

STONE MEADOWS HOMEOWNERS ASSOCIATION
Annual Homeowner's Meeting
held at The Quarry, Vancouver, WA
Wednesday, February 11, 2009

Call to Order: the meeting was called to order by the President at 6:35pm.

Quorum: a quorum was established with 28 of 39 lots represented as follows:
24 lots in attendance: 2, 6, 8, 9, 10, 11, 12, 14, 15, 16, 20, 21, 24, 26, 27, 28, 33, 34, 35, 36, 37, 38, 39, 40
4 lots with proxies: 4, 5, 22, 31
11 Lots not represented: 1, 3, 7, 13, 18, 19, 23, 25, 29, 30, 32

Approval of 2008 Minutes: a motion was made to approve the minutes. Norma Christenson asked that the Board add the clarification that the 2008 discussion included the action to proceed with the process described in verbal and PowerPoint presentation which included the hiring of an attorney to assist with drafting the revised CC&Rs and Bylaws." The motion to approve the 2008 minutes was seconded and the vote in favor was unanimous.

Reports of Officers

The President reported the accomplishments of the year. The Treasurer reported the 2008 year end actuals and the estimated 2009 budget.

Reports of Committees

The President reported the ACC activities for the year.

Governing Documents: After the President and Attorney Mike Wynne reviewed the progress of the governing documents work, the Board recommended calling a Special Meeting of the association in March 2009 so that lot owners may ask questions and provide feedback on the documents.

Front Entrance: After the President and Mike Wynne, Attorney, reviewed the investigations by the Board into alternatives for raising the level of maintenance of the front entrance (sub-divide, deed, easement, adverse possession), the Board recommended no further action. A homeowner recommended that if anyone has issues with the upkeep of lot 29, that they contact the lot 29 homeowner directly. One homeowner asked if the Board would pursue an easement on lot 1 with the purpose of installing a new Stoney Meadows sign on that lot. The Board agreed to make the inquiries.

New Business - Bridge: After the Bridge Committee's report by Charles Fell and follow-on discussion, the consensus by the group was for the Bridge Committee (Fell, Riehm, Sullivan) to removed portions of the bridge to better determine the damage and recommended path forward. This will be done as soon as the water recedes to a safe level.

New Business - ACC: The President reported that Jeff Blackman and Scott Studer volunteered to renew for 2009. The Board will contact Doug Ten Kley to determine if he also wants to renew. Judy Chamberlain volunteered Steve Chamberlain (not present) if no one else volunteers.

New Business – Issues from the floor. Everyone was requested to pickup their pet's excrement left on common areas and other homeowner's private property.

Business to Be Voted On - Board Elections: Marguerite Blackman was nominated and voted unanimously to fill the vacant Board seat for a three year term.

The meeting was adjourned at 8:30pm

Respectfully submitted,

Barbara Kalasky
Secretary, SMHOA