



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

Community Members present: Roberta Piercy, Karena Smith, Lynn Coffey, David Shellenbarger, Richard Graham.

Meeting called to order: 10:01 A.M 12/10/25 **Meeting Adjourned** at 11:37 A.M

President's Comments: Many potential negative effects if no members join the board (HOA disbanded by the state, Insurance issues, Etc.). **Debra Paros, Lynn Coffey** and **Richard Graham** have volunteered to be on the ballot. **Richard Goldstein** has decided to leave the board after the annual meeting. Please let **Judi** or **Doug** officially know if you have any interest in joining the board.

Upcoming annual meeting at Coupeville Library Jan 24th at 10 A.M.

Treasurers report: Will be presented at the annual meeting.

Discussions about the need to raise additional revenue was had at the meeting. From raising the water rates and service fees to a potential assessment in case of emergency. This will be discussed at the annual meeting.

ACC Report: New windows and doors approved by the ACC committee for Lot 9A (Paros).

Water Coordinator report: Work to get pumps 1 and 2 working was completed at a cost of \$800 so far (awaiting Electricians bill). Further needed work to be handled by the next board. A presentation will be held at the annual meeting.

Motion to raise the water rates (see attached) failed to pass by a 3/1 vote.

Motion to raise the water rates by a lesser amount was not seconded. Failed.

Richard Graham volunteered to prepare a community preparedness plan to respond to a catastrophic event. **Lynn Coffey** volunteered to help the Treasurer format the budget for next year.

Motion to the SMCA Board December 10, 2025

I make the following motion:

Effective for the 1st quarter, 2026, the Board approves an increase in the water usage fees from the current to the following:

	Old	New
0-10 k	\$0.0033 / gal	\$0.012
10-20 k	\$0.0039 / gal	\$0.014
20-30 k	\$0.0046 / gal	\$0.016
> 30 k	\$0.0053 / gal	\$0.020

This will generate the following income per quarter:

10,000 gal:	\$120
20,000 gal:	\$260
30,000 gal:	\$420
40,000 gal:	\$620
50,000 gal:	\$820

Thank you.

Richard Goldstein

Note: It is very difficult to estimate how much extra income this will generate, but an educated guess would be approximately \$6,000 to \$8,000 per year.