

# SMHOA Annual Meeting Agenda March 2, 2011



## Welcome

*Please take a seat.  
The meeting will begin at 6:30.*

### Meeting Etiquette

- Please don't interrupt someone else who is speaking.
  - Raise your hand to request the floor.
  - Be succinct with your comments.
- If you'd like to make a motion, state it clearly.

*Our thanks to **The Quarry** for their gracious hospitality.*

# SMHOA Annual Meeting Agenda

## March 2, 2011



1. Call to Order
  - Proof of Notice
  - Quorum is 60% (24 of 39)
2. Approval of 2010 minutes
3. Reports of Officers
4. Reports of Committees
  - ACC
  - Bridge Plan
5. New Business
  - ACC Volunteers
  - Issues from the floor
6. Business to be Voted Upon
  - 2011 Board elections
7. Adjourn

# Approval of 2010 Minutes



- Minutes distributed in March '10.
- Emailed and posted on SMHOA website.
- Are there any questions or corrections?
- Motion to approve?

# President's Report



## Homeowner Changes

- Lot 4 – for sale (Chris & Mary Anne Arroyo)
- Lot 19 – purchased by Chester & Lidia Hu
- Lot 32 – for sale (Terry Eberle)

## BPA I-5 Corridor Reinforcement Project

- environmental impact study is in progress
- reconsidering existing line optimization to satisfy increased demand for 5 yrs.
- Quarterly BPA hardcopy newsletter
- Online news @ [www.nowaybpa.com](http://www.nowaybpa.com) hosted by Community Against the Towers
- Frequent community meetings
- Maryam Asgharian, Public Affairs Specialists, (503) 230-4413

## Common Areas

- Pump house & shed need painting - **not budgeted for 2011**
- Pump house & shed roofs are coming to the end of their lives - **not budgeted for 2011**
- Irrigation system will be turned on around May 1st.

# 2010 Balance Sheet (revised)



| Beginning Balance \$37,555.73 |               |                       |                    |
|-------------------------------|---------------|-----------------------|--------------------|
| <b>Revenue</b>                | Dues          | \$22,910.00           | <b>\$22,912.68</b> |
|                               | Interest      | \$ 2.68               |                    |
| <b>Expenses</b>               |               |                       |                    |
|                               | Common Areas  | \$ 10,949.46          | <b>\$15,237.18</b> |
|                               | Meadows/Trail | \$ 930.52             |                    |
|                               | Irrigation    | \$ 719.15             |                    |
|                               | Electricity   | \$ 2,037.68           |                    |
|                               | Water         | \$ 134.31             |                    |
|                               | Taxes         | \$ 128.81             |                    |
|                               | Misc          | \$ 85.60              |                    |
|                               | Insurance     | \$ 655.00             |                    |
|                               |               | <b>Ending Balance</b> | <b>\$45,016.91</b> |

# 2011 Budget (revised)



| Beginning Balance \$45,017 |                    |                       |                 |
|----------------------------|--------------------|-----------------------|-----------------|
| <b>Revenue</b>             | Dues               | \$23,804              | <b>\$24,054</b> |
|                            | Interest           | \$250                 |                 |
|                            |                    |                       |                 |
| <b>Expenses</b>            | Common Areas       | \$11,000              | <b>\$44,280</b> |
|                            | Meadows/Trails     | \$1,000               |                 |
|                            | Irrigation         | \$2,000               |                 |
|                            | Electricity        | \$3,000               |                 |
|                            | Water              | \$400                 |                 |
|                            | Insurance          | \$640                 |                 |
|                            | Taxes              | \$40                  |                 |
|                            | Legal              | \$1000                |                 |
|                            | Misc               | \$700                 |                 |
|                            | Flag Replacement   | \$500                 |                 |
|                            | Bridge Replacement | \$24,000              |                 |
|                            |                    | <b>Ending Balance</b> | <b>\$24,791</b> |

