meeting. It was further suggested that we should consider an "advisory" vote by the membership as to type of financing at the Annual Meeting discussion.

It was moved, seconded and discussed that the use of the "Assessment" funding principle be used for any future major road projects. The motion was unanimously approved by the board.

SMCA Bylaws were gone over again and will be revised for discussion and voting by the Board at the November meeting.

A cover letter written by the SMCA President Lucy Gorgas will be sent out in addition to the official minutes being posted to the website.

Meeting adjourned at 1450.

Fred Schmucker

Secretary

SMCA Board meeting 29 September 2014 @1530

Lucy Gorgas, Richard Goldstein, Mons Hoyrup , Tacey Jungmann and Fred Schmucker for the Board. We had SMCA member Dave Shellenbarger observing.

Treasurer's report for the 3rd quarter to date was given. We have a balance of \$4314 currently and expect +/- \$4000 in income before the end of December for an approximate \$8400 before expenses for the coming quarter.

Road committee report was given by Mons Hoyrup. (The report is attached at the end of the minutes. Please contact Mons directly for bid information.) It was stressed by Board members that the road committee should advise what they feel the community should do for road repair. The board, after advice from the SMCA membership, will then decide how to fund any approved projects. Mons urged that a maximum \$1000 be made available for crack sealing in the next 2 to 3 weeks. Tacey Jungmann moved and Richard Goldstein seconded that after the bid was clarified and a maximum \$1000, tax included, confirmed. The motion was approved. Per Mons, Jim Cline will do the legwork.

Road funding. Lots 18 and 19 are exempt from road repair funding. A letter from the Board will be e-mailed in the very near future as to road repair funding possibilities. Lucy Gorgas will hand deliver to the Goods.

A full USPS mailing on revising the CC&Rs will be mailed within the week. It will follow the same path as the Articles of Incorporation vote. Dave Shellenbarger was/is kind enough to provide the mailing labels.

Member Contact Information. State law requires that only the name and address of HOA members need be given. If you object to other information being provided on our membership list, you may address the Board for resolution.

A request by a SMCA member to restrict the number of realtor signs in our neighborhood to one per lot was voted down.

Meeting adjourned at 1650

Fred Schmucker

Road Committee Consolidated Report 24 Sept 2014

This report is a summary of SMCA road issues and solutions for repair, renovation and maintenance.

There are multiple pages to this report.

1. Road Committee Finding and Recommendations Summary by MHoyrup 19 Sept 2014
2. REPORT OF THE ROAD COMMITTEE JClint 19 Sept 2014
3. Repair and Slurry Seal cost analysis BVernon Sept 2014
4. Scraping debris road edges Kurt Gordon From Debra Paros 23 September 2014

Road Committee Finding and Recommendations Summary by MHoyrup 19 Sept 2014

Road Properties:

Two 11 ft lanes

Sky Meadows: 0.50 miles, 2640 ft, 58,080 sq ft, 6453 sq yds

Sky Crest: 0.49 miles, 2587 ft, 56,914 sq ft, 6331 sq yds

Snowberry: 0.15 miles, 792 ft, 17,424 sq ft, 1936 sq yds.

3 cul-de-sacs, 3 tee intersections, 200 sq yds additional.

Total asphalt area, 14,920 sq yds.

Asphalt quantities (150 lb/cu ft):

1 ½ - inch overlay: 168 lb/sq yd, 1258 Tons total

2 - inch overlay: 225 lb/sq yd, 1678 Tons total

Order of work to be performed:

1. Scrape soil and organic material off the road edges
2. Fill single ray cracks as soon as possible.
3. Remove alligatored and depressed areas of asphalt, 6 -inches of sub-base gravel, re-fill and re-compact then patch with asphalt (2015 or 2016).
4. Add an overlay of asphalt to entire road system (within 5 to 7 years of patching). Life of overlay is 25 years.
5. Optional to the asphalt overlay (but not recommended by professionals) is the application of a slurry seal (every 6 to 10 years)
6. Optional: Lay 10 ft of asphalt at all (13) gravel driveways (Same time frame as overlay).

Cost of work to be performed:

1. No estimate here (may be done by volunteers).
2. \$900 (+tax).
3. \$15,436 Asphalt Quality Sealers or \$13,600 Lakeside Industries (+ tax and contingency).
4. \$119,000 for a 1 ½ - inch overlay or \$127,000 for a 2 - inch overlay (+ tax and contingency).
5. \$ 47,150 (+tax).
6. \$2600 is a rough estimate at this time (13 places, \$200 each).

2.

REPORT OF THE ROAD COMMITTEE Jcline 19 Sept 2014

After several weeks of research and debate here are our recommendations.

