

# **Stoney Meadows 2011 Annual Meeting Minutes**

## **March 2<sup>nd</sup>, 2011**

The meeting was held at The Quarry and called to order at 6:32 PM.

Those in attendance are listed on the attached sign-up sheet. Twenty nine lots were represented by at least one homeowner or by proxy. Lot 5 was represented by a proxy given to Carey Smith, lot 39 was represented by a proxy given to Sharon and Phil Cebula, lots 4 and 7 were represented by a proxy given to Marguerite Blackman, and lots 22 and 36 was represented by a proxy given to Scott Studer.

It was noted that a quorum was present.

The 2010 Annual Meeting minutes were approved as posted on the Stoney Meadows website. The motion for approval was made by Marguerite Blackman and seconded by Steven Miller.

### **President's Report**

*Note: The attached SMHOA Annual Meeting PowerPoint slide presentation is also attached as part of these minutes.*

Marguerite reported on the following topics:

- 1) Homeowner changes
- 2) An update on the BPA I-5 corridor reinforcement project.
  - a. Marguerite encouraged residents to reach out of the BPA and show a common voice to express our concerns about power lines being constructed near and across our wetlands.
  - b. Marguerite asked if others had attended BPA meetings or spoke with BPA representatives. Steven Miller responded that he spoke with the lead BPA representative at a meeting and asked if energy efficiency programs were explored as a cost effective alternative. Steven reported that BPA is considering that as one alternative.
- 3) An update on maintenance needed on the pump house and shed which needs painting and possible a new shingle roof.
- 4) The irrigation system will be turned on May 1<sup>st</sup>.

### **Treasurer's Report**

*Marguerite Blackman*

Marguerite displayed a balance sheet for 2010 and the estimate for 2011 budget. She reported that expenditures for 2010 were below average but it was noted by Marguerite and Steven Miller that this was partially due to a number of

maintenance items being delayed included pump house shed maintenance, bridge replacement, tennis court maintenance, and wetland trail maintenance. Doug Ten Kley pointed out that this year's balance sheet incorrectly noted an asset transfer from CD to checking account as "income". It was noted that this was a notation error although it had no effect on the balance sheet calculation.

There were questions and discussion about the \$5000 budgeted for "Irrigation" and \$1000 for "Legal". Marguerite explained that there were no planned extraordinary expenditures in these areas but that these were placeholders to budget for possible extraordinary unplanned expenses.

For 2011, \$500 was also allocated to replace the worn flags used during the 4<sup>th</sup> of July period.

Marguerite also reminded homeowners that a 6% dues increase came into effect for 2011 as the primary method of cost recovery for upcoming maintenance such as the bridge replacement planned for 2011.

### **ACC Report**

*Scott Studer, Doug Ten Kley, Lidia Hu*

A list of homeowner ACC related activities for 2010 were displayed but not talked to. There was no discussion on any specific ACC activity.

### **Bridge Committee Report**

*Steven Miller*

Steven Miller presented a set of slides covering the bridge options investigated and his recommendation.

Both bridge and culvert options were explored including lower cost options than those presented last summer.

Culvert options similar to those already present on Spring Branch Creek turned out to not be viable due to violating state requirements for culvert dimensions. Steven reported that a culvert that meets state regulations would need to be as wide as the stream bed which, at 14', would result in a very large culvert with a cost that was higher than the lowest cost bridge option. In addition, mitigation efforts such as preventing silt from entering the stream during construction and additional regulations would make the permitting and construction process more complex.

Steven presented a bridge option for a 10 foot wide by 35 foot long bridge constructed of two steel beams on a cement foundation covered by heavy wood planking as the preferred alternative. Steven presented schematics, costing, and comparisons with the current bridge.

The bridge quote including old bridge removal, new bridge construction, and taxes was \$22,452 from Thompson Brothers Excavation. Including permitting and fees, the total estimate for the project is \$24,000.

The target date for construction is August 2011 assuming the JARPA permit process is approved.

The proposal was met with universal approval.

### **Architectural Control Committee Volunteers**

*Marguerite Blackman*

Marguerite explained that three volunteers were needed for this year's ACC, outlined the responsibilities of the position and asked for volunteers. Sharon Cebula, Becky Witt, and Doug Ten Kley all volunteered as ACC committee members for the upcoming year.

### **Topics For The Floor**

*Marguerite Blackman*

Marguerite opened the floor for general questions, requests, and discussion.

Doug Palin requested that trail maintenance be done to improve the walking surface and to fill in low spots to enable passage when water is present. Steven Miller mentioned that this is one maintenance item that he is targeting as soon as the bridge is constructed and vehicle carrying gravel can bring fresh gravel to the trails. He mentioned that he had surveyed the low spots and areas of exposed rocks and noted their positions on the map so that they can be attended to as soon as the bridge is available.

### **Business to Be Voted On**

*Marguerite Blackman*

Marguerite explained that two board positions have opened with the expiration of the terms of Steven Miller and Barbary Riehm and she asked for volunteers.

Steven Miller and Shawna Newell both volunteered. Their nominations were seconded and their elections to the board were approved by a show of hands with none opposed.

Having no further business, the meeting was adjourned at approximately 7:20 p.m.

Dated: March 3, 2011

A handwritten signature in cursive script, reading "Steven O. Miller". The signature is written in black ink and is positioned above a horizontal line.

Steven Miller  
Secretary