

Q4 2010 SMHOA Board Meeting Minutes
November 8th, 2010
Riehm Residence (17409 NE Stoney Meadows Dr.)

The Q4 2010 SMHOA board meeting was held on November 8th, 2010 at 17409 NE Stoney Meadows Drive Vancouver, WA.

Marguerite called the meeting to order at 6:00 PM. Attending were Marguerite Blackman, Barbara Riehm, Steve Chamberlain, Lidia Hu, and Steven Miller.

The following business was conducted and/or discussed:

1. A treasury report was given by Barbara Riehm with the following highlights:
 - a. All houses were fully paid for the year except 6 homes that had at least some remaining payments due. Barbara reported that this is a normal percentage for this time in the year and she expects she'll get full payment from the occupied homes.
 - i. Lot 32, which is on the market, has still not paid this year's dues and attempts to contact the current owner have continued to be unsuccessful.
 - b. 4 or 5 homes have paid ahead for next year.
 - c. Including lots that have made next year's prepayments, the current balance is \$46,671.97
 - d. Barbara Riehm discussed the continuing transfer of treasury responsibilities to Lidia Hu who has accepted the reasonability.
 - i. The Stoney Meadows Visa card will be need to transferred to Lidia and she will be added to the account to enable her to make payments and manage the account.
 - e. Barbara motioned to set the new dues to \$674 starting 2011 based on the agreement to raise dues by 6% at the last meeting. This was based on calculating a 6% increase and rounding down to the nearest whole number to stay within the 6% increase limit set by the neighborhood governing documents.
 - i. The motion was seconded by Steven Miller and voted on with five (5) votes for and zero (0) votes against. The motion was passed.
 - ii. Barbara and Lidia will send notices out to the neighborhood before Christmas.
 - f. Barbara distributed copies of an insurance coverage notice that noted a few changes in the coverage rules. The board members agreed to read the new rules and prepare to talk about them at the next meeting.
 - i. Marguerite agreed to contact our insurance representative to get clarification on the coverage details to ensure we understand them correctly.

2. Steve Chamberlain gave an update of ACC activities for the quarter with the following report:
 - a. Lidia talked to the owners of lot 25 to ensure they understood that major landscaping changes, such as tree removal, need to be proceeded with a request to the ACC even if they are necessary to alleviate an issue.
 - b. Lot 33 painted their shed the same color of the house but the roof of the shed remains composite shingles instead of matching the tile of the roof. The board discussed this and decided to take no action at this time.
 - c. The board decided to send a letter to the neighborhood in the spring to remind lot owners of the general ACC guidelines to help increase compliance. Lidia agreed to send the letters.
3. The board discussed the annual hanging of the holiday wreaths which will take place on the morning of December 4th. Steve Chamberlain will tell John Sullivan to take the wreaths out of storage and place them behind the Reihm's garage.
4. Steven gave a bridge update and said that no activity has been conducted this quarter as the planned meeting with the Steve Manlow of US Army Corps of Engineers had to be cancelled due to schedule conflicts. A new meeting will be planned this quarter.
5. Marguerite discussed a FEMA letter she received and agreed to distribute it.

Having no further business, the meeting was adjourned at approximately 7:00 p.m.

Dated: November 14, 2010



Steven Miller
Secretary