This year, providing we can beat the weather, we should fill the significant cracks in our roads to prevent water infiltration that would degrade the base. Wes Fann of Asphalt Quality Sealers has been recommended by other asphalt contractors that do not do sealing. He is willing seal the cracks that we identify at a rate of \$1.00 per linear foot. This could be as low as 200 feet or up to 400 feet . We have identified cracks in an attached report entitled A SURVEY OF CRACKS AND ALLIGATORING DIGOUTS ON ROADS OF SKYMEADOW COMMUNITY. A good way to proceed would be for our committee to meet with the contractor before the sealing begins and mark out cracks to be sealed. This would combine the information we have acquired with his expertise. We should get started with process as soon as possible.

Step two would be to dig out and replace an area of about 3850 square feet in the vicinity of the big SKY MEADOW entry sign. This area has degraded the substructure and need to be replaced. Quin Clements of Davido Consulting Group recommends we do this in 1 to 2 years. Contractors we have talked to agree. We have two bids for this work. Lakeside Industries bid is \$13,600.00. Asphalt Quality Sealers bid is \$15,436.00. Both do not include tax. We should rebid this with possibly other contractors when the project is scheduled. Two years from now would be a reasonable time frame.

The third step would be to completely overlay the roads with either asphalt overlay of 1 ½ or 2 inches of asphalt paving or a slurry seal process. The engineer says "Do not overlay until much later." An estimate for 1 ½ inch asphalt overlay from Lakeside Industries is \$119,100.00. This should last another 25 years. The slurry option would apply the slurry every 6 to 10 years. An estimate from Black Line, Inc. is \$47,154.25. Both options may require additional expense if it is necessary to dig out and patch sections where alligating has degraded the substrate so much that overlay or slurry cannot be applied over that area. Again this need not be done for several years. We have not reached a conclusion on which approach would be best.

3.

Repair and Slurry Seal cost analysis BVernon Sept 2014

Based on the information gathered to date from experts and contractors, it is my belief that the Association can implement a road repair and maintenance program along the following lines, which could be financed with an annual Reserve Fund contribution of \$250 per property owner:

1. Cracks would be sealed/filled as appropriate immediately. Sufficient funds remain in Association accounts to pay the costs of this work.
2. Repairs of the roadways would commence in summer of 2015 with the most urgent/necessary work only. Costs would be paid for from funds raised from fees collected for the new "Road Reserve Fund" to be established at the 2015 Annual Meeting. (The amended rules would require that all payments to the Road Reserve Fund would be due and payable in January at the Annual Meeting so that those funds are available at the beginning of the calendar year.)
3. The remainder of the roadway repairs, including the overlay at the entry at Libbey Road (assuming that can be done for \$7k) would be completed in the summer of 2016. (Total of collected Reserve Funds by this date will have been \$17,500 [assuming 35 lots x \$250 x 2 years].) *(NOTE: If any repairs can be delayed until 2017, that will make payment far easier.)*
4. A Slurry Seal Type II would be applied to the roadway in the summer of 2022. (Total collections for the Reserve Fund from 2015 through 2022 will have been \$70,000--sufficient to pay all costs to date. This rate of collection should be more than enough to cover ongoing costs of maintenance and another Slurry Seal in 7-10 years.)
5. If the Board decides that it can't wait until 2022 and wishes to apply the Slurry Seal in 2021, or even 2020, it can always seek permission to temporarily raise the Road Reserve Fund annual assessment. Or it can use it's authority under the Governing Documents to borrow the shortfall in the Reserve Fund and repay the loan from the assessments once they are collected in the normal course.

I would recommend this approach to the Board over the only other possible alternative---an overlay instead of a Slurry Seal, simply on the basis of cost impact to the community. If we followed the same timeline as above (which offers the least impact on our pocketbooks), opting for the overlay would require us to amass a reserve fund of approximately \$145,000 (after sales taxes) during an 8-year collection period. That would cost each property owner \$517 per year for the Road

Reserve Fund. And if the Board decided it couldn't wait until 2022 and wanted to do it in 2020, that would raise the annual average to \$690 (vs. \$333 for the Slurry Seal option).

Bear in mind that we cannot apply a Slurry Seal or an overlay until we've saved sufficiently to pay for it in full, and one costs more than three times the other. I'm basing my suggested plan on the contractor's assessment that we could wait 6-8 years before we would have to resurface the roadway. This gives us a reasonable period of time to raise the money, and to impose an assessment fee that doesn't seem too onerous but can be sustained over an indefinite period of time.

Yes, an overlay will last us for 25 years. But we don't have a budget that allows us to spend that much or borrow that much without a significant amount of pain to a lot of members of our community. Plus, a \$250 per year assessment funds an ongoing maintenance program that can run indefinitely without significant change. It's enough to pay for regularly needed repairs and repeated applications of Slurry Seals, just as cities and counties do all around the country. It gives us a quality road surface so long as the road bed itself remains structurally sound. It's a reasonable and financially friendly solution to our needs, and I think it's worthy of our recommendation.

4.

