

Sun Mountain Ranch Club Annual Meeting
September 20, 2008 9:00 a.m.
Church on the Rise

After determining a quorum of the voting membership was in attendance, President Paul Tillman called the meeting to order at 9:00 a.m. Board members and officers present included Paul, Ronnie Davis, Steve Smith, Jamie Forsythe, Joan Bassen, Al Muzzy and Betty Johnson. Rick Avery was not in attendance.

In his opening remarks, Paul said he wanted to thank everyone for attending and specifically to thank several property owners for their volunteer work on behalf of the Ranch Club this past year: Jerry Johnson, Steve and Sandi Smith, Larry Chapman, Fred Noyes, and Pat Tillman. It was also noted that Paul should be commended for the many hours he has put in for the Ranch Club.

To expedite the meeting, Paul set the voting process in motion. Three Director positions plus V-P, Secretary and Treasurer need to be filled. Nominations for Directors were: Doug Smith, Steve Smith, Joan Bassen, Dave Sandoz and Jamie Forsythe; nominations closed. Nominations for Secretary were: Betty Johnson and Jeanne Walton. Nominations for Treasurer: Jamie Forsythe ran unopposed. Vice President Joan Bassen reminded those present that cumulating votes was an option...all votes to one candidate...as opposed to one vote per candidate per position.

While the votes were being counted, Paul gave an overview of the demolition of the old bathhouse building and the proposed new security system and key cards. He also explained about property owners having renters and the letters the Board sent to get the owners in compliance with the Covenants. Most owners did comply.

The Chapman families expressed their pleasure with the pool.

REPORTS

Secretary – Betty Johnson asked for the approval of the 2007 Annual Meeting Minutes as distributed; it was moved and 2nd; motion carried.

Treasurer – Jamie Forsythe distributed the Treasurer's Report and the 2009 Proposed Budget.

As of August 31, 2008:	
Savings Account	\$11,437.19
Checking Account	<u>6,703.80</u>
TOTAL	\$18,140.99

After some discussion it was moved and 2nd the Proposed Budget be approved; motion carried.

Gary Anderson asked why the bidding on the grounds contract didn't go to the lowest bidder. It was explained to him that only one person submitted a "qualified" bid. The second bidder, Laurie Munsen, did not fulfill all the qualifications to be a viable bidder. Property owner Larry Chapman, a contractor on the coast, said if he were to allow a bidder to "promise" to fulfill the terms of the bid after the fact and this person then failed to do so, he would be back to square one in the bid process which would further delay things.

The following new Board members were elected: Joan Bassen, Doug Smith and Dave Sandoz.

Nominations for Vice President were: Steve Smith and Joan Bassen.

Architectural Committee – Joan Bassen reported there were 17 approvals since the last general meeting:

4 storage sheds	2 carports
6 cabins	1 manufactured home
2 garages	2 houses (1 has an attached garage)

Road Committee – Paul reported on the Lignin vs. Magnesium Chloride issue. Research has shown that a 2-3 year buildup allows for the possibility of skipping a year on some roads thus a cost savings to us. Jim Harbour expressed his displeasure with Magnesium Chloride for health reasons. Paul said the information Jim presented would be taken into consideration for next year. Ken Erickson expressed his displeasure that President Paul Tillman's road appeared to be in much better shape than many others in the development. He asked if that had to do with Paul being on the Board. Paul asked if Ken was accusing him

of something and if so would he care to spell it out more clearly. Ken said he thought he'd said what needed to be said as "others" felt the same way he did. Paul expressed his displeasure at being accused of taking advantage of his office. (Secretary note: Further discussion of this issue after the meeting disclosed that Paul takes care of the road in front of his home, that he specifically requested Lloyds not to touch this road, and that this area was what Ken Erickson had been referring to in the meeting. Ken said he did not realize that Paul was doing this roadwork himself.)

OLD BUSINESS

Twin Lakes Aquifer Coalition (TLAC) – Steve Smith reported there is now funding available which is a positive sign over the last few years. Rumors that we could be charged for the usage of water from our wells sparked questions. Steve said that the DOE would like to meter our wells and the possibility exists if a PUD is formed. Bob Suggs suggested the Board take a serious look at whether or not to continue supporting the TLAC project.

Steve Smith was elected Vice President; Betty Johnson was elected Secretary; and Jamie Forsythe was elected Treasurer. Elections closed.

Park Facilities Remodel – Paul further discussed the plans for the new facility and the timeframe we will have to meet before the snow flies. Robert Walton expressed concern about holding off any final payment to the contractor until all conditions have been met. Paul said the contract called for a 10% retention of funds.

NEW BUSINESS

Questions about the pool hours and a possible "adult only" time for the pool led to the formation of a Pool Committee chaired by Rick Chapman. (Adult only was 18 and older.) It was agreed to meet during the winter months.

Having a "gated" community was again discussed at length with the same arguments pro and con. For the issue of emergency vehicle entry a lock box could be installed. No resolution was agreed to.

There being no further business, Jeanne Walton moved to adjourn; motion 2nd; meeting adjourned.

Respectfully submitted,

Betty L Johnson, Secretary

Paul J Tillman, President

A brief Board meeting was held to elect a Board President and schedule a meeting. Paul Tillman was unanimously reelected; the next meeting will be held Saturday, October 18, 2008, 9:00 a.m. @ 13 Butterweed Road.

Betty L Johnson, Secretary

These minutes were approved as distributed at the September 19, 2009 Annual Meeting.

Julia B Smith, Secretary