

Stoney Meadows Home Owners Association

2007 Annual Meeting Minutes

February 7, 2007

Meeting called to order at 7:00p.m. by Marguerite Blackman, SMHOA President.

Before formal business began, Marguerite thanked Terry Long, Vice President, Operations, Riverview Bank for providing the use of the bank's board room. Hopefully this room can become our permanent annual meeting location. Also, it was noted that two hardcopies were distributed to all homeowners: 1) the agenda to keep track of the meeting and 2) excerpts of Robert's Rules of Order – Making Motions – as a reminder of the process for addressing the Board and for making motions.

A quorum was established with twenty three (23) lots represented by at least one homeowner. In addition, lots 30 and 31 were represented by proxy given to Marguerite Blackman. Lots 5, 27, and 32 were represented by mail in vote. Total representation was twenty eight (28) lots.

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The Chair stated that the 2006 minutes had been posted on the SMHOA website for review by homeowners and asked for any questions or corrections. Lynn Studer asked about the status of the Basketball hoops that were approved at last year's annual meeting. Marguerite stated that last years minutes show a motion made by Doug Palin on behalf of Mike Donabedian to add the basketball hoops to the common area. The motion was voted on and approved by the homeowners. Mike has investigated a number of installation options but the project is on hold until the tennis court resurfacing is completed this spring. It is a possibility that the hoops may not come to fruition if their installation damages the tennis courts or if they pose an injury risk to tennis players. No other questions were noted. A motion was made by Mary Jacob to approve the minutes as distributed on the SMHOA website. The motion was seconded by Barbara Kalasky. The minutes were unanimously approved.

Reports of Officers

President: Marguerite Blackman

Marguerite introduced Roxanna Yeaw as the interim Secretary appointed by the Board to replace Becky Writt who stepped down in September. Marguerite thanked Becky for her years of service. The Board realized how many different areas of responsibility Becky had as they picked up the work load.

One Board action this year was to sort out the misconception of private property vs. common area. Marguerite reviewed the two areas that the Board discovered after extensive research were legally private property rather than common areas as previously believed. The areas include the front entrance/berm area and the Private Road (deadend) on NE 171st. The Board had 1:1 conversations with the effected homeowners and followed up in writing to inform them that with the new realization of private property, SMHOA cannot use HOA funds on private property for maintenance, etc. nor can the HOA have any liability. The lot owners affected understood the circumstances and in accepted with the changes.

The Board reviewed a homeowner request to have 12 month usage of the tennis courts. The Board discussed the request at length and agreed to a short-term action of hanging one net on the sunny side (west court) with the addition of a "Use at Your Own Risk" sign on the entrance to the tennis court. Marguerite passed a hardcopy of the sign around and deferred a discussion of future options to be discussed during the New Business slot on the agenda.

Marguerite talked about the success of the First Annual Stoney Meadows Progressive Dinner and urged those who did not participate to think about joining in next year. Organizers were encouraged to volunteer with one of the Board Members.

Vice President: May Jacob: had nothing to report.

Secretary: Roxanna Yeaw: had nothing to report.

Treasurer: Al Griggs

Al reviewed the attached Financial Report for Year Ending December 31, 2006 and the Budget for 2007. He noted that there are two large expenditures that the Board is recommending this year including: 1) \$18K for resurfacing the Tennis Courts/painting the chain fence in certain areas and 2) \$TBD for the Siphon Pipe Replacement.

Reports of Committees

ACC: Jim Kalasky (Marguerite reported in Jim's absence). There were four plans submitted in 2006.

1. Lot 10 Chamberlain's new home construction plans were approved August 16, 2006 and noticed provided by ACC Chair. Approval notification included request for a timeline, final color and landscape plan when the home building is finalized. Neighbor inquiries about the height were settled because the plan calls for 22 feet elevation and the CC&Rs state a maximum of 27 feet. The plan is 5 feet below the maximum. A second neighbor inquiry regarded the side setbacks. The plans meet the necessary Building Codes of Clark County". It is not known when the construction will be complete.
2. Lot 23 Olsen's 7.5 foot fence extension approved on July 14, 2006 and garden shed replacement was approved May 24, 2006. Plans were in accordance with CC&Rs and there were no neighbor inquiries. The work is complete.
3. Lot 28 Graves shed was approved on October 23 (2 days after submittal!). Plans were in accordance with CC&Rs and there were no neighbor inquiries. The work is complete.
4. Lot 35 Wilson's existing home addition and remodel was approved August 23, 2006. Plans were in accordance with CC&Rs and there were no neighbor inquiries. Work is still in progress.

Landscape/Maintenance: Mary Jacob.

