



Board meeting March 8 2025

Meeting start 9:05 AM

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

Community members present: Lynn Coffey, Helen Kinsella, Roberta Piercy, Judy Good, Susan Fox, Jan Graham, Dave Shellenbarger, Scott Fox, Nick Keller.

Motion to format minutes to verbatim on motions by Debra Paros. Motion not seconded motion fails. **Motion** to waive reading of previous meeting minutes. Motion seconded and passed.

Presidents opening comments:

Needed one more member to join HOA board. Board members should not send out community wide emails without prior board approval concerning board business.

The U.S Corporate Transparency Act has been suspended regarding HOA compliance by the Treasury Department. HOA no longer required to make anticipated changes to our CC&Rs and bylaws in 2025.

Treasurer report (see website).

ACC Report: Jan Graham retires off the committee. Kristina Paulson was approved by the board to join the ACC as member at large. The ACC approved a request from lot 4B for a new roof and down spouts. All residents are asked to please use the ACC email when communicating with the committee. skymeadowsacc@gmail.com As a reminder the members are: Robert Roessler Chairperson, Howard Bledsoe Vice Chair, Susan Fox Secretary, Kristina Paulsen Member at Large.

Water Coordinator Report: System working properly with no abnormalities. Generator was found to have too much coolant in its reserve. It was drained to proper level. It has been recommended to add ventilation to generator room to reduce heat and allow better cooling of the generator and add an oil pan drain valve. Upcoming maintenance and recommendations (see attachment). Debra Paros volunteered to research various options for adding ventilation to the generator room. More discussion on this topic will be held at a later date. Additional work will be done on the electrical system **March 18 2025**.

New Business: Discussions about neighborhood walkability and noxious weed control. Neighbors should comply with rules, regulations and bylaws. Where not practicable or desirable to clear alternative options were discussed. Lynn Coffey volunteered to look into placing a large mirror at one of the corners to help with driver visibility and walkers' safety.

Scott Fox presented information he received from two property management companies. The management companies would take over the operations of our community but be subordinate to the board. By having professional managers, it is hoped the community would function more smoothly and with less acrimony between neighbors. This would come at a cost to each lot and not reduce the boards responsibility to fulfill its obligations. No action was taken.

Debra Paros and Dave Shellenberger are working together on a better formatting for the State lead pipe survey. The State has been asked to contact both the WC and Northwest Natural Water at the same time instead of only contacting Northwest Natural Water if needed.

Meeting Adjourned 10:34 AM

Friday, March 7, 2025

Sky Meadows Community Association Treasurer Report

January 1, 2025 to March 7, 2025

Checking:

Beginning balance:	\$31324
Ending balance:	\$25978

Savings:

Beginning balance:	\$10503
Ending balance:	\$12253

Deposits:	\$9406
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Debits:	\$13002
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Significant Debits:

NW Water Services	\$4653
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Jerry Beck & Co.	\$7774
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