Scraping debris road edges Kurt Gordon From Debra Paros 23 September 2014

I spoke to asphalt contractor Kurt Gordon today about scraping debris from asphalt road margins. Here are his concerns and recommendations.

- i) Yes, growth and debris needs to be kept back off the asphalt, especially if it is trapping and holding water there. (This is also in the DAVID-O report)
- ii) If you see water or moisture anywhere, then go out and shovel out by hand the material along that section.
- iii) I asked him his opinion on using an implement on a tractor to scrape and he replied: My concern is that you could easily chip off sections of asphalt unintentionally by doing this. If you need to remove material, try using hand equipment.

iv) I asked him if he knew about rotary brush implements for tractors that could remove such debris/encroaching growth and he replied: I have not come across any such implements nor seen anyone doing that on roads, but maybe there is something available.

a) However, I have seen people use a powered broom for routine maintenance of grounds and their roads, or for clean up after a landscaping project; this would be good to use in your neighborhood on a regular basis.

b) Wes of Quality Asphalt Sealers has a powered steel wire brush that he uses to remove moss from asphalt areas prior to doing asphalt repairs. This is a very intense scrubbing tool, and that is the only application I've seen it used for.

v) His conclusion-like statements: "In your neighborhood just keep the road swept clean on a regular basis. Any areas where there is water pooling or moisture lingering then those are the areas to hand scrape nearby."

Thanks,
Debra

Minutes of
SMCA BOARD MEETING
11 August 2014
2: 00 pm

Attendees

President - Amy Garrett
Vice President - Lucy Gorgas
Secretary - Mons Hoyrup
Treasurer - Fred Schmucker
Member At-Large - Tacey Jungmann
Ex-Officio - Richard Goldstein
Ex-Officio – Chuck Walker
Others – Bill Gilland, Mary Gilland, Debra Paros, David Shellenbarger

Old Business

1. Finances
2. Communication
3. Road maintenance
4. Safety & Security
5. Water maintenance
6. Articles of Incorporation Revision
7. Social

New Business

1. Emergency Contact Information

Discussion:

- Received several updates from members relating to updated emails and phone numbers.

Action:

- Solicit input again for another month.
- Forward updates to Marsha Rowell to maintain current, password-protected SMCA roster with preferred emergency method of contact starred.

2. Road Committee Progress Report

Discussion:

- The gravel easement between lots 11B and 12B had some maintenance work completed by the Hoyrups on behalf of the community. Additional gravel may need to be distributed at a future date.
- Mons Hoyrup reported that the shrubbery along both sides of the easement is adequately trimmed back
- Debra Paros reported on a complimentary engineering road assessment from a professional engineering firm and subject matter expert of the Davido Consulting Group, Inc.

- A written, 5 page summary was reviewed with the Board.
- The Road Committee had not yet seen said report at the time of the Board meeting.
- One of the items that had most discussion was the fact of damage to asphalt roads by gravel from gravel driveways.
- Engineer recommends keeping gravel off the roads versus optional 8 foot deep gravel aprons for the driveways
- At the earliest, this summer we may have time to arrange for repair of two areas with multiple "single, single-ray" cracks that require filling with emulsified asphalt in order to be repaired.
- Debro Paros noted that action taken for the roads will depend on moneys allocated for the purpose of road repair and maintenance
- Tacey Jungmann and Fred Schmucker noted that the Board is moving forward to address the question of cost of road repair.

Action:

- The Board agreed unanimously that no further action is required on the gravel easement between lots 11B and 12B at this time.
- The Board recommends that the Road Committee meet as soon as possible to review this engineer's report. One or two Directors from the Board will attend this meeting.
- Following this discussion and review with the Road Committee, the Board will put out to the community a copy of the engineer's findings and recommendations as outlined by Deb Paros
- Please see item #5 for discussion of funding for costs of road repair

3. Safety & Security

Discussion:

- The entrance privacy sign is installed.
- There continue to be instances of stopped traffic in our neighborhood along the entrance hill and on some driveways.
- Police response time has been good.

Action:

- Thank you to Lucy Gorgas and Fred Schmucker for work on the sign
- Continue to be aware and call the police if anyone suspicious is loitering or actually trespassing

4. Questions from potential buyers

Discussion:

- Questions have been posed from potential buyers regarding potential changes in property use. These situations are not specifically addressed in the CC&R's and would potentially require a variance request.

Action:

- The Board's interpretation of the CC&R's is that they refer to owners and not potential owners. Therefore the question cannot be answered at this time.
- Specifically, the Board referenced article 6.4.3. of the CC&R's, which states regarding "Precedent" that "A decision by the Architectural Control Committee or the Board for or against any matter within its jurisdiction shall not be deemed to constitute a precedent or a waiver of its right to withhold or recommend approval of any similar matter thereafter submitted to it."

