

**Q3 2008 SMHOA Board Meeting
September 11, 2008**

The SMHOA Q3 meeting was held Thursday, Sept. 11, 2008 at the Blackman residence. All Board Members were present including Marguerite Blackman, President, Barbara Riehm, Treasurer and Barbara Kalasky, Secretary. The meeting was called to order at 5:00 pm by Marguerite.

Financials

First item was a treasury update. Presently the checking account has funds of \$9,275.71. About \$7,000 was recently spent for repair of the electrical system for the pump to ensure landscaping water to everyone's property. We have 4 CD's totaling about \$20,500. We will owe \$534.00 in taxes due to interest earned. There are presently 14 homeowners who have already paid the 2008 HOA dues but there are ten homeowners who have paid zero so far in 2008. December is not that far off, and just as a reminder, your dues are due in full no later than 12-31-2008. Barbara Riehm will be sending a reminder notice to the ten homeowners. As part of our CC&R update project, the Board would like to revisit the payment schedule currently in place so that we have more operating funds in the months (summer) when most needed. Finally, SMHOA remains in good standing with the bank as a non-profit organization.

Common Area Maintenance

The Board has received concerns about the stability of the bridge located in our wetlands. The Board encourages all homeowners to be especially careful on the bridge. The Board approved the formation of Bridge Committee to evaluate options for the bridge repair and/or replacement AND to obtain bids for potential action in spring 2009. Three people have expressed interest in this committee: John Sullivan, Bob Riehm, and Charles Fell. The committee will report back to the Board once they've had an opportunity to assess the situation. John requested approval to spend approximately \$700 to bring in 5/8 minus gravel to cover the area that was disturbed during the electrical repairs to pump. The Board approved unanimously.

Front Entrance – Easement to Lot 29

David Madore reached out to the Stewarts sometime in the middle of August to see if he could help expedite the electrical repair of the sprinkler and light on lot 29 (Stewarts). David offered the services of his electrician to do the work and David informed the Board that he and Alan Stewart will work it out.

ACC

Chris and MaryAnn Arroyo submitted and received approval for repainting their house, removing their chimney, and replacing their deck in the back yard.

Governing Documents

The board discussed and approved hiring a local attorney who does many of our neighboring HOA's CC&R's and ByLaws. The Board learned of this attorney as part of our outreach and best practice sharing with neighboring HOAs. Our governing documents are original from 1989 and its recommended they are updated and reviewed every 7-8 years. Marguerite will create a list of bullet points of items that need to be addressed. She will contact this attorney and begin the process with the goal of having a draft for review by the neighborhood prior to the 2009 Annual meeting. Note: this is a process that Marguerite covered at the 2008 Annual Meeting. Initial expectation is the cost would be about \$2,000.

The meeting was adjourned at 6:35 PM.

Respectfully submitted,

Barb Kalasky
2008 SMHOA Secretary