

MINUTES OF THE ANNUAL MEETING OF THE STONEY MEADOWS HOMEOWNERS ASSOCIATION

The meeting was held on March 24, 2010, 6:30 p.m., at 415 SE 177th Ave., Vancouver, WA.

It was confirmed that sufficient members were in attendance, either in person or by proxy, to constitute a quorum for the transaction of business.

The meeting was called to order and proof of notice was confirmed.

The following business was conducted and/or discussed:

1. The minutes of the 2009 annual meeting were approved.
2. The passing of Barbara Kalasky and Neil Thorpe was announced and condolences were expressed.
3. Chester and Lydia Hu and Larry and Joanne Bair were introduced as new members.
4. The completion of the foreclosure of the house on lot 19 was announced and the house is now for sale. The house on lot 32 is also for sale.
5. The treasurer reported that the Association's finances for 2009 were as expected and consistent with prior years. The Association's budget for 2010 was reviewed. The budget for 2010 includes only normal maintenance for the tennis courts; it does not include any allocation for repair, resurfacing or repainting.
6. The Board announced dues were not being raised for 2010.
7. Maryam Asgharian and Luanna Grow, Public Affairs Specialists from Bonneville Power Administration Public Affairs gave a presentation on proposed new power lines. Points discussed include:
 - a. Bonneville Power Administration (BPA) operates over 75% of the high voltage lines in the region.
 - b. BPA sells electricity at cost to keep rates low.
 - c. The purpose of the project is to insure BPA can meet future needs for power.
 - d. There is currently congestion in the electric system
 - e. It has been over 40 years since BPA built new major north-to-south power lines.
 - f. The power lines by Stoney Meadows were estimated at 50 to 60 years old.
 - g. The project is to build a new 500 kilovolt transmission line from Castle Rock, WA to Troutdale, OR – about 70 miles of line.
 - h. BPA will have to construct new towers.
 - i. BPA has not yet selected a preferred course for the line.
 - j. The final selection of a preferred course will come after a thorough review of all relevant information.

- k. Whether the line is built will depend, in large part, on an environmental impact statement which has not yet been completed.
 - l. BPA will try to avoid wetlands and residential areas. BPA is aware of Stoney Meadows' common areas.
 - m. BPA initially considered routing lines through Hokinson because of an existing, unused right-of-way, but that possibility was eliminated because the existing right-of-way is only 100 feet wide and 150 feet is needed.
 - n. Copies of a satellite photo of a portion of one possible route for the new line were distributed and Stoney Meadows was identified as being near sections 36 and 40 on the photo. It was reported that BPA is not currently considering lines that would cut through Stoney Meadows lowlands, however the photo shows a possible route that overlays at least a part of Stoney Meadows. The center of the possible route shown in the photo crosses the Stoney Meadows trails, and that raises the question of whether the center of the area under consideration for the possible route is the default route. They said no, the center of the area under consideration is not the default route, the entire area is under consideration
 - o. New towers would be much taller and bigger than the towers near Stoney Meadows. It was estimated that the towers near Stoney Meadows are 90 feet high and new towers could be 120 to 150 feet high.
 - p. A draft environmental impact statement is projected to be completed by the spring of 2011 and it will identify a preferred route. A final environmental impact statement would issue approximately one year after that. Construction would be over the following three years, so the project would not be completed until approximately 2015.
 - q. There is no current proposal to connect the new line to the Sifton substation.
8. The Architectural Control Committee reported little activity this year. Members were reminded that fences and yards need to be maintained and outbuildings must be approved.
9. Steve Miller and Charles Fell reported on the project to replace the bridge in the lowlands. Points discussed include:
- a. Permits are needed to replace or repair the bridge. From the perspective of obtaining permits, it is simpler to replace the bridge than to move the bridge or install a culvert.
 - b. A 35 feet long bridge, 10 to 12 feet wide, and with a 5 to 10 ton load capacity, is needed to accommodate expected use.
 - c. Different types of bridges and their projected costs were presented. Generally, the projected costs include \$2,000 to remove the old bridge, \$850 for permits, and \$19,000 to \$25,000 for a new bridge and foundation, for a total of \$32,000 to \$36,000.

- d. A smaller bridge would not provide any significant reduction in cost if the smaller bridge was strong enough to accommodate any type of vehicle, such as a ride-on mower.
 - e. A non-binding "directional only" vote resulted in approval to continue with getting plans and bids in the projected cost range of \$32,000 to \$40,000, with \$20,000 expected to come from the Association's reserves and \$20,000 expected to come from a special assessment which will need to be voted upon.
10. The committee reviewing proposed new governing documents reported that it is unlikely a consensus could be reached to implement new governing documents, and the committee recommended doing nothing further toward new governing documents. Instead, the committee recommended dealing with proposed changes to the governing documents on an issue-by-issue basis. The Board has been split on how to proceed with this issue; some Board members want to continue working toward new governing documents and others do not. The issue was presented to the Association membership for a vote. David Fanning made a motion for the Association to stop all work toward new governing documents and for the Association to address proposed changes to the existing governing documents, if any, on an issue-by-issue basis, as the issues arise. The motion was seconded and passed by a vote of 18 in favor and 10 opposed.
11. Doug Ten Kley and Lydia Hu volunteered to serve on the ACC for the coming year.
12. It was reported that Clark Public Utilities will repair burned out street lights. Call 992-3000 to report burned-out lights.
13. Members were informed that there have been a number of car break-ins. Please be aware of suspicious activity in the neighborhood.
14. The terms of board members Barbara Kalasky and David Fanning expired. Lydia Hu and Steve Chamberlin were unanimously elected as new board members.

Having no further business, the meeting was adjourned at 9:45 p.m.

Dated: May 17, 2010

David Fanning
Acting Secretary