



Board Members present: Judi Shellenbarger, Debra Paros, Richard Goldstein, Doug Smith

Community members present: Hal and Susan Hovey, David Shellenbarger, Dennis Titus.

June 21st 9:31 am. Meeting called to order.

Previous minutes reading waived by approved motion.

Board President's Comments: We need a volunteer water coordinator to take over starting in Jan. Please keep the area of your property next to the road cleared of bushes and branches so it is safe and walkable.

ACC Report: Committee approved fence replacement for lot 10A **Piercy/Petersen**. Committee forwarded request for a secondary driveway for lot 11B **Titus** to comply with PSE requirement to bring power to the property. The board approved this request. **See Website for full report.**

Water Coordinator report: In April work was completed to repair an above ground leak and update wiring on pump #2. **See website for the full report.** Recently it was discovered that pump #2 was inoperable and it was replaced at a cost of \$9k. The potassium permanganate pumps are not working correctly. This work is in progress. **Note:** Water issues should be brought to the attention of the water coordinator immediately.

Auditors Report: See attached.

Follow up on previous issues: After researching the issue of the well house generator room ventilation and **Debra Paros** presentation on the subject, the board has determined it is not necessary. However, it was suggested the room temperature should be monitored during a power outage to verify.

During our last fire hydrant inspection three years ago, it was found that two of the hydrants were not working correctly. Due to the age of our hydrants and the difficulty in repairing and obtaining replacement parts, it was recommended that the board get an estimate for new inspections from the same person as last time since he has expertise in working with aged hydrants. A motion by **Richard Goldstein** was passed to do so. A discussion was had on replacing one fire hydrant per year. No further action on this was taken.

Road maintenance: After comments from the community and discussion by the board, it is recommended that each homeowner keep the portion of the road in front of their property clear of debris and to clean any growth on the road with vinegar. No further action on this subject.

Debra Paros is coordinating volunteers to clear noxious weeds at our entrance and a general clean up around the well house. It was discussed estimates should be obtained to trim high hanging branches above the reservoir and well house.

Hal and Susan Hovey gave a presentation on fire prevention. With a drier than normal year the risk of fire to our neighborhood is greater than it has been in a while. The time it would take for the fire department to arrive and the limited amount of water we have to fight a fire suggest prevention is our best weapon. Have a bug out bag of important papers ready to leave at a moment's notice. Maintain a defensive perimeter around your home by keeping your grass cut short, clearing out dead wood and other combustible materials. For more information and a possible free home inspection to offer suggestions please go to the website www.firewise.org.

Meeting adjourned 10:57 am.

Saturday, June 21, 2025

SMCA Treasurer Report

Jan 1, 2025 to June 30, 2025

Checking:

Beginning Balance:	\$31324
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Ending Balance:	\$34880
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Savings:

Beginning Balance:	\$10503
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Ending Balance:	\$14003
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Deposits:	\$26127
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Debits:	\$19070
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Total Assets:	\$49094
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Sky Meadows Community Association
Architectural Control Committee (ACC) Report
June 2025

- The ACC approved the fence replacement for the Piercy/Petersen property, Lot 10A.
- A request for the construction of a secondary driveway on the Titus property, Lot 11B has been submitted to the ACC. Affected neighbors will be notified. This construction will also involve tree removal, and the property owners will remove as few trees as possible.
- All Sky Meadows residents are asked to use the ACC gmail account when communicating with the committee. The email address is skymeadowsacc@gmail.com.
- SMCA residents are reminded that Article 6, Section 6.3 Permission for Structures and Other Improvements states:

"No residence, outbuilding, fence, wall, antenna or transmitter, satellite dish exceeding 14 inches in diameter, or other improvement defined in Article 1.14 shall be erected, placed, remodeled or other altered on any lot or building site within the Property, nor shall excavation or clearing be undertaken, until all required plans, specifications and supporting materials are submitted by the owner or the owner's representative to the Architectural Control Committee and approved by the ACC and, where applicable, the board."

- As a reminder, the members of the committee are:
 - Chairperson Robert Roessler
 - Vice Chair Howard Bledsoe
 - Secretary Susan Fox
 - Member-at-Large Kristina Paulsen