# ACC Committee Report

Scott Studer, Doug Ten Kley, Lidia Hu



## 2010 Activity

- ❖ Lot 39 (Riehm) painted fence
- ❖ Lot 13 (Cowan) back yard landscaping
- ❖ Lot 18 (Olsen) clean up of empty lot
- ❖ Lot 19 (Hu) landscaping and removal of trees/bushes
- ❖ Lot 26 (Hu) exterior painting
- ❖ Lot 33 (Foster) front porch addition, exterior painting of house & shed
- ❖ Lot 25 (Fanning) letter sent addressing the removal/replacement of trees
- ❖ Lot 12 (Blackman) backyard patio hardscape replaced
- ❖ Lot 1 (Gleason) backyard patio

## Standing Reminders

- ❖ Yard maintenance, please keep front yards groomed and weeds pulled
- ❖ Don't leave piles of bark, soil, trailers, junk in your front yards/driveways
- ❖ Empty lots are required to be mowed per county ordinance
- ❖ submit requests to the ACC prior to starting your exterior projects including hardscape in front or back yards.
- ❖ Tree removal must be approved by the ACC.

# Bridge Committee Report



2010 Annual Meeting excerpt:

**“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”.**



STONEY MEADOWS

# Lowest Cost Options for the Bridge



## Basic Bridge:



- \$22,452 from Thompson Brothers Excavation (including tax)
- 10' wide x 35' long
- 12,000 lb maximum load (enough for a medium sized loaded pickup truck)
- Construction: Dual all weather steel beam w/ 4x8" wood decking and a 4x4" wheel rub curb.
- Width: 4' narrower and lower load rated than current bridge: Lower cost
- Length: 5' longer to enable footings to be set further away from stream bank. Reason: Erosion protection, avoids old bridge footing, and minimizes impact on stream during construction.

## Culvert:

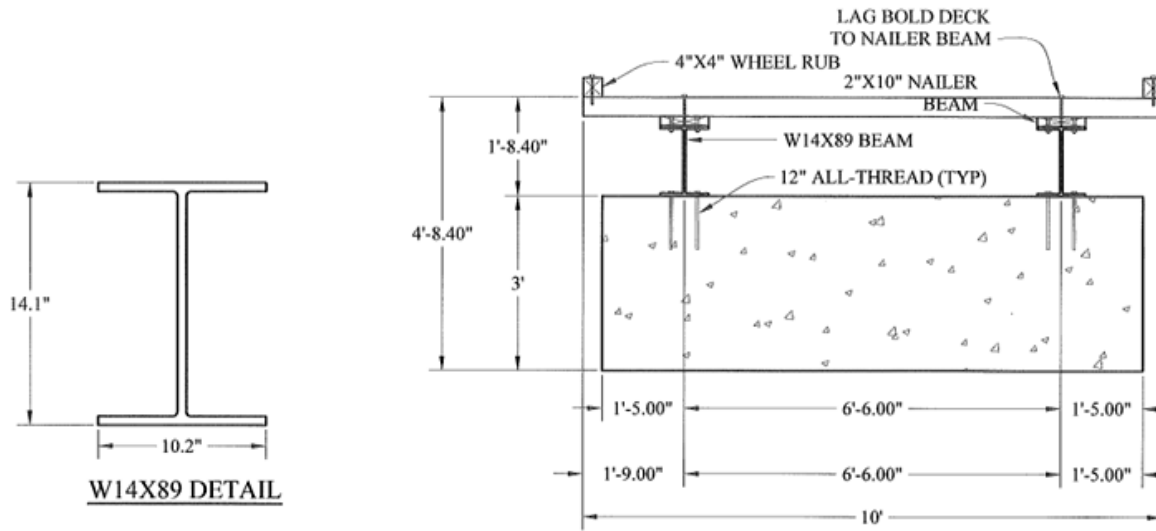


- Similar to the one on Anderson's property, would not meet current state requirements
  - ❖ Anderson's culvert is 10' wide. State requires culverts to be the width of the nominal stream bed = 14'
  - ❖ Construction requires significant mitigation to prevent sediment laden water to flow downstream during construction
- A culvert option that meets requirements would end up costing more than a basic bridge.