5. Revisions to Governing Documents

Discussion:

- Revision to Articles of Incorporation has been voted upon and needs to be "made official."
- Proposed revisions to CC&R's finalized and need lawyer's review before going to a community vote.
- Proposed revisions to Bylaws require more feedback from community,
- Specifically, in the area of whether or not to:
 - o 1) create the possibility for SMCA to establish reserve fund or
 - o 2) make a case to increase to "annual" assessments, or
 - o 3) make a case for a "special" assessment for the purpose of covering the cost of road repairs at the time of repair.
- Unlike amendments to the CC&R's, changes to the Bylaws are voted on by the Board of Directors only, not by the community.

Action:

- Revision to Articles of Incorporation to be presented to county auditor, changed and notarized.
- Schedule appointment with SMCA Board lawyer to review proposed CC&R changes
- Fred and Tacey will work together to compose a survey to community requesting feedback regarding reserve funds and assessment fees.
- This feedback will give us valuable input as to how to proceed on behalf of the community not only in this area of amendment to the Bylaws, but also in how we will proceed as we consider the costs of road repair.

6. Finances

Discussion:

- Current funds are \$9049.82
- The cost of the water reservoir cleaning and copper pipe repair was \$1800
- Two members have not yet paid on their water bill for this past quarter
- The community insurance expires Sept 2014. Renewal will be about \$2000.

Action

- Community insurance request for renewal has been submitted.

7. Social:

Discussion:

- Annual Picnic

Action:

- The annual picnic will be held 23rd of August at 2 PM at the Hoyrup's residence.
- Planning committee; Mary Gilland, Kristina Paulsen, Carys Hamer.
- Flyer went out today

8. Resignation:

Discussion:

- Amy Garrett submitted a letter of resignation from the Board effective no later than 25 August 2014 due to unplanned and significantly increased professional demands
- She expressed gratitude for the opportunity to serve, respect for the work that has been done so far, and hope that the integrity and momentum that the Board has gained can be maintained.

Action:

- The Board accepted her resignation.
- The Board will confer at a later date how to reassign responsibilities

Next Meeting

To be determined

Adjournment

Meeting adjourned at 3:00 pm

Minutes of
SMCA BOARD MEETING
14 July 2014
2: 00 pm

Attendees

President - Amy Garrett
Vice President - Lucy Gorgas
Secretary - Mons Hoyrup
Treasurer - Fred Schmucker
Member At-Large - Tacey Jungmann
Ex-Officio - Richard Goldstein (absent)
Ex-Officio – Chuck Walker
Petitioner – Jan McGregor
Others – Mary Gilland, Jim Cline, Debra Paros, Bob Vernon

Old Business

1. Revisions to Articles of Incorporation.
2. Finances
3. Communication
4. Road maintenance
5. Safety & Security
6. Water maintenance
7. Noxious weeds
8. Variances
9. Planning

New Business

1. Jan McGregor's variance request

Discussion:

- Reviewed CC&R's 1.11, 1.12 and 5.14
- Out of 19 total responses, the vast majority of homeowners had a negative response to the variance request.
- Discussion of responses to variance request occurred in executive session, as CC&R 5.14 requires that the Board “in its sole discretion” must make a determination about the request

Action:

- A vote by the Board was unanimous against the proposal.
- Jan expressed her disappointment about the Board's decision.

2. Finances

Discussion:

- Beginning 2rd quarter balance was \$15,556.36
- Ending 2nd quarter balance is \$6040.29.
- A large expenditure of over \$14,000 was to replace the Pump Station Manifold.
- The community insurance expires Sept 2014. Renewal will be about \$2000.
- Insurance expires in September 2014

Action

- A copy of the Treasurer's Report will be available as an addendum to these minutes
- The Treasurer volunteered to do the paperwork to renew.

3. Safety & Security

Discussion:

- The entrance privacy sign has been ordered.
- Mechanics of emergency contact between Board and community members reviewed.

Action:

- The entrance sign will be ready for pick-up this week.
- A preferred method of emergency contact will be solicited from each member.
- A roster and plat map is posted on the SMCA website and is password protected.
- An updated roster and plat map will be available after emergency contact info is updated

4. Articles of Incorporation

Discussion:

- 34 ballots were opened and tallied.
- The ballot count was
 - 31 yeas for proposed revision to the Articles
 - 3 nays against proposed revision.
- This vote (Directors of the Board must be community members, i.e. property owners within the community) gives the Board a clear mandate as to how to proceed with proposed amendments to the By-Laws and proposed revisions to the CC&R's that will require future community votes as the Board seeks to align all SMCA governing documents thereby eliminating conflict within the documents.

Action:

- Board will review the proposed changes and present recommended revisions to governing documents at the August Board meeting.
- Our new email address is: skymeadowsboard@gmail.com

5. Water O & M

Discussion:

- Pump Station manifold replacement went well and was resolved within 4 days.
- July 4th water leak on Sky Meadows drive; corroded copper pipes were repaired soon after leak was identified on the July 4th
- Bacteria levels in June did not pose a health hazard, but did indicate that reservoir required cleaning.

