

# STONE MEADOWS HOMEOWNERS ASSOCIATION ANNUAL MEETING

at Riverview Bank Center  
Wednesday, February 6, 2008

Marguerite called the meeting to order at 6:35pm.

There were 20 homeowner lots in attendance. There were 11 proxies from Lots 2, 3, 6, 7, 10, 11, 13, 22, 27, 29 and 37. A total of 31 lots were represented establishing a quorum to conduct business. Lots 1, 25, 32, 36 and 40 were unaccounted for.

Prior to starting official business, Marguerite acknowledged the death of Ken Haas a Stoney Meadows Homeowner who passed away on January 6<sup>th</sup> and asked for a moment of silence in his memory. Marguerite then introduced the new family to Stoney Meadows, the Arroyos and also welcomed Mike Donabedian's new addition, his son Mikey, born in August 2007.

Marguerite reminded everyone that the 2007 Annual Meeting Minutes were emailed last year AND posted on the web-site for review AND that there was a copy at the head table for anyone to look at. A motion was made to approve the 2007 minutes and Bob Riehm seconded the motion and the minutes were unanimously approved.

## REPORT OF OFFICERS

**President:** Marguerite Blackman

Marguerite started the meeting by discussing and reviewing the home invasions that took place in September. The Chamberlains, Kalaskys and Consanis were the direct victims of these invasions; however, Marguerite pointed out that there was evidence that they used her patio to drink the beer they stole from the other homes. These kids basically had a "spree". Other neighbors had reported that there were empty beer cans on their property as well. Marguerite wanted to point out how important Neighborhood Watch and communication between neighbors is. It was demonstrated to be effective during the time of the "break-ins" even though no one was ultimately found guilty for the invasions. She emphasized locking doors, using home security alarms and using motion lights as deterrents.

Marguerite reminded everyone of the drug dealer, Mia Schimmel, who lives in Mountain View Terrace off of 172<sup>nd</sup> Ave. Mia was caught dealing drugs in the cul-de-sac of N.E. 41<sup>st</sup> Circle. She has been arrested many times and the police and Sheriff's office are very aware of her and her distinctive Red Dodge Magnum car. Marguerite wanted everyone to be aware of suspicious cars in the neighborhood and not hesitate to question who they belong to. Neighbors should not be offended if they are questioned about specific cars parked in front of their homes, or if they or their children are questioned when not recognized. Mary Jacob pointed out that Mia Schimmel is a well dressed, nice looking girl, driving a nice car who comes from a very wealthy family and who happened to be dealing drugs in our neighborhood. There is a good reason for our sensitivity.

The website has had a minor facelift thanks to Roxanna, Marguerite and Marcus Allen (US Digital) in that documents naming convention were changed to the content of the document as opposed to the previous convention of using the document date. The new names are more intuitive and easier to find now. Also, Marguerite and Mike created and posted a Preferred Vendor List on the website in the Reference Section. The list is important for two reasons: one is gives neighbors suggestions on vendors to use or not use; but it also can reduce the number of wandering new vendors to our neighborhood and hopefully create a safer environment if we have a set of trust-worthy vendors.

Marguerite noticed that our Monday street sweeping schedule was not effective since our trash and recycling bins blocked the street cleaning. She called the City of Vancouver and asked that they move the Stoney Meadows schedule to any day but Monday. The City selected Fridays. Our streets are now cleaned every fourth Friday.

Regarding the Department of Natural Resources (DNR), Marguerite reported that there is no activity right now in our area. The DNR is focusing on the finding funding for the area south of us in the Green Mountain Golf Course area.

Marguerite briefly went over the business to be voted on; however, she wanted to share some Stoney Meadows Service History information with the meeting attendees. 54% of Stoney Meadows homeowners have served on the Board of Directors or on a committee. She broke it down by number of years served showing 38% serving 3 years or more and 16% serving up to 2 years. Marguerite pointed out that 46% have not served on the Board or on a committee at all. There are three charts that were passed out to the attendees showing in detail who served when and for how long. Marguerite made it a point to thank all those who served and singled out Sue Fell, calling her a "queen" for serving the longest of anyone, 8.5yrs on the ACC. Marguerite also acknowledged Al Griggs for his 6 years of service on the Board. The emphasis on the need for volunteers was illustrated by Marguerite's last chart showing who has not served and how

long they have lived in Stoney Meadows. Finally, Marguerite provided the attendees with information on an alternative to a volunteer Board of Directors, showing a slide with specific information about Northwest Management and exactly what they do regarding running Homeowner Associations. Marguerite showed their costs and broke it down as \$750.00/month or \$9000.00/yr. (\$231.00/lot/yr.). Outsourcing these services may be necessary if more homeowners don't step up and volunteer to help.