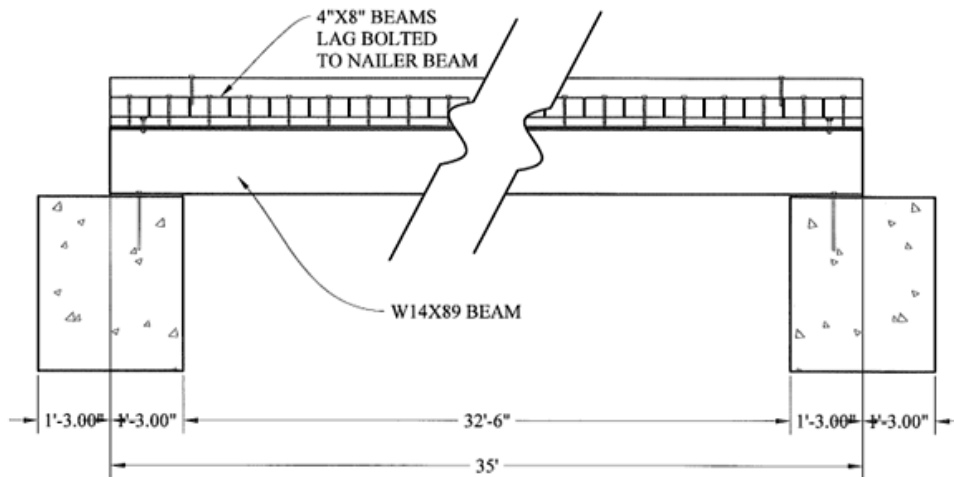
**Recommendation:** Proceed with the lowest cost bridge option. Estimated total project cost:  
\$22,452 + Permitting = ~\$24,000

STONEY MEADOWS

# New Bridge Schematic



W14X89 DETAIL



**THOMPSON BROS. EXCAVATING, INC.**  
 THOMPSON BROS. EXCAVATING, INC.  
 1000 N. 10TH ST.  
 WANKAMON, WA 99020  
 P: (360) 254-7056  
 F: (360) 254-7195  
 THOMPSONBROS.EXCAVATING.COM