Action:

- Reservoir to be cleaned July 15
- Copper pipes replaced on 4 July; Others to be replaced at a future date
- Thank you to Dick for his work with King Water
- Thank you to community for forbearance

6. Road Committee Progress Report

Discussion:

- Debra Paros spoke at length about the Road Committee's work:
 - Areas that need greatest repair are:
 - Entrance to neighborhood
 - Areas where moss grows
 - Areas adjacent to gravel driveways (gravel damages asphalt)
- Debra Paros scheduled a complimentary verbal road assessment from a professional engineering firm and subject matter expert of the Davido Consulting Group, Inc.
- Cost to receive written report of assessments reported as \$500.
- A committee plan is to get preliminary costs and recommendations from 2 or 3 road contractors
- Jim Cline also recommended this approach based on his experience
- There remains debate within the Road Committee as to whether to obtain funds to pay for an engineering assessment of the roads first or to pursue recommendations from road contractors first
- Bob Vernon posed to the Board that funds be made available to hire a qualified road engineer to provide a written report on the community road maintenance needs.

Action:

- At this time the Board recommends pursuit of solicitations (bids) for preliminary costs and logistics for road improvements from contractors.
- The Board recommends getting more information about the condition of the roads from contractors, from the people who repair and maintain the roads, from the bid process before decision is made regarding the need to allocate funds for a consultant engineer's written report.

7. Social:

Discussion:

- Annual Picnic

Action:

- The annual picnic will be held 23rd of August at 2 PM at the Hoyrup's residence.
- Planning committee; Mary Gilland, Kristina Paulsen, Carys Hamer.

Next Meeting

11 August 2014, at 2 pm at the home of Amy Garrett.

Adjournment

Meeting adjourned at 3:10 pm

Minutes of
SMCA BOARD MEETING
14 July 2014
2: 00 pm

Attendees

President - Amy Garrett
Vice President - Lucy Gorgas
Secretary - Mons Hoyrup
Treasurer - Fred Schmucker
Member At-Large - Tacey Jungmann
Ex-Officio - Richard Goldstein (absent)
Ex-Officio – Chuck Walker
Petitioner – Jan McGregor
Others – Mary Gilland, Jim Cline, Debra Paros, Bob Vernon

Old Business

1. Revisions to Articles of Incorporation.
2. Finances
3. Communication
4. Road maintenance
5. Safety & Security
6. Water maintenance
7. Noxious weeds
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- Jan expressed her disappointment about the Board's decision.

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Discussion:

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- Ending 2nd quarter balance is \$6040.29.
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- The community insurance expires Sept 2014. Renewal will be about \$2000.
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Action

- A copy of the Treasurer's Report will be available as an addendum to these minutes
- The Treasurer volunteered to do the paperwork to renew.

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Discussion:

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- Mechanics of emergency contact between Board and community members reviewed.

Action:

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- Board will review the proposed changes and present recommended revisions to governing documents at the August Board meeting.
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Action:

- The annual picnic will be held 23rd of August at 2 PM at the Hoyrup's residence.
- Planning committee; Mary Gilland, Kristina Paulsen, Carys Hamer.

Next Meeting

11 August 2014, at 2 pm at the home of Amy Garrett.

Adjournment

Meeting adjourned at 3:10 pm

Second Quarter 2014 SMCA Expenses and Receipts

Beginning balance \$15556.36

Expenses

Supplies/admin. Fees	\$154.03
Insurance	0
Fees & Permits	303.63
Utilities	770.99
Water Management	1346.81
Water Work Orders	15349.39
Picnic/Misc.	0
Other Expense	0
TOTAL EXPENSES	\$17924.85

Receipts

Dues	\$5525.00
Water revenue	3182.06
Bank Interest	1.72
Other Income	.000
TOTAL RECEIPTS	\$8406.78

Ending balance \$6040.29

Amended Minutes of
SMCA BOARD MEETING
9 June 2014
2: 00 pm

Attendees

President - Amy Garrett
Vice President - Lucy Gorgas (absent)
Secretary - Mons Hoyrup
Treasurer - Fred Schmucker
Member At-Large - Tacey Jungmann
Ex-Officio - Richard Goldstein (absent)
Ex-Officio – Chuck Walker

Old Business

1. Revisions to Articles of Incorporation, By-Laws 7 CC&R's.
2. Finances
3. Safety & security
4. Road maintenance
5. Water maintenance
6. Variance request
7. Electronic communication

Road maintenance

3. Finances
4. Safety & Security
5. Contingency planning
6. Upcoming dates
7. Alignment of community articles and by-laws with state laws/standard practices

New Business

1. Proposals

Discussion:

- Resolving conflicting rules between Articles of Incorporation, By-Laws and CC&R's
- Do Articles of Incorporation take precedence over By-Laws and CC&R's?
- Should Article 8.2 be changed to reflect "Directors must be owners of the association"?