**Treasurer:** Al Griggs

After passing out copies of the Treasurer's Report, Al went over his Financial Statement for 2007. The Irrigation expenses he accounted for were the replacement of the Inlet Gate Valves for both pumps, pointing out that a diver had to be hired as well. The expense was \$1500.00. He broke down the miscellaneous expenses explaining the inclusion of the auto decals, John's labor for taking down the Christmas wreaths and hanging flags in the spring. It also included John's bonus. Al pointed out that the distribution line leak on lot #1 will need to be repaired this spring. John was made aware of it in October and the cost will be approximately \$1,000.00. Monies are set aside for that repair. Jack Graves asked if there was any financial impact from damage the beavers had done, turning the discussion to monitoring the beaver's activities and the importance of leaving the "felled" tree carcass for them to eat rather than hauling them away. It was noted that the fruit trees that the Millers had planted were not damaged by the beavers. Jack Graves made a motion to approve the 2008 Budget and Paul Consani seconded. The 2008 Budget was approved unanimously.

**ACC:** Marguerite on behalf of Lynda Wilson who could not attend

Steve Chamberlain submitted a request and was granted an extension on the construction of his house. In his request, he cited that the weather was not helping, considering the material of concrete chosen for his home needs drier weather than what we have been having. The CC&R's state that construction of a new home has to be within 9 months unless good cause is shown why that cannot be accomplished. The ACC and the Board approved the extension. Marguerite mentioned that the CCR's are specific regarding the time of construction for new homes only. In the future, when the time comes to re-write our CCR's, we might want to consider including home renovations as well as time frame for construction in the new CCR's.

Marguerite shared that Lot 29 is in violation of the CC&R 20' set back with the planting of the fir trees along N.E. 39th Street. The ACC is in communication with the Stewarts regarding the situation.

Those houses that submitted requests for painting and approvals were thanked for their cooperation and consideration. Marguerite urged everyone to comply with the CCR's in requesting ACC approval **before** doing improvements. Roxanna Yeaw emphasized that it was in everyone's best interest to send an e-mail ahead of time to the ACC even though the request may not be officially necessary because discovering that you are in violation after the fact makes it difficult for everyone.

Marguerite cited the section in the CCR's about "unsightly growths" and talked about complaints from neighbors who choose to remain "anonymous" when complaining about other neighbor's yards. She urged everyone to spruce up their yards and help reduce the number of complaints to the ACC.

**SAFETY:** Mike Donabedian

Mike kicked off his report by talking about the importance of communication within our neighborhood when a crime has taken place and the fast action shown by Marguerite and those involved in trying to find out who the teen-ager(s) was who committed the home invasions, getting the Sheriff involved and also keeping the lines of communication within the neighborhood open. Mike expressed his outrage at learning about Mia Schimmel, the drug dealer, moving her business from her neighborhood and blatantly conducting drug deals in Stoney Meadows. He pointed out that she deals in Crystal Meth which attracts a very bad element that we definitely do not want in our neighborhood. Mike gave kudos to Marguerite and the Sheriff's office and the homeowners Board at Mt. View Terrace for being vigilant in getting her to take her business away from our area. (She knows that we know who she is.) Mike wanted the homeowners of Stoney Meadows to be aware of the hard work involved by the Board and the authorities that is necessary to do whatever is reasonably possible to keep our neighborhood free of crime. Someone asked Mike if she was still driving a red Dodge Magnum and he said he was not sure but would look into it.

Stickers for cars were mentioned as an inexpensive way to identify homeowner's vehicles and monitor activity in the neighborhood.

The radar reader board was provided by the County. Unfortunately, they don't provide results, like statistics on speeds, but said that the corner of 40<sup>th</sup> and 172<sup>nd</sup> Ave. does not justify a yield sign.

Mike emphasized using police recommended Neighborhood Watch techniques with strangers regardless of how old they are or how they are dressed.

## **BUSINESS TO BE VOTED ON:**

**Tennis Court Re-Surfacing** – Not approved.

Prior to the vote, Marguerite went over the different options and took questions from those in attendance.

**Option 1** on the ballot was a special assessment of \$700.00. A total of 17 homeowners (including absentee voters) chose Option #1.

**Option 2** on the ballot was a dues increase of \$233.00 for three years/lot. A total of 7 homeowners (including absentee voters) chose #2

**Option 3** was Status Quo. No re-surfacing. No changes to the financials. A total of 10 homeowners (including absentee voters) chose #3.

