

**Q2 2009 SMHOA Board Meeting
June 1, 2009
Riehm residence**

Marguerite called the meeting to order at 6:45 pm. Present were Marguerite Blackman, Barbara Riehm, Barbara Kalasky, Steve Miller and Dave Fanning.

Board Appointments

The first item on the agenda was a discussion of why and what interests Steve and Dave had for volunteering for the Board. Dave said he felt that a five member Board gives the board a better balance. Steve said he was particularly interested in ensuring that the common areas are cared for. The board discussed the phasing of terms.

Motion: Marguerite made a motion to nominate Dave Fanning with a term ending at the Annual Meeting 2010 and Steve Miller to the Board with a term ending at the Annual Meeting in 2011. The motion was seconded and passed unanimously. After a discussion of roles and responsibilities, Dave volunteered to be the Vice President and to lead the business case analysis for the Bridge Committee. Steve volunteered to be a Member-at-Large and will lead the Governing Documents Committee.

Governing Documents Committee

Steve will lead the volunteers (Lynda Wilson and Pirooz Emad) to gather neighborhood feedback and determine if we will 1) do nothing 2) make changes to the new docs or 3) make amendments.

Action: Steve to call a meeting of the Governing Documents Committee with the intent of determining the path forward based on the majority voice. Steve will present the committees work at the Q3 Board meeting.

Bridge Committee

Charles Fell has determined that it is in the best interest of the HOA to replace the bridge. The rotted sub-structure makes it unsafe. The short-term solution is later this summer; the committee will seek volunteers to help secure it with ropes as a temporary solution so it does not wash away again this coming winter. The long-term solution is to replace the bridge but this cannot realistically be done until summer 2010 when we have better funding. We are ball-parking the expense to be approximately \$30K. Dave will obtain bids and Statements of Work from contractors. The Committee will evaluate options to avoid/minimize the cost of county permits and county involvement. Dave will evaluate whether we need a Special Assessment to fund a bridge replacement. Currently, Special Assessments require 66% (or 26 lots) of the lots to pass. Should we need a Special Assessment, collection can happen in 2009 and the funds spent in 2010.

Action: Dave to contact Charles Fell and Bob Riehm and begin the process for getting bids from 2-3 vendors.

Treasurer's Report

72% of dues have been collected. Given the potential for future cash expenditures, the Board's strategy is to make the HOA as "liquid" as possible. Examples of possible future cash needs are the bridge replacement, fee increases from John or the cost of electricity for the summer given that the pond pump had to be turned on earlier than normal this year. The Board approved moving funds from the Money Market CDs, as they expire, to the checking account.

Action: Barb Riehm to manage the transition of CD's – Two mature in July of 2009 and will not be renewed, two will mature in 2010

Lot 19 Foreclosure

The Consani property is still for sale even though we understand that three auction bids were rejected. Barb Riehm continues to work with the bank to try and collect the 2009 dues.

Action: Barb Riehm will ask the bank if they can make arrangements to take care of the yard as it is becoming unsightly and in violation of the ACC.

ACC

The Board discussed concerns raised over potential ACC violations like roof tile not matching and non-landscaped lots as unsightly and potential county violations. The board concluded that no action at this time would be taken for the specific concerns brought up at the current meeting. The board discussed options to encourage compliance including:

- 1) The effectiveness of communicating potential violations in situations where corrective action can be reasonably taken.
- 2) Encouraging neighbors to ensure that issues are in fact violations before bringing them to the board.
- 3) How to deal with numerous minor violations and how to communicate appropriate expectations to the neighborhood.
- 4) Whether there was additional value in amending the ACC documents to provide for penalties in case of violation.

The board agreed that discussions on amending the ACC documents will be handled by the governing documents committee.

Common Areas

Steve Miller would like to see repairs done to the trails. Specifically, he suggested that we re-gravel the portions of the trails with potholes and rake up gravel that has washed away to the trail sides (or ditches). The Board noted that if we lay new gravel, it is possible that future flooding will wash it away again. Steve also was curious if the pond had been filling in over the years which may be leading to the increased plant growth, lowered capacity, and lower water quality. He asked if we should consider dredging it if it has, in fact, filled in significantly. Dave felt that it had always been fairly shallow and may not have changed much over the years. John Sullivan informed the Board that the pond had dropped one foot in one week likely due to lack of recent rains, slow snow melt and neighbors turning on the irrigation for the first time in the 2009 season.

Action: Steve and Barb Riehm will investigate gravel cost estimates.

Next Meeting

The Q3 Board meeting will be held on September 8th, 6:15PM at the Kalasky residence.

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Barb Kalasky
2009 SMHOA Secretary