

BOARD MEETING MINUTES, January 18th 2025

Board Members Present: Judi Shellenbarger, Hal Hovey, Dick Graham, David Bernardy and Dennis Titus



Community Members Present: (23) properties represented in person and (6) by proxy

1. JS Called meeting to order at 10:06 and established a quorum.
 - a. Establish a quorum: (23) properties represented in person and (6) represented by proxy for an 83% turnout
2. The president thanked everyone for coming and welcomed our new neighbors.
3. Reading of preceding meeting minutes – JS moved to waive the reading, seconded – All in favor.
4. NW Natural Water Systems Report
 - a. There were two positive tests for bacteria in 2024. These were not E. coli and the water was not unsafe. The positive tests occurred during the season change last year and were treated immediately. Subsequent tests did not show any signs of bacteria. In the future NW Natural Water plans to time the system flush with the changing seasons to try to mitigate future bacteria.
 - b. NW Natural Water has had a difficult time finding managers and will be sub contracting some of the smaller work on the Sky Meadows water system.
 - c. The new contract with NW Natural Water has not been executed. The Sky Meadows Board proposed revisions to the contract in November which is still under review with their attorney. The previous contract has been extended temporarily.
 - d. Chlorides are monitored by NW Natural Water. The current chloride amount has stayed steady and has not increased or decreased over the last year.
 - e. The NW Natural Water fees have increased from King Water. When NW Natural Water took over, they evaluated the previous fees and found that King Water should have been increasing but did not. The increases we are seeing now are bringing the fees in line with where they should be. The fees are based on the number of visits. They currently have (1) scheduled visit per week.
 - f. Our current water loss is less than 10%.
 - g. A question was asked regarding PFAS testing. NW Natural Water currently does not test for PFAS. The state tested our area and Sky Meadows is not located in an area of risk. The last state test was 2022.
 - h. DG recommended that everyone exercise their shut off valves to maintain them in working order.
 - i. The electrical upgrades are mostly complete but there is still additional work to be completed. The electrical work included upgrading the switches and relays. Several of these have failed recently costing approximately \$2,000 per year in repairs. The new switches and relays will be more reliable and more available if they do need to be replaced. After the electrical work is completed, the generator will be serviced.
5. Report on Lead Service Line Inventory
 - a. The lead service line inventory was required by Washington Department of Health and was completed by Dave Shellenbarger and Debra Paros.

- b. The community water system was installed after the lead pipes were banned. To ensure the water system complies, the water service was inspected for some of the older homes in the neighborhood.
 - c. The lead service line inventory needs to be publicly available and should be added to the website documents.
- 6. Board's annual report in the state of the Association
 - a. The president thanked all of the volunteers.
 - b. Jan Graham will be stepping down from the ACC and her position will need to be filled.
 - c. The summer picnic was discussed and Amy Garrett volunteered to host the 2025 picnic.
- 7. Report by the Chair of the Architectural Control Committee (Robert Roesler)
 - a. Robert Roesler gave a quick summary of ACC duties and offered to help with projects in their preliminary phases if people would like to discuss them before submitting.
- 8. Report by the Treasurer
 - a. HH gave a summary of the Sky Meadows budget. There was a budget shortfall of \$2,289 in 2024. This is due to:
 - i. Decreased revenue from water usage
 - ii. 10% increase in insurance
 - iii. 30% increase in water service fees
 - iv. 20% increase in utilities
 - b. Costs were saved in the 2024 budget because funds were not spent on the well house roof or hydrant flushing.
 - c. If nothing is done to increase the revenue there will be a budget shortfall of \$3,500 for 2025.
 - d. Options were reviewed to make up for the budget shortfall which included increasing the water fees, increasing the water dues, or increasing the annual dues. Increasing the water usage fees was not selected because they are not regular and could lead to years of excess or insufficient funds. The board selected to increase the annual dues and recommended an increase from \$300 to \$500 per year. Since the increase is greater than 10%, a vote was included on the ballot.
- 9. Results of voting for 2025 Board of Directors
 - a. Board of Directors
 - i. Doug Smith was elected unanimously
 - ii. After the ballots were counted, Richard Goldstien and Eric Hamer volunteered to fill two of the vacant positions. Each were approved by a verbal vote.
- 10. Results of voting for increased annual dues
 - a. The increase to the annual dues was approved by a 23-3 margin with 3 abstaining.
- 11. Open discussion
 - a. Clay Miller gave a summary of the current real estate market.
 - b. Hal Hovey stated that the CCR's will need to be updated soon because of the "WUCIOA For All" changes that will take affect soon.

11:55 AM Meeting adjourned.

Minutes prepared by Dennis Titus, Secretary, Approved by SMCA board.

Sky Meadows Community Association
Treasurer's Report – (as of December 31, 2024)



OPERATING FUND End of Year Balance - \$31,324.12

SAVINGS FUND End of Year Balance - \$10,502.65

TOTAL CASH ASSETS End of Year Balance - \$41,826.77

Total Budgeted Annual Income - \$31,805.00

Total Actual Annual Income - \$30,360.85

Total Income Shortfall for 2024 - -\$1,444.15

Total Budget Expenses - \$28,807.00

Total Actual Expenses - \$29,652.71

Total Excess Expenditures - -\$845.71

Total Budget Shortfall for 2024 - -\$2289.86

A handwritten signature in black ink, appearing to read "Hal Hovey". The signature is stylized with a large, looped "H" and a cursive "Hovey".

Hal Hovey
Sky Meadows Community Association Treasurer
01/16/2025