

**Q3 2009 SMHOA Board Meeting**  
**Tuesday, September 8, 2009**  
**Kalasky's residence**

Marguerite called the meeting to order at 6:15 pm. All members of the board were present including Marguerite Blackman, Barbara Riehm, Barbara Kalasky, Steve Miller and Dave Fanning.

Treasurer's Report

Letters will be sent out by the end of September for 2009 dues, not yet paid. 81% have been collected thus far. The practice of paying the yearly dues in January of the next year, will be phased out.

Our expenses are highest in the month of August, mostly due to the pump running in order to water the yards.

Our flags are faded and worn. Though they are in need of being replaced, the Board voted to not replace them until we have a better handle on what the bridge repair expense is going to be.

Lot 19 - Foreclosure

The Board has received final foreclosure papers on lot 19 from a bank called Quality Loan. The Consani's no longer own the property. There is one family who is trying to contact the bank to make an offer on the house, but are running into difficulty finding the right person at the bank to help them. The process seems to be terribly complicated and consumed with issues that are making things difficult. Barb Riehm has worked and communicated with the banks but has become very frustrated as there is little cooperation from a banking position.

ACC

There have been only two submissions this quarter. The Studers (Lynn/Scott) received approval for the repair of their front siding. The Graves were approved to remove some dead trees in their yard.

Bridge Committee

Work will not be done until spring or summer of 2010. Dave's personal guess is that it could cost as much as \$30,000. There are still many unknowns like 1) what type of bridge should replace the existing one, 2) preparing applications for permits, 3) consideration of inflation for both labor and materials, 4) infrastructure cost, 5) and perhaps, an engineering company to review and advisement. There will be a homeowner assessment needed to cover the cost of the bridge. Payment all at once or perhaps, in some kind of payment fashion.

**ACTION:** The board approved spending a few hours of John's time to secure the bridge with ropes for the upcoming rainy winter weather. The cost for both labor and material should be less than a hundred dollars.

**ACTION:** Dave to contact engineering firms (including but not limited to Tom Writt) to get started on getting bids such that Charles Fell's permit work is being done in parallel to getting bids in hand – not waiting and doing these two separate bits of work sequentially.

### Governing Documents Committee

Steve Miller organized a committee of four members (Steve Miller, Pirooz Emad, Lynda Wilson and Dave Fanning). The committee reviewed the comments submitted via email from 12 homeowners prior to the Neighborhood Governing Documents meeting at the Quarry earlier this year. Of the 12 homeowner inputs, 6 were generally in favor of the new governing documents assuming some adjustments to language were made. The other 6 either wanted to do nothing or they wanted amendments – not an entire new set of documents. The Committee's recommendation was to not move forward in any fashion with the newly proposed governing documents and instead do either nothing at all or at a minimum, pay the filing fee with the county to make our second amendment official. Some Board members felt that we needed to get feedback from homeowners post the special meeting at the Quarry since many questions were answered and homeowners were presumably more informed of the pros and cons AFTER they left that meeting. One argument is that relying on emails from BEFORE the special meeting and basing a recommendation on six (6) homeowners input does not provide a majority voice. There was sufficient disagreement among the board members on how to proceed, that the Board agreed to table the discussion for the evening. The Board did agree that most important thing is that we act for the better of the majority of the neighbors.

### Common Areas

Steve raised the issue of water pressure in the late summer months. If too many neighbors water at the same time, there is not sufficient water pressure. Some sprinkler heads won't operate properly without sufficient pressure. This may cause some parts of lawns to brown and then homeowners think they need to water more. The HOA has a record electricity bill from the pump being on so much.

**ACTION:** Steve to send an email to the neighborhood asking everyone to reduce watering given the cooler climate.

### New Issues

Dave Fanning proposed that the HOA resume maintenance of the Private Road on 172<sup>nd</sup> (dead-end). Though the HOA does not have a deed, Dave believes the plat map designations are enough to claim ownership. This conflicts with previous comments from Bill Huyette who said he intended the Private Road to be private property shared by the three lots 19, 20, 21. Earlier in the year, the Board had approved a request by Charles Fell to hire a Title Company to settle the issue. Unfortunately, the Title search resulted in a non-conclusive answer. Charles Fell requested to Dave to bring it to a vote once again with the Board.

**ACTION:** Board voted 4 to 1 to resume paying John Sullivan to maintain the lawn at the end of the private road.

### Next Meeting

The Q4 Board meeting will be held in early December at the Miller residence. Steve will find a date that works for everyone.

Meeting adjourned at 9:15PM.

Respectfully submitted,

Barbara Kalasky