**STONEY MEADOWS**  
 BRIDGE

DESIGNED BY: SMA  
 CHECKED BY: SMA  
 DATE: 4-16-10

1 OF 1

# New Bridge vs. Old Bridge



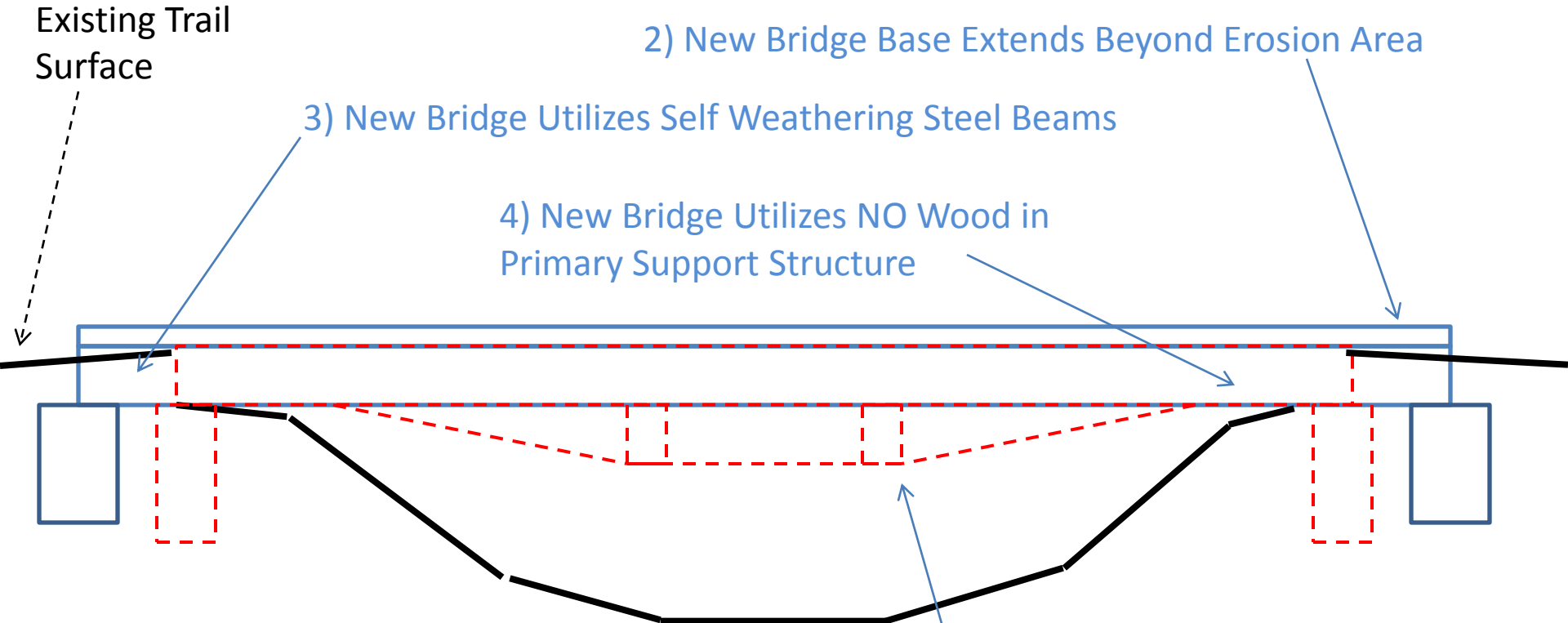
- 1) New Bridge is 10'x35' vs 14'x30' for old bridge.  
- And new bridge supports 12,000 lbs, old bridge: ~20,000 lbs

2) New Bridge Base Extends Beyond Erosion Area

3) New Bridge Utilizes Self Weathering Steel Beams

4) New Bridge Utilizes NO Wood in Primary Support Structure

5) New Bridge Structure Does Not Obstruct Steam Flow During High Water.



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# Timing and Funding



## Target is August 2011

- Based on JARPA permit submitted in March and approval by July.

## Funding will come from cash reserves

- \$24,000 from the general fund is expected to leave a balance of ~\$23,000 (see treasurer's report)
- Assuming enough dues are collected in the first half of the year and no other large unexpected expenses.

**Note:** nothing in our CCR's addresses spending levels by the Board, therefore the Board can spend cash reserves without a member vote. This expenditure is our default plan.

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# New Business



## Architectural Control Committee

**Request:** 3 volunteers needed each year

### What's Involved?

- Review requests and respond appropriately and document.
- Meet quarterly and document decisions/actions.
- Escalate issues to the Board.
- Provide input to Governing Documents Committee.

### Typical Oversight:

- Painting, construction, remodeling
- Front yard landscaping and setbacks
- Neighborhood complaints

# New Business



1. Topics from the floor?



# Business to be Voted on



## 2011 Elections

- ❖ 2 open board seats – Riehm and Miller terms expire tonight.
- ❖ Expectations:
  - Attend Quarterly Board meetings.
  - Attend Special meetings as necessary.
  - Act for the betterment of the whole.
  - 80% meeting attendance.
- ❖ Nominations?

| Board Positions | Riehm   | Miller  | Blackman | Chamberlain | Hu      |
|-----------------|---------|---------|----------|-------------|---------|
| Term Expires    | 2011    | 2011    | 2012     | 2012        | 2013    |
| Term Length     | 3 years | 2 years | 3 years  | 2 years     | 3 years |

# Adjourn



Thank you for attending.

Your participation is appreciated!