Action:

- Consider posing two discussion questions to the SMCA attorney.
- SMCA Bylaws- Revision 5, January 2009- page 7, ARTICLE VII states that provisions of the Articles of Incorporation and the Declaration (CC&R's) trump any of the Bylaws where conflict arises.
- A resolution to change the Articles of Incorporation will be put to a vote of members. A 2/3 majority is required to pass the resolution.

2. Finances

Discussion:

- Reporting finances.

Action:

- A Quarterly Report is adequate.

3. Communication

Discussion:

- Should the need arise, are emails admissible in court?
- There are limitations to the Board's current email address

Action:

- Incoming emails and Board replies will be printed and filed.
- Our new email address is: skymeadowsboard@gmail.com

4. Road maintenance

Discussion.

- Paved road maintenance.
- Non-paved (graveled) easement maintenance.
- Gravel from driveways is contributing to erosion of the paved roadway.

Action:

- The Board would like a plan with tentative costs for needed road maintenance by August (2014).
- The Road Committee will have a finalized plan with tentative costs to present at the next annual community meeting (January 2015) with a goal to vote on a method of funding.
- The community members will maintain the graveled easements (not roads) via work parties per the Road Maintenance Agreement.

5. Safety & Security

Discussion:

- Replace the existing entrance sign at cost of approximately \$130.
- Clay Miller's request for a no trespassing sign on his property.

Action:

- Entrance sign will be ordered and installed by community work party.
- Clay Miller's no trespassing sign request is approved.

6. Water O & M:

Discussion:

- none

Action:

- none

7. Noxious Weeds:

Discussion:

- Noxious weed removal is mandatory.

Action:

- The Board has authority to hire workers to pull noxious weeds and bill the property

owners for the expenses.

8. Jan McGregor's variance request:

Discussion:

- Discussed feedback from close neighbors.

Action:

- The decision to approve or disapprove the variance request will be made at the next Board meeting.

9. Planning:

Discussion:

- Annual Picnic

Action:

- The annual picnic will be held 23rd of August this year.

Next Meeting

14 July 2014, at 2 pm at the home of Amy Garrett.

Adjournment

Meeting adjourned at 3:00 pm

Minutes amended 14 July 2014

Minutes of
SMCA BOARD MEETING
21 May 2014
2: 00 pm

Attendees

President - Amy Garrett
Vice President - Lucy Gorgas
Secretary - Mons Hoyrup
Treasurer - Fred Schmucker
Member At-Large - Tacey Jungmann
Ex-Officio - Richard Goldstein

Agenda

1. Any proposals determined by our executive session
2. Treasurer's report/ finances
3. Safety and security
4. Road maintenance committee report
5. Water maintenance
6. Noxious weeds- need for working party
7. Jan McGregor's variance request

Old Business

1. Water System operation & maintenance
2. Road maintenance
3. Finances
4. Safety & Security
5. Contingency planning
6. Upcoming dates
7. Alignment of community articles and by-laws with state laws/standard practices

New Business

1. Proposals

Discussion:

- Revisions to Articles of Incorporation
- Revisions to By-Laws

Action:

- To be finalized in the next 6 weeks.
- Changes to the Articles of Incorporation will need a vote of members.
- Changes to the By-Laws can be made by the Board with a community vote.

2. Treasurer's Report

Discussion:

- Two members have unpaid annual dues
- One member has unpaid quarterly water bill.
- The purpose of the water billing fee is for ongoing water related expenses.
- Two methods of funding for community expenses:

1. Build a reserve fund.
2. Assess owners when the need arises

Action:

- Overdue dues and fees will include interest charges.
- The board favors building a reserve fund to meet future funding needs.

3. Safety & Security

Discussion:

- Replace the existing entrance sign (No Outlet).
- The large entrance sign is overgrown with tree branches.

Action:

- A new entrance sign will be purchased (No Trespassing, Private Drive Residents and Guests only) in Black and White.
- Amy and Lucy will cut back the tree branches from the large entrance sign.

4. Road maintenance

Discussion.

- Should a professional consultant be hired to assess the road condition.
- Should we get bids for road rehabilitation.
- Non-paved road maintenance.
- Roads damaged by excess use serving one homeowner.

Action:

- The Road committee will solicit bids from at least 3 contractors.
- After bids are received, if needed, a professional will be hired to assess the bids.
- Non-paved roads will be maintained by community volunteers at the request of a homeowner.
- Roads damaged by excess use serving one homeowner will be repaired by the homeowner.

5. Water O & M:

Discussion:

- Thanks to Richard Graham for co-ordinating the repairs this week.

Action:

- none

6. Noxious Weeds:

Discussion:

- none

Action:

- none

7. Jan McGregor's variance request:

Discussion:

- The variance request appears to be "unique" rather than "temporary".

Action:

- The variance request will be sent to the homeowners for a vote.