**The Board of Directors will determine when and how a re-vote will take place.**

**Entrance Sign Area & Utilities** - Approved

The issue of approving spending up to \$1,000/year to maintain the front entrance sign and bedding area only was voted on. 30 votes were for and 3 were against. 24 of 39 votes were needed to be approved so the proposal passed easily. Marguerite pointed out the sensitivity of this issue and how difficult it was for the Board to come to a reasonable means of working with the lot owner to satisfy both their needs and those of the neighborhood. Marguerite referred to the anonymous complaints the Board has received from property owners regarding the appearance of the sign area and what action was the Board going to take. Mary and Marguerite explained the letter they had drafted for a workable compromise and sent to the Stewarts. The trees and shrubs on the berm also came into question and Mary explained that the berm was private property and if a tree had to be replaced it would have to be replaced at the expense of the homeowner, not the Homeowners Association. The developer's intention was for the plat map to show the land reserved for initial landscaping but it was always intended that the individual homeowner owned the maintenance – not the HOA. A question was raised as to whether there's a law that says if you've been doing something on someone's property for so many years, that you now have the right to continue doing it? Mary reminded everyone of the sensitivity from lot 29 back on the gate issue two years ago and that the homeowner made it clear that he was not interested in providing any easements to the HOA. The Board sought legal advice and evaluated many options including whether the front area could be deeded to the HOA – but it cannot. The legal advice to the Board was to keep the HOA as far away as possible from any liability – including having the HOA pay for any maintenance on the area – to prevent the HOA and its members from all being pulled into any lawsuits that might arise from accidents on the berm/rock area. The Board also received comments from homeowners who did NOT want their HOA dues going toward the front area maintenance because it is private property. They commented that they would feel entitled to the HOA paying for maintenance of their private property. The Board was between a rock and a hard spot. After receiving numerous complaints about the front area, the board crafted a compromise and presented it to Lot 29 and approved. The HOA approved the funding.

The Board anticipated a one-time expense, "To Be Determined", for an electrician to do the work in repairing the broken electrical line which cut power to the light for the sign as well as the sprinkler control valve. David Madore graciously offered his electrician, which would eliminate any expenses the Homeowners Association would incur in repairing the broken electrical line. Thank you David Madore!

**Board Elections:**

There were three open Board positions to be voted on. **CONGRATULATIONS AND WELCOME** to these newly elected Board members!!

Barbara Kalasky

Barbara Riehm

Paul Consani

## **MISCELLENEOUS BUSINESS:**

**Governing Documents Committee** – 3 volunteers needed

Paul Consani volunteered. Others requested a day or two to decide.

**Architectural Control Committee** - 3 volunteers are needed.

Doug TenKley volunteered

## **Trespassers**

Marguerite brought up the issue of trespassers on our common areas. She pointed out the fact that we pay for maintenance and insurance of these areas and we are vulnerable to trespassers who may be destructive to our property and/or incur injury. Marguerite stressed the importance of continuing our Neighborhood Watch mentality even on the common areas, questioning those who are on our private grounds and asking them to leave if they do not belong there.

The existing sign needs to be replaced with one that clearly states PRIVATE PROPERTY and does not look like a county park sign. The information on it needs to be updated as well, with some information removed altogether. A homeowner questioned the rule about no bikes and was reassured that bikes were allowed on the trail as well as dogs without leashes. A big concern is the erosion caused by dogs going into the creek at the bridge. Marguerite stressed the importance of not allowing dogs to enter the creek by the bridge but rather take them to another section of the creek to enter. A homeowner felt that a sign at the bridge would be unattractive and take away from the natural look of the area. It was suggested that a sign be placed flat on the bridge telling dog owners not to let their dogs into the creek by the bridge.

The subject of concrete benches on the trail was brought up by Carey Smith. It was noted that this topic had come up at past Homeowners Meetings. Marguerite said she would look into the cost of powder coated benches.

Paul Consani brought up the topic of mailboxes and their lack of space to accommodate mail that has been left for a few days. He was told that the subject of the mailboxes was brought up at last years Annual Meeting and Marguerite had information to provide to him on the different options the homeowners had discussed. It was also pointed out that if he so chose, he could, with those he shared the mailbox with replace it on his own without Board approval.

Finally, Marguerite thanked the exiting Board Members for their HOA service:

Al Griggs -6 years  
Mary Jacob - 5.5 years  
Lynda Wilson - 5.5 years  
Roxanna Yeaw - 1.5 years.

The meeting was adjourned at 9:15pm

Respectfully submitted,

Roxanna Yeaw  
Secretary, Board of Directors  
Stoney Meadows Homeowners Association  
2/13/08