

SMHOA Annual Meeting March 15, 2005  
Minutes

Meeting was called to order at 7:38 PM

Meeting took place at Infinity Internet, Tech Center

Minutes for last annual meeting on March 14, 2004 were approved. Motion to approve made by Doug Tenkley. Tom Gleason seconded.

**Financial:**

Al Griggs gave the financial report. Al said we ended the year on the positive side. Our total reserve year ending December 04, 2004 was \$33,573.95. He mentioned we were getting close to our expenses equaling our income. No extraordinary charges are planned for this upcoming year.

The tennis courts require resurfacing every 7-10 years. We are currently on our 8<sup>th</sup> year. Each time to resurface the cost is approximately \$10,000. Part of our reserve is earmarked for the tennis courts. Pressure washing of the courts are scheduled in May of this year. Shawna Newell mentioned the courts appear to be flaking.

John Sullivan continues to replace old valves as they fail and has about 6 more to do to replace all of them.

**Stoney Meadows HOA Grounds Maintenance**

John Sullivan reported that the pump system is scheduled for turn on on April 1 should the warm weather continue.

The pumps and motors were all put back together the week prior. There is a leak in the 10 HP system. He is getting bids on replacing and/or fixing the system.

During the following week, John will shut off the gate valves to charge 4" line. If there is a pressure drop, he knows there is a leak in the main valve.

The current depth of the pond is lower than the normal to replenish. The current level is 16" below the water line.

He noted that 20 boards are being replaced on the bridge in the wetlands/jogging trails. The basic framework of said bridge is decaying.

There will be field mowing wetlands because of fire danger. A 50' barrier is needed behind homes. The empty lots are dry as well.

The Deodora tree on the front berm is dying. Arborists indicated they could tell by the trunk that there was root

damage. We lost one juniper last ye to fungus/root rot. Other junipers could follow suit.

There are 4 plants that need to be replaced by the SM rock sign that were killed by a drive over.

The irrigation line for the common/picnic area is now connected to the Yeaws irrigation line, therefore, that area an now be watered by irrigation water vs. city water previously.

Jack Christensen questioned whether we should look into a 15 HP motor for pump to help with low pressure that he has experienced during high use times.

John said each lot has one 2" line between them that is shared. He suggested those neighbors sharing lines could work out different zones running at different times. Also, cleaning out debris from sprinkler heads would help with pressure. John also suggested flush points to bleed air from lines for better pressure.

#### **GATING STONEY MEADOWS NEIGHBORHOOD**

Tom Gleason gave a power point presentation. (Presentation is on SMHOA website).

He ran some statistics in our neighborhood bringing up questions.

- 1) Is crime an issue here
- 2) Are we safe?

In 18 months, vandalism has hit at least 7 different homes.

There has been 5 different instances of break ins.

3 Burglaries have occurred including Jim and Kim Brenners home (lot 4). Theirs happened early afternoon on a Saturday. Due to Jim Kalaskys keen eye, he noticed a suspicious vehicle in the neighborhood and wrote down the license plate. DA9820B (Oregon dealers plate).

Most believe this is the perpetrator that burglarized Kim and Jim's home, but not much can be done by the police, since no one witnessed this person leaving the home with their belongings.

Kim spoke and indicated she is very frustrated with the lack of police help. They told her it was not a priority. It is also believed it was methamphetamine-amphetamine related.

38 houses in the neighborhood and we have had 19 incidents of crime. Statistically speaking, this is a 39% crime rate. Or, 4 out of every 10 homes have been affected.

All burglaries involved cars and occurred during the daytime.

Tom mentioned a camera would cost about \$3000.

Tom set up a temporary camera on a Sunday. During a 1 ½ hour time frame, 21 vehicles passed through the entrance. Very few were neighbors that lived here.

A suggestion again, that entrance gates could be installed. There was general discussion about security systems and safety and identity theft. A good portion of identity theft in Clark County is caused by methamphetamine users.

It was suggested to be aware, confront strangers, ask them questions and write down any pertinent information.

Doug Palin prepared a gate survey and handed out at the meeting to get a general feel for whether or not it is feasible to form a committee to compile information on all aspects of installing a gate. A suggestion to bring in specialists on gates would be a good idea.

Charles Fell gave us some facts he had researched. He found we legally can install a gate. We would be responsible for asphalt upkeep and street sweeping and storm drain, although no one has ever seen them do the latter.

He determined it would cost about \$25,000 to install with about \$50 more per month per lot for maintenance. It would cost us about \$16,000 to repave our streets at ¼ inch thick. The \$25,000 did not include the costs to install an island to house electricity and required phone lines.

We could have a keypad to enter and leave, a remote for each vehicle, and 6 digit codes. Emergency and normal delivery vehicles (mail, fed ex, etc.) would have predetermined codes. Each homeowner would be given a set of "secret" codes they could distribute to their individual people (lawn maintenance, maid, etc.).

Kim Olsen suggested we at least put up visual deterrents at the cost of about \$300.

David Madore suggested we give Kim Olsen authorization to spend the \$300 to post visual deterrents. Scott Rushing made the motion to authorize Kim for the \$300. Jim Kalasky seconded.

A motion was made to form a "Security Information Committee" by Doug Palin. David Madore seconded the motion.

Doug then asked for volunteers for that committee. Those that volunteered were:  
Scott Rushing, Charles Fell, Marguerite Blackman, Walter Yeaw,

Some other suggestions made by SMHOA were to:

- Keep our digital cameras nearby
- Approach people
- Stickers on cars showing ownership of home in SM
- Tell kids that neighbors will be watching and to heed to adults suggestions.

Ballots were passed out to vote for 3 board member positions. Tom Gleason, Mary Jacob, Lynda Wilson and Scott Rushing were those on ballots. Tom Gleason (23 votes), Mary Jacob (23 votes), Lynda Wilson (24 votes) were reinstated. Scott Rushing obtained 9 votes.

Motion to adjourn meeting made by Mary Jacobs.

Motion was seconded by ???????

Meeting was adjourned at 9:05 PM

Respectfully submitted,

Lynda Wilson  
Secretary, SMHOA