6. Communication:

Discussion:

- All SMCA members except one have elected to receive electronic communication from the Board.
- It is not feasible to send paper copies of all email correspondence to one person.

Action:

- none

Next Meeting

9 June 2014, at 2 pm at the home of Amy Garrett (note change of date for this meeting) and will be the 2nd Monday of each month for the remainder of the year unless otherwise noted.

Adjournment

Meeting adjourned at 3:00 pm

Minutes of
SMCA BOARD MEETING
9 April 2014
2: 00 pm

Attendees

President - Amy Garrett - - yes
Vice President - Lucy Gorgas - - yes
Secretary - Mons Hoyrup - - yes
Treasurer - Fred Schmucker - - yes
Member At-Large - Tacey Jungmann - - yes
Ex-Officio - Chuck Walker
Petitioners - Jan McGregor, Dave Shellenbarger
Others – Bob Vernon

Agenda

1. Water System operation & maintenance
2. Road maintenance
3. Finances
4. Safety & Security
5. Contingency planning
6. Upcoming dates
7. Alignment of community articles and by-laws with state laws/standard practices

Old Business

1. Communication
2. Water Maintenance
3. Road maintenance
4. Community safety
5. Contingency planning
6. Articles & By-Laws revisions

New Business

1. Variance Request

Discussion:

- Jan McGregor presented a verbal Usage Variance request to allow her to bequeath her property and buildings to a non-profit organization. This organization would conduct seminars, classes, displays, etc. of various forms of art or fine art. The organization would provide off-road parking for their guests. They would maintain the property and buildings through a trust.
- Several questions were raised regarding the impact on the community, the methods of sustaining the project, and the establishment of a precedent regarding this variance.

Action:

- Request that Jan's lawyers present, in writing, a detailed proposal of usage and the variance which the Board can present to the Community for comments.
- Board will make a decision at the June meeting after receiving Community comments.

2. Alignment of Articles and By-laws with State laws/ Standardization

Discussion:

- Dave Shellenbarger requested revisions to By-Laws 2.3 & 2.7 to clarify wording

- Discussion regarding parts of the documents that need clarification and/or correction
- Recommendations by Mr. Vernon have been received and reviewed by the Board.
- Motion by Tacey Jungmann to Align the Articles of Incorporation and the By-Laws to the State Laws. Seconded by Amy Garrett

Action:

- Board will be convening an Executive Meeting in May to clarify and align the three documents. The changes will be presented to the community for approval.

3. Water maintenance

- No Discussion

4. Road maintenance

Discussion:

- The March Road Committee meeting was cancelled due to Dick Graham's absence.

Action:

- A work party will be organized for the purpose of ridding noxious weeds from the road easements.

5. Finances:

Discussion:

- Quarterly Financial Statement will be attached to these minutes.
- Those having Water Billing issues should direct comments to the Board via email (board@skymeadows.org).
- The website expense is a bi-annual fee.

Action:

- Fred will send Annual Dues payment reminder.
- Phone calls to individual board members will be written up in an email to the entire Board

6. Safety & Security:

Discussion:

- Wording on a new entrance sign will include; "No Outlet, Private Drive, Residents and Guests Only".

Actions:

- Lucy will further pursue sign & post size, color of sign, cost.

7. Contingency Planning

No Discussion:

Next Meeting

Wednesday, May 21 at 2 pm at the home of Amy Garrett. (Please note change of date for this meeting)

Adjournment

Meeting adjourned at 3:30 pm

First Quarter 2014 SMCA Expences and Receipts

Beginning balance \$11,498.51

Expences

Supplies/admin. Fees	445
Insurance	0
Fees&permits	10
Utilities	443.02
Water mgmt.	1120.65
Water work orders	387.58
Picnic/misc.	0
Other expence_____	0
Total expences	\$2,406.25

Receipts

Dues	4400
Water revenue	2050.84
Bank interest	1.62
Other income	11.64
Total receipts	\$6,464.10

Ending balance \$15,556.36

Minutes of
SMCA BOARD MEETING
7 February 2014

Attendees

Amy Garrett, Lucy Gorgas, Mons Hoyrup, Tacey Jungmann, Fred Schmucker

Agenda

1. Assign Board offices to new Board members
2. Determine meeting time and place
3. Communication
4. Transparent finances
5. Road maintenance
6. Community safety
7. Contingency planning

Old Business

1. New board, new business

New Business

1. Position assignments agreed upon unanimously by all Board Members are:

1. President – Amy Garrett
2. Vice President – Lucy Gorgas
3. Secretary – Mons Hoyrup
4. Treasurer – Fred Schmucker
5. At-Large – Tacey Jungmann

- Fred moved to make the assignments official. Tacey seconded the motion.

- Request came from new board members for job descriptions. No current written job descriptions are known to be available.

- Board agreed to compose and turn over job descriptions to next Board in 2015.

