

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

October 29th, 2022

APPROVED MINUTES

Call to Order

Kitty R. Director 1

Board Members Present:

Kathi C. Director 5 and President

Kitty R Director 1

Melissa H. Director 2 and Vice President

Steve S. Director 3

Brad B - Director 4

Secretary -. Steve G.

Absent:

Members at Large Present

David Lukas

Laura and Ken Kennison - Wild Rose

Ryan Ryker

Gus Clay

Karen Mulcahy

Approval of Agenda:

Kathi added

Add - Adult pool only time

Approval of Previous Meetings Minutes

Move to approve - Kitty - 2nd Steve S.

Member Comment

Laura and Ken Kennison - Trails from Horizon Flats - How to stop bike and pedestrian traffic? Steve S. shows the Round Rock short plat area. Described easements for Laura and Ken Kennison, They requested some clarification about the timeline of building and access. Address trespass on trails by their house.

Gus - stated hard to stop folks from using outside access. But they do cross our Greenbelt. They also asked about the Mailbox area North end - Parking is sometimes blocked by automobiles. Gus stated the North entrance property isn't ours.

Reports:

● **Treasurer's Report**

Kathi - We're over budget for income - Bathhouse over budget for changing stations and first aid kits.

Security system capital expense due to road damage. contract payments for the park and pool will be paid over 12 months Same with Page for garbage. Insurance premiums over - Most stuff at budget.

Propane over. Garbage is close to budget, but may be over. Checking and regular saving looking good -

One lot owner on payment plan, been paying on time. Good shape for dues collection. 2022 over 2021

We need to get approval for the 2023 budget. It was not approved at the Annual General Meeting. We'll need to send out requests to the membership for approval.

Gave Standard report to Board - We may need to approve by 60% -We're not in that budget period yet.

- **Architectural Committee Report**

Kathi, Approved driveway install - portable shed install - 1360 sqft. house Twin lakes and Larkspur.

- **Road Committee Report**

- **Gus** - Talked to Bob Lloyd about South Entrance Twin Lakes Drive. Creating a crown or slope might work. New improvements - Springbeauty - road is an easement - 665ft. We're putting up sign for 911 -But we don't maintain Springbeauty Rd. - 5 lots use access for Springbeauty - Gus will talk about small road improvements and cost with Bob Lloyd as he comes out. Asked Bob Lloyd about fuel increases from Lloyd Logging - for now staying the same. **Kitty** - Snow Plowing for driveways? Lloyd tries to keep most driveways clear. if it's been cleared they try to keep them open. It would cost much more to keep driveways clear. it's not our responsibility. Continued communications for snow plowing - won't come out unless called - 4" or more to plow. Call when needed. We didn't used to call. We need to clarify if we need to call for plowing. and If they plow with less then 3" it to keep potholes from forming. Who needs to call?

- **Firewise Committee Report**

Firewise Committee Report:

Karen

Work will be starting up again in the next week or two on those properties involved in the DNR 50/50 Cost share program. Work was stopped due to the burn bans and chainsaw bans.

To date, Saul of Brothers Fire LLC has completed 149 man hours of work, \$47,105 in total cost, half paid by homeowners.

Expect burning of slash that can't be chipped and more tree removal and chipping.

I will be conducting a firewise committee Zoom meeting Nov 3rd and will keep the board updated. I am hoping we can do some limbing and chipping – perhaps hire a chipping service with our Firewise funds.

At least to do some limbing up along the main roads.

I have moved the battery powered polesaw, spare batteries, charger and extra chain into the boardroom so people can access it. Anyone using it MUST FILL IN THE LIABILITY RELEASE WAIVER.

Timber access - should firewise committee be used for project?

CWDG – Community Wildfire Defense Grant-

Okanogan Conservation District (OCD) has applied for this grant to help firewise about 2000 acres in our area – they are asking for 6.6 million cost-share dollars to target 9 communities in the Methow – ours is one of them, and 4 in the greater Okanogan area.

Cost Share will be different depending on situation-

Community owned common property – 100% funded

Work within 100'radius of home or structure – 100% funded

Work at >100'radius, 75% OCD, 25% property owner.

They are aiming for a start of Feb 1st – in a perfect world.

That is if they get the grant and if they can find contractors to do the work.

In the meantime, they highly recommend any property owners intending to participate in the 50/50 DNR Cost Share to proceed. And it doesn't preclude involvement in this grant at a later date.

They will manage the funds and deal with our board and homeowners directly.

MY HOPE IS WE CAN USE THESE FUNDS TO FIREWISE THE COMMON AREAS FIRST – I have had Chris Moore of Hingepoint Tree Service look at just one of our common areas and he feels it is doable! Getting lots of emails everyday about this process.

- **Website Report**

Steve G. - Update homepage DNR burn ban information - updated Board member emails - updated SMRC committee members

- **Common Area Space Committee Report**

Jil - says no updates since Annual Meeting

OLD BUSINESS:

Road committee draft of five year plan (this might be covered in their report)

Maybe it's better to just do it year to year. We can identify areas to work on, but a 5 yr plan isn't realistic to stay on budget. Wait for the reserve study? Need assessment by committee -Goal is to reduce costs. - list most needed areas - work as needed. but make a list to keep in the office. identify priority areas put out in a newsletter? Road committee send info for the newsletter to Karen

Any pool updates- baby change stations

Trent is looking at what kind of a pool cover we need. - French drain starts on Monday Kitty suggests about finding help to install baby changing stations

Playground plaque update

Steve S. working on a plaque for the playground.

Reserve study updates

Contacted Jay Grant consultant Facility Advisors in Edmonds, he will give a bid. Reserve money is required for maintenance. Will make a report of updated maintenance projects i.e. fascia on dumpster building, pickleball court needs to be resealed, and both basketball backboards are broken.

Architect committee utility fees recommendations(all board members were to research what other HOA's charge)

Pine Forest quit claim - need to amend CC&Rs and remove Methow Properties. To amend CC&R's we need approval by 60% of membership.

Kathi - Architect fees are low. Other developments charge more. Will send out a spreadsheet later.

Complaint fees need to be updated and need research about fines. Revise Construction fees. Kathi will have more info next meeting. May add utility installation fee.

NEW BUSINESS:.

Adult only time

Wait to hear from Jil - Wait for survey questions.

Round Rock Short Plat Development - Horizon Flats.

Fence not maintained by us. No need to update the fence. We don't have the ability to secure the perimeter. Kitty told them to call the sheriff if they have issues with trespassers. If we do maintain the fence, it'll raise dues. People need to realize the easement is for the property owners. Don't want to make a policy we can't enforce. We may put another sign to keep people from accessing it from outside. Board isn't willing to incur expenses to maintain a fence. Members should police their own property.

Member Comment

David L. Dark Sky issue. General lights at night are very bright - We'll make a note in the Newsletter about lights at night. Please turn off the bright lights. Speeding issue needs to be addressed again. Would a temporary speed bump help? What about leaving the roads alone and allowed to degrade to slow traffic. David will check on speed limit signs at So. end.

Adjournment

Kathi moved to adjourn - Kitty 2nd

2022-10-29