

*Stoney Meadows 2006 Annual Meeting Minutes
March 21, 2006*

Meeting called to order at 7:30 p.m. by SMHOA president, Doug Palin.

A copy of the notice of the meeting was on site.

Those in attendance are listed on the attached sign up sheet. Thirty lots were represented by at least one homeowner. Lot 36 was represented by a proxy given to Sharon Cebula. Lots, 2, 10, 19, 31, and 32 were represented by a proxy given to Doug Palin.

It was noted that a quorum was present.

The 2005 Annual Meeting minutes were approved as posted on the website. The motion for approval was made by Ken Haas and seconded by Don Newell.

Old Business

****Note – the attached SMHOA Annual Meeting Power Point slide presentation is considered part of these minutes and was reviewed during the meeting.**

Doug Palin began the meeting by discussing old business. The first topic discussed was the gate. The attached slide presentation was shown on the overhead and reviewed with the homeowners. He reviewed the gate process and updated everyone on the current findings. A copy of the letter dated March 21, 2006 from Steve Horenstein was handed out for everyone to read. Doug reviewed the legal opinion given in the letter. Even though there are obstacles to continuing with the gate process the board had the necessary two-thirds (66%) of the homeowner's votes to continue.

The issue of having the homeowner's association continue to maintain areas not listed as "Common area" (specifically, the entrance berms) which are private property was discussed. Dave Fanning suggested that SMHOA continue to provide the landscaping service for these areas. It was agreed that for now this would happen.

Doug reviewed what the board thought were the hurdles to being able to build a gate at the entrance. It was previously noted that homeowners on lots 1 and 29 would have to give their permission to have a gate constructed on their property. Alan Stewart (lot 29) said he would not grant the permission necessary to construct a gate.

Steve Miller questioned the future handling of the berm maintenance and related issues. It was agreed that the board would have to address these.

Marguerite Blackman suggested that the board look at making the necessary changes to the CC&R's so that they are accurate and reflect the current conditions in the neighborhood.

Report of Officers

Treasurer's Report – Al Griggs

Al reviewed the attached Financial Report for Year Ending December 31, 2005 and the attached 2006 budget. He noted that we decreased our reserves by about \$996 last year and that the irrigation costs were higher last year because of a pump having to be replaced.

He noted that normal maintenance and resurfacing of the tennis courts require an increase in reserves of about \$2,000 a year over a seven to ten year cycle to cover the cost. The 2006 budget reflects a \$13,000 proposed charge for resurfacing which is based on 1998 costs escalated at 5% per year.

Landscaping – Becky Writt

Becky reviewed the work which had been done on the entrance berms last year to maintain the health of the mature trees. John is in the process of purchasing hoses to be laid under the trees on the berms to provide additional water this summer.

It was noted that the bridge is still useable and that John will continue to monitor it. This year a few gate valves are still scheduled to be replaced, the leak in the irrigation system in front of the Gleason home is to be done prior to turning on the irrigation system and the tennis courts are scheduled to be cleaned.

ACC – Tom Gleason

Tom reported that three houses were painted last year and thanked the homeowner's for submitting their color selections to the ACC Committee. He also noted that in the near future the ACC Committee would be getting house plans for lot 10 (Chamberlain).

New Business

Election of Officers

Doug Palin and Al Grigg's terms of office expired. Marguerite Blackman, Alan Stewart, Mike Donabedian and Steve Miller were nominated to replace them. Marguerite Blackman and Mike Donabedian were elected to serve a three year term from 2006 to 2009.

Website

Sharon Cebula made a motion to make the website the "official" website for SMHOA. It was seconded by Karen Miller and was approved.

Fourth of July

Barbara Riehm requested that fireworks be limited to just three days surrounding the 4th of July. It was noted that state law allowed fireworks from June 28th until July 5th and there was no action necessary for SMHOA.

Election Signs

Mary Jacob brought up the issue of allowing political signs during election season. Steve Miller said that the state law allows for the displaying of political signs and that it

supersedes CC&R guidelines. It was agreed that homeowner's would be respectful of the timeframe they allowed the signs to remain up after the election.

Basketball Hoops

Mike Donabedian made a motion via email that basketball hoops be added at the tennis courts. Residents close to the tennis courts (Wilson and Yeaw) said that they were not opposed. The motion was seconded by Lynda Wilson and was approved. Becky Witt will look into having basketball backboards and hoops added.

A motion to adjourn the meeting was made by Al Griggs and seconded by Alan Stewart. It was approved and the meeting was adjourned at ?????

Dated _____

Becky Witt, Secretary
Board of Directors
Stoney Meadows Homeowners Association