1. Pond Pump. Mary explained that a pump in the spring pond has gone out. We are hoping to be able to replace it once the water level goes down a bit. Otherwise, we'll need to hire scuba divers to go into the pond and make the repair under water.
2. Trail Signs. Mary showed pictures of the existing and new trail signs. Even with the new signs, we continue to have trespassers. In fact, one recent trespasser said they have a standing permission from one of the homeowners to use the trails whenever they want – even without the homeowner. Mary encouraged all homeowners to be diligent about asking non-homeowners to leave the premises immediately.
3. Bridge Erosion. Mary then discussed the concern over the longevity of the bridge and showed pictures of the erosion at the banks of the bridge. John has put up orange mesh netting to prevent dogs and kids from going down to the creek where the erosion is taking place. The group discussed how to control the erosion. The pictures of the creek to the east and west of the bridge, demonstrate areas where the creek narrows at one point preventing the water to flow steadily. It was decided that the committee will develop proposals and make a recommendation to the neighborhood.

New Business

Mailboxes: Marguerite reported that a mailbox lock was vandalized in December 2006. The homeowners own the mailboxes (the developer installed them 15 years ago). USPS will replace locks due to wear and tear but they will not cover vandalism. The homeowner had to replace the lock. The Board has received 2-3 inquiries about various issues including 1) appearance of the mailboxes (rust, dents, etc) 2) size of the individual boxes (magazines and large envelopes are frequently bent) and 3) security/ID theft. Marguerite presented various options including costs (materials, labor, shipping, etc). The Board's recommendation was to take no action given the large expenses upcoming for the tennis court resurfacing and pond pump. The board recommended tabling the issue until 2008. Discussion ensued that mailboxes are made of dissimilar materials which don't lend themselves to sanding and painting. It was commented that Option 2 would produce poor results not in keeping with SMHOA standards. Bob Riehm made a motion to approve option 1 "No Action". The motion was seconded by Greg Foster. The vote was unanimous. Doug Palin raised two questions 1) are the mailboxes considered "common area" and subject to SMHOA expenditures and 2) are the boxes on private property and does SMHOA have the right to do anything to them. It was pointed out that the boxes are owned collectively by the homeowners and that they within the utility easement boundary so if homeowners elect to repair or replace the boxes in the future, they are free to do so.

Tennis Court Usage: As highlighted earlier in the meeting, the Board discussed a homeowners request to have 12 month usage of the tennis courts. The Board proposed 3 options for the Homeowners to consider. After discussion, Steve Miller made a motion to go with a modified Option #2 including a) keep the courts open for winter use without SMHOA Maintenance (play at your own risk), b) users are to employ a self-maintenance of the courts during these month by sweeping the leaves, needles and water off the court prior to playing and c) the SMHOA will hang an older net referred to as the “winter net” so that we are not burning through nice conditioned nets. Don Newell seconded the motion. It was passed unanimously. Greg Foster offered to donate the broom which will be kept in the tennis court area.

Wetlands: Marguerite introduced a Guest Speaker, Carlo Abbruzzese of the DNR to discuss and give the homeowners an update on the Proposed Lacamas Creek Natural Area. There was a Q & A and Mr. Abbruzzese explained the conservation easements and also showed the privately owned parcels. It was the opinion of the homeowners to keep and maintain the parcel Stoney Meadows Homeowners own as there was no advantage and even perhaps a detriment to being included in the Conservation Area. Marguerite will see if the DNR slides can be posted the SMHOA website (file size might be an issue).

Elections

Marguerite made a recommendation that we only replace one of the expiring Board members. We currently have seven Board members and it is extremely difficult coordinating calendars for the quarterly and special meetings throughout the year. The Bylaws only require five Board members (the CC&Rs state three).

Mary Jacob made nominated Roxanna Yeaw as a 2007 Board member. Lynn Studer seconded the nomination. There were no other nominations. The vote was unanimous

In closing notes, Marguerite thanked outgoing board member Jim Kalasky for serving SMHOA. One final point was made that the SMHOA bylaws and CC&Rs need to be updated. Either we can get a few volunteers to painfully do it or we can hire legal experts for a few thousand dollars. Options will be organized. Legal recommends updating these documents every ten years to ensure sufficiency and that we are meeting current laws. Marguerite asked for everyone’s support for this effort given that current CC&Rs require 66% majority to approve any changes. She believes this work is necessary so that the Board can operate with maximum efficiency in representing the homeowners.

With no other business before the SMHOA, Marguerite declared the meeting adjourned at 9:06p.m.

Materials posted on the website:

2007 Annual Meeting slide presentation
2006 Financials - actual
2007 Financials – projected
DNR presentation (short version)

Dated: February 19, 2007

Roxanna Yeaw, Secretary
Board of Directors
Stoney Meadows Homeowners Association