

**January 5, 2019 Annual Meeting Minutes
Sky Meadows Community Association**

Location. Coupeville Library Meeting Room

Setup. Jim and Ruth Seccombe prepared the space. They arrived before the library opened and discovered how to enter by rapping at the backdoor. For everyone's enjoyment they brought coffee, tea water, and doughnuts.

Greeters. Robin Bernardy (Board President for first half of 2018)

Ballot and Proxy Collection. Dave Bernardy and Ruth Seccombe

Call to Order. 10:08 a.m. by Jim Seccombe, Board President 2018; to serve 2nd year of his term on 2019 Board

1. Jim prepared a detailed agenda for the meeting. We have decided not to post the agenda at the website in order to eliminate unnecessary clutter. The agenda is summarized herein.
2. A change in SMCA website password was announced.
3. A quorum for the meeting was established based on sign-in sheets and proxies.
4. Jim presented a set of statements titled "2019 The State of SMCA". You can find this document as Page 3 of these Minutes.
 - a. Jim explained how insurance rates have gone up.
 - b. If you have any information about a potentially better insurance carrier for SMCA then please email Jim Seccombe.
5. Briefly, the major topics of the agenda included:
 - a. Introductions of all individuals who served the SMCA in 2018 as Board members, ACC members, Water Coordinator, Water Meter Readers, Website Updater, Picnic Host, Picnic Planner.
 - b. Welcoming of new neighbors
 - 1) A new resident asked if Sky Meadows has a list of organizations, utilities and services that can help people get settled in a new home. Robin mentioned that this information is usually included in escrow instructions. Several residents thought it a good idea to have a welcome package.
 - 2) If anyone wants to volunteer to develop such a list, please contact any Board member.
 - c. Approval of the 2018 Annual Meeting Minutes: all were in favor; to be posted at website.
 - d. Election of 2019 Board—24 votes were counted for each of the four Board Candidates: Jan Graham, Christine Hill, Debra Paros, and Dave Shellenbarger. Please see the Minutes for the new Board's first meeting at our website.
 - e. ACC Report—read by Debra Paros due to ACC President Lucy Gorgas being ill. The report will be posted at the website under the usual heading. There were seven Cat B and two Cat A projects in 2018.
 - f. Treasurer's Report by Dave Shellenbarger—see usual heading at our website.
 - g. Water Coordinator's Report by Judi Shellenbarger—see usual heading at our website.
 - 1) Judi expressed frustration in working with King Water. Dick Graham, a previous water czar, offered to assist Judi when she meets with King Water to improve communications, timely scheduling of our water projects, and more detailed itemization of work orders and estimates.
 - 2) Robin Bernardy made the motion to accept the report and Rob Hill seconded the motion.
 - h. The Budget for 2019 was discussed. Dave pointed out that usually the "Miscellaneous Expenditures" in the past were mostly due to gravel costs. There is a heading at our website now for Budgets.
 - 1) Annual dues will remain the same at \$300.
 - 2) Water usage rates will remain the same as 2018.
 - 3) The water service fee will increase to \$50/quarter in 2019.

- i. All SMCA members were given 5 minutes to make further comments.
 - j. Sandra Bodamer of King Water dropped by to comment ever so briefly on our water system. Her handout including a graph will be posted at our website.
6. All members' participation was the best part of the meeting. Here is a list of their comments:
- a. Our Water Coordinator pointed out that some years ago an average usage goal was set by King Water at 220 gallons per month per lot. In 2018 the actual community average was 187 gallons per lot per month. Members were interested in the basis for this usage goal and Judi will be following up. She said that the State might suggest how much should be used, but the State doesn't enforce such usage goals. There is also a certain amount of water that is unaccounted for, such as that lost during flushing and leaks. This amount is not added into the average usage goal. If there is a spike in usage by a home owner, then the Board will investigate.
 - b. Concern was expressed about large quantities of water usage and conservation by our HOA.
 - c. A member emphasized that whenever fresh water reserves are heavily drawn upon then further heavy usage could significantly increase salt water intrusion.
 - d. Though it is believed that our aquifer is in good shape, we don't know what effect climate change and more frequent periods of drought might have on it. The expectation that our aquifer can replenish itself every five years might sound positive or encouraging, but we don't know how the future will play out. We should always do our best to conserve and not waste water.
 - e. We should explore our choices for water system contractors. Suggestions included "Aqua Tech", "H2O and Co", possibly a company in Pt Townsend, and referrals from other HOAs.
 - f. Robert Roessler volunteered to help with our water system. He feels he has much related experience working with another HOA's water system that could be helpful to us. He warned that what is recommended for another HOA may not be the best for our HOA.
 - g. A sign-up sheet circulated for a pump-house tour and discussion of a water system committee.
 - h. Dick Graham mentioned that the moss accumulation at the road edge needs maintenance. However, care must be taken not to over scrape or pound the surface at the edge of the road, as such action would result in more damage and asphalt loss than the moss could cause.
 - i. Kristina Paulsen is requesting the following volunteer positions for the annual neighborhood summer picnic: a host with some yard shade; a couple neighbors who can donate their propane grills; 1-2 chefs.
 - j. Kurt Heyduck asked about the earthquake plan. Does that committee have anything to share in 2019?
 - k. Dick suggested that 1-2 times/year home owners "turn your main water shutoff valve off, pause, and turn it back on again". The purpose of this is to prevent negative effects of corrosion on valves. He also recommended to prolong the life of your water heater drain a few gallons of water from the bottom of the tank annually, thereby removing sediment which corrodes the heating element.
 - l. Clay Miller announced that there has been some suspicious activity--strangers were seen once or twice standing in a driveway at the lower section of Sky Meadows Drive. If you see anything out of the ordinary, please contact Island County Sheriff and report the details. If you are going on vacation, then be sure to let the sheriff know. If you see a car parked in our neighborhood be sure to write down date and time of day, the license plate, make & model, color and possibly other observations. In order to stay safe, we do not recommend that you approach the car or any strangers. Clay said that there are homeless people living near Zylstra Rd and also near Libbey Rd and they might possibly walk onto our property. Robin Bernardy explained how a low-price wildlife camera in your yard will reveal some surprising activity including people.

Adjournment. 11:26 a.m. Chuck Walker and Dick Graham handled the motion.

Prepared by Debra Paros, Secretary

2019 The STATE of SMCA

Sky Meadows is one of the few Premier neighborhoods on Whidbey Island. Geographically our neighborhood is uniquely located to take advantage of beautiful views of Penn Cove, Mount Rainier and Mount Baker. Our association covers substantial amount of acreage, but our membership is relatively small at 31 homes.

We are fortunate to have filled all 14 positions of SMCA for 2019. If you have not held a position in the last several years, we hope you will consider volunteering in 2020.

Our water system is our most important asset, however it is over 30 years old and many components will need replacement in the near future.

King Water, our water management company states there are no parts to repair an old water pump that is inoperative. It must be replaced with a new pump. Estimated cost is \$4,000. In addition King Water states we should replace a 30-year-old water pressure reducing valve before it fails. This could cost \$10,000.

Our insurance for the association increased approximately an additional \$450 for 2019. These are the reasons we have raised the water fee from \$25 per quarter per lot to \$50. This additional revenue will generate \$3,500 a year. There are no increases in the annual dues or water usage rates scheduled at this time. I'd like you to recall that there has not been a dues increase in over five years, yet, the cost of maintaining our community has increased.

I would like to thank you for your participation today and for continuing to make Sky Meadows a wonderful community to live.

Respectfully,
Jim Seccombe