Other community leaders include:

Dick Graham – Water

Dave Shellenbarger and Rollo Spencer- Water meter readers/billing

Clay Miller – ACC

Marsha Rowell- Website Manager

Board meetings: Board Meetings in 2014 will be at 2:00 pm on the 2nd Wednesday of the months March through December (3/12, 4/9, 5/14, 6/11, 7/9, 8/13, 9/10, 10/8, 11/12, 12/10).

- Date of Board Meeting in January of 2015 yet to be determined.

- Meetings will be held at Mons Hoyrup residence unless notification is otherwise.

- Community members are welcome at Board meetings as observers. Community members may submit agenda items no later than one week before the Board Meeting.

- *President* will arrange for room reservation at Coupeville Library from 1-3p on Saturday January 24, 2015 for next SMCA meeting.

2. Communication:

- The Board unanimously agreed to increase communication with community members. After each Board Meeting the minutes will be:

1. Written up by the *Secretary*.
2. Sent to each Board Member for review and editing.
3. Returned to the Secretary for correcting.
4. Returned to the President.
5. Forwarded to the Website Manager for posting on the Sky Meadows website

- *President* will communicate via email with all Community Members that the Board Meeting minutes have been posted to the website

- *Board* will endeavor to send out by phone or email more reminders when deadlines coming up for dues and reminders to use the website for current information about the Board's actions.

- Marsha Rowell, Website Manager, requested via email that current SkyMeadows website have SMCA

roster and treasury financial reports be password-protected and the remainder of the documents, such as CC&R, available without a password. The Board unanimously agreed. The current website: www.skymeadows.org (Current user ID: skymember) (Current password : penncove)

3. Transparent Finances:

- At Annual Meeting, Members expressed concern about transparency of finances
- Board discussed that no new budget was proposed or approved at the 2014 Annual meeting. Any change greater than a 10% increase in annual dues/assessment requires research and a meeting of all Members for a vote. Will continue this discussion and proposal for future vote. (CC&R Article 4.3.2)
- In meantime, current annual dues remain \$275 per year per lot due in May of 2014.
- *Treasurer* will email a reminder of this annual assessment to the Members.
- *Treasurer* present an itemized Financial Statement to the President for posting on the Sky Meadows website QUARTERLY (3/30, 6/30, 9/30, and Annual Meeting)
- Concern reiterated that to increase reserves there needs to be an increase in assessments
- Board agreed to continue to collect data and feedback from Members about how best to do this
- *Treasurer* will communicate with the *Website Manager* that Membership and Financial information will be password- protected on the Sky Meadows website.

4. Road Maintenance:

- At Annual Meeting, Members expressed concern regarding road maintenance
- *President* will email a summary of proposed Road Maintenance alternatives to all Sky Meadows Property Owners. Research is data from University of Minnesota from 2000 kindly submitted by Mons. Estimates will need to be updated.
- The Board proposes that a Road Maintenance Committee be formed and that a call for volunteers be sent to Community Members.
- *President* will email for volunteers

5. Community Safety

- At Annual Meeting, Members expressed concern regarding how to keep the neighborhood safe and private
- *Vice President* will obtain recommendations from a known acquaintance with the Oak Harbor Police and seek contacts within Island County.
- More research is needed to determine what methods are most effective before solutions are proposed

6. Contingency Planning

- Board proposes back-up leaders for water billing procedures and Website Manager so that there are at least two people who know how to manage these operations in the event an individual is ill or otherwise unable to perform a duty
- It is recommended that a back-up Water Billing person be confirmed or named to be familiar with water billing procedures.
- It is recommended that a back-up Website Manager be confirmed or named to be familiar with website administration.
- *President* will contact current individuals because there may already exist back-up plans
- At Annual Meeting, Members expressed concern that there be an emergency plan for water outages
- Further discussion is merited

Next Meeting

Wednesday, March 12 at 2pm at the home of Mons Hoyrup

Next Meeting Agenda Items

1. Communication
2. Transparent finances
3. Road maintenance
4. Community safety
5. Contingency planning
6. Date of next Annual Picnic and Host/Planning
7. How to align community articles and bylaws with state laws

Adjournment

Meeting adjourned at 5:00 pm

Sky Meadows Community Association

Board Meeting

15 January 2014

The meeting was called to order at 10:10. Present were Bill Anderson, Richard Goldstein, Bev Holle, Marsha Rowell and Fred Schmucker.

Treasurers report 15 January 2014

Beginning balance	\$9127.71
Correction	+ 1.17
	\$9128.88
Income	\$6064.04
Available funds	\$15192.92
Expenses	\$2763.27
Ending balance	\$12429.65

A general discussion on water repair was held. Fortunately a definitive presentation will be given at the annual meeting.

Further discussions on reserve funds, road maintenance and annual budgets will await the incoming Board.

The next Board meeting will be 5 February 2014 at 10:00AM.

Respectfully submitted

Fred Schmucker

Secretary