

SMRC Board Meeting
July 30, 2016

Association President Rick Chapman called the meeting to order at 9:06 a.m. Directors and Officers present were:

Rick Chapman, President
Steve Shipman, Vice-President
Robert Walton, Director
Bob Gorski, Director
Paul Tillman, Director
Michele Chapman, Treasurer

Absent:

Kathi Cherrier, Director
Jackie Moriarty, Secretary

Also present:

Beth Hussey, Property Owner
Mark & Kim Kitchens, Property Owners (came in approx. 10:00 am)

APPROVAL OF AGENDA

ADDITIONS: Griffin property sale, 2017 Budget added by Rick Chapman

DELETIONS: None

MOTION:

Director Walton moved to approve the agenda as amended. The motion was seconded by Director Gorski and passed unanimously.

APPROVAL OF MINUTES – June 11, 2016

MOTION:

Director Walton moved to approve the June 11, 2016 minutes as presented. The motion was seconded by Director Gorski and passed unanimously.

TREASURER'S REPORT

Michele Chapman presented the Treasurer's report dated July 29, 2016.

MOTION:

Director Gorski moved to approve the Treasurer's Report as presented. The motion was seconded by Director Tillman and passed unanimously.

ARCHITECTURAL COMMITTEE REPORT

Architecture Committee Member Robert Gorski reported on the following proposals:

- Division 1 – Lot 111 – Storage shed
- Division 2 – Lot 92 – House
- Rodeo Trails – Division 4 – Lot 2 – Storage Shed

An application was received from Don & Vicki Burger for a new shop/storage building and Park Model Mobile Home.

ROAD COMMITTEE REPORT

Director Tillman reported that the dust control material was laid on the roads after July 4th. He reported problems for the past two years with the lignon, application process and the company contracted to apply the material. He, Director Walton and President Chapman researched and discussed going back to magnesium chloride as dust control with the added benefit of providing some stability in the road itself. Director Tillman negotiated the contract with Palm Construction for a fair price and application schedule. There was positive response from all present for the magnesium chloride as dust control.

Lloyd Logging did the grading prior to dust control.

Directors Chapman and Tillman will attempt again to get a repair bid from Lloyd Logging for the capital improvements needed to the road system.

COMMUNICATIONS COMMITTEE REPORT

President Chapman reported the Communications Committee Co-Chair Karen Mulcahy attended the Firewise meeting; he will forward her report to the Directors.

OLD BUSINESS:

ROAD PLAN UPDATE

See above comments in Road Committee.

2016 PROJECTS:

Common Area – Play ground, basketball and pickle ball courts

Picnic area lighting and flag pole

Security lighting around pool house

New light fixtures in meeting room in Bathhouse

President Chapman stated that the above projects were not getting done with the small task force of volunteers we seem to have for all projects. He proposed that we find a person or persons qualified to complete the above projects within a budget of \$5,000.00. Directors Walton and Tillman would volunteered to find qualified contractors to do the work and get the required permits.

MOTION

President Chapman moved to approve expending up to \$5,000 to hire a qualified person(s) to preform small repair and maintenance projects that volunteers do not have time to do. The motion was seconded by Director Gorski and passed unanimously.

Larkspur park driveway update

There was no discussion at this time.

Security Cameras and locks

Security Cameras and Locks were tabled for this meeting.

BURN PILE

Director Walton stated that a bid for the removal of the burn pile will come in the fall; the pile will be burnt.

TRAILS

Vice president Shipman reported that he will call a trail meeting in September.

NEW BUSINESS:

2017 Budget

Treasurer Chapman presented a preliminary 2017 budget. The Board discussed relabeling some line items and combining categories. The treasurer will make the suggested changes to the 2017 budget and send it out by e-mail for Board approval. She asked that the Board approve of the changes via e-mail as the budget needs to go out in the annual meeting mailing.

MOTION:

Director Tillman moved to approve the 2017 budget by e-mail with the discussed changes. The motion was seconded by Director Walton and passed unanimously.

Website:

The board reviewed the proposal received from Andy Floyd, The Floyd Company, by Secretary Moriarty to have The Floyd Company redo (rebuild) our web-site in a user friendly manner. After some discussion President Chapman moved to approve the proposal. The motion was seconded and passed unanimously.

Mail boxes:

Director Gorski and Treasurer Chapman reported on a new owner wanting a different mailbox from the one they 'inherited' from the previous owners. Treasurer Chapman reported that after a conversation with the new owner, they were going to call Joan Bassen when she was back in town to solve this issue.

Miscellaneous:

Director Walton and President Chapman signed the Home Business Application presented to them from prospective buyer Sherry Malotte for 44 Starflower.

Discussion of the sale of Jack Griffin's second lot; there are two lots that are being sold together as the back lot does not have egress without the front lot. SMRC Board of Directors has reviewed the two lots several times coming to the same conclusion that only one dues will be assessed until the time when an easement has been recorded at the county level and the two lots become separate buildable lots.

Discussion of roosters; Mr. Jorgensen sent President Chapman an e-mail regarding roosters in the development. Pres. Chapman will respond to Mr. Jorgensen's concerns.

Mark and Kim Kitchens stated that they would like to become more involved in SMRC business. They had questions regarding the closed burn pile and the hazards of owners burning on their own properties. President Chapman stated that owners still need to get their own burn permit to burn on their properties and if anyone sees a fire out of control or unattended that they should call 911.

President Chapman brought up the point that the Vice President has no voting rights. It was also stated by other members that the Secretary and Treasurer have no voting rights and that to add the Vice President as a voting member of the board would risk a possible tie vote. It was also questioned whether this would need a by-law change. No further discussion or motions.

Vice President Shipman and Director Gorski reported that the stop sign at the north entrance is not upright and that the sign is owned by SMRC. Vice President Shipman will either fix or remove the sign.

Next Meeting:

The Board set the next meeting for Saturday, August 20, 2016 at 9:00 a.m.

There being no further business to become before the Board, President Chapman closed the meeting at 11:05 a.m.



Rick Chapman, SRMC President