

**Sun Mountain Ranch Club Annual Meeting
September 19, 2009
9:00 a.m, Church on the Rise**

There being a quorum in attendance, President Paul Tillman called the meeting to order at 9:00 a.m. Board members and officers present included Paul Tillman, Ronnie Davis, Steve Smith, Jeanne Walton, Joan Bassen, Dave Sandoz, Doug Smith and Betty Johnson.

Paul introduced the current Board Members and thanked everyone for attending.

Board Member Doug Smith developed a Power Point presentation so all could follow Paul's overview of the Board's accomplishments for the year: the Park Facilities Remodel is 98% completed with new signage installed at the pool and dumpster areas; planned road repairs have been completed; the Fire Evacuation Plan has been finalized (signage yet to come); development of a SMRC Operating Procedures Manual has begun which will include a pool/bathhouse SOP; an established and refined Collection Procedure was instituted; the Board is nearing completion of an Annual Audit Process; a new Ranch Club map was created; and accomplishments are evident with Covenant Compliance issues. (**Complete presentation on file with these minutes.)

The SMRC website can be accessed at: www.sunmountainranch.org and displays Covenants & By-Laws, Newsletters, the Evacuation Plan, and property classifieds. The new SMRC road map will be added. To submit information to be posted on the website, send an email to Julia Smith at julia@nwoutdoorliving.com

REPORTS

Secretary – Betty Johnson asked if there were any additions or corrections to the 2008 Annual Meeting Minutes as distributed. There being none a motion was made and 2nd to approve the minutes as distributed; motion carried. The Board was asked if the minutes could be sent out ahead of time instead of waiting until a year later to read and approve them. After some discussion it was agreed the most cost-effective way to send the minutes would be to include them with the dues mailing after the first of the year.

Paul explained that former Treasurer Jamie Forsythe had stepped down because of family issues; he then introduced Interim Treasurer, Jeanne Walton.

Treasurer – Jeanne Walton gave the following report:

	<u>YTD</u> Jan 2009 – Aug 2009	<u>BUDGETED</u> Jan 2009 – Dec 2009
INCOME		
Member Dues	\$89,506.00	\$113,625.00
Other Income	<u>1,522.28</u>	<u>1,600.00</u>
Total Income	\$91,028.28	\$115,225.00

Jeanne also presented the 2010 Proposed Budget. After minimal discussion a motion was made and 2nd to approve the Budget as presented; motion carried.

Architectural Committee – Joan Bassen reported the approval of 8 structures this past year: 3 sheds, 1 cabin, 1 home, 1 garage addition, 1 full garage and 1 gazebo. She also reported that the 36 Compliance Letters mailed fell into mainly 3 categories: open storage; tarp-covered trailers/RV's; and multiple RV's/trailers on one lot. To date, 9 property owners have complied; 12 are works in progress (cleanup has begun but not yet completed); 2 letters were sent in error; and 13 have not responded at all.

Road Committee – Paul thanked Jerry Johnson, Outgoing Chair for his fine work on the Road Committee this past year. Steve Smith reported that Lignin has proven to be better for dust control and is more environmentally friendly; however, Magnesium Chloride has been better for stabilizing the roadbed. Two applications of Lignin (145 tons) were made – 66% in May and 34% in August. A new 3-year contract for snowplowing has been negotiated and signed with Lloyd Logging. Road repair and maintenance will entail additional grading in October as well as spring grading and spot repairs. Phyllis Bolton asked whether the MVSTA trail signs not in use could be taken down and Steve Smith said he would follow through for her (ref: Sept. 12, 2009 minutes).

ELECTIONS

The open positions for 2009-2010 were 2 Director Positions plus Vice President, Secretary and Treasurer. Nominations were received from the floor with the reminder that each open position is voted on separately – one vote per lot owned per position.

These are your newly elected Directors and Officers:

Director Position #1 Paul Tillman
 Director Position #2 Steve Smith
 Vice President Stan Hillier
 Secretary Julia Smith
 Treasurer Jeanne Walton

OLD BUSINESS

Twin Lakes Aquifer Coalition (TLAC) – Steve Smith gave a brief synopsis of why and how TLAC came to be and our connection. He then briefly covered the following:

WA state legislature re-appropriated funding;
 Water source research is ongoing;
 New approach – restoration to in-ground storage;
 New SMRC members needed on TLAC

More information is available on the website or by request.

Park Facilities Remodel – Paul presented the bathhouse timeline: October 2005 -- replacement of facility first brought to the membership; April 2009 -- new bathhouse given Certificate of Occupancy; some 2000+ volunteer hours, the names and hours of the volunteers, and the projected savings (\$60,000) to the Ranch Club because of these volunteers; the supplemental costs incurred from the County requiring a new septic system (\$15,000) to the demolition, removing rockery, rerouting wires and lines, etc. (\$10,000). He also highlighted added features of the pool area, changes made at the suggestion of members using the new facilities (please keep constructive comments and suggestions coming), and an overview of the security system.

NEW BUSINESS

Trail System Proposal – Doug Smith told how this idea got its start: he and Julia wanted to be able to walk/hike off-road. Greenbelts allow access for pedestrians and equestrians to common areas for members and their guests. Discussion followed.

Among benefits to a trail system would be identification of property lines and boundaries, access to greenbelt areas for removal of wildfire fuels; and access for control of noxious weeds. Guidelines would be developed so private property is respected; the impact to wildlife and natural surroundings would be minimized; enhancement to property owners' recreational usage is maximized; and trails installed now and in the future would be standardized.

Discussion followed: dissenters cited security and liability issues, spreading weeds, privacy, and cost to members as downsides; likewise, environmental improvements, signage, and safety were cited by supporters. Doug pointed out that not all greenbelts would have trails. Joan Bassen asked for a show of hands for and against this idea: the overwhelming vote was positive. Members wanted a map and information to be sent out to the membership or posted on the website.

Long Range Brainstorming – Dave Sandoz led the discussion which included road improvements, covenant revisions/improvements, Little Twin picnic area and a Pool Committee. The full list of topics covered is enclosed with these minutes.

One issue brought up during the brainstorming was noxious weeds -- specifically the “love letter” sent out by the Noxious Weed Board. Since some owners do not know what these weeds look like, Steve Smith said he had access to pictures which he would get to Julia Smith for posting on the SMRC website. One member stated that the Board should do more and was assured that Board members had held work parties to pull weeds along the roads but trespassing limits the scope of the project. Though all property owners should respond to this issue, if your neighbor doesn’t control their weeds, you are fighting an uphill battle.

Another issue brought up was too many wild turkeys prowling the property. Paul said the Board legally cannot do anything so the only recourse is to bring this issue to the attention of Fish & Wildlife people.

A motion to adjourn was 2nd; the meeting adjourned at noon.

Respectfully submitted,


Paul J Tillman, President

Outgoing Secretary, Betty L Johnson

The September 2009 general membership meeting minutes were approved during the September 22, 2010 general membership meeting.