

**SMRC Board of Directors Meeting**  
**September 4, 2012 6:00p.m.**  
**Larkspur Park**

The President called the meeting to order at 7:45p.m. In attendance were Steve Smith, Paul Tillman, Doug Smith, Julia Smith, Joan Bassen, and Jeanne Walton. Absent: Dave Sandoz and Stan Hillier.

**SET AGENDA**

Paul distributed the meeting agenda. Doug Smith motioned to accept the agenda with corrections/changes; Steve Smith seconded. All approved; motion carried.

**REPORTS**

**Secretary** – Doug Smith moved to accept minutes with corrections; Joan Bassen seconded. All approved; motion carried.

**Treasurer**

Account Balances as of August 31, 2012

Bath House Savings	\$15,985.22
Regular Savings	\$ 8,573.31
Checking	\$ 3,915.17
<b>TOTAL ACCOUNT BALANCES</b>	<b>\$28,473.50</b>

Outstanding Funds as of September 3, 2012:

2012 HOA Dues	\$43,111.31
Past Dues & Fees	\$ 9,889.55
Bathhouse Prin/Int & New Assessment	\$28,784.03
<b>TOTAL OUTSTANDING FUNDS</b>	<b>\$81,784.89</b>

Distributed Reports

Variance reports (August)  
Registers for each account (August)

Old Business

Paul & Jeanne still need to work on the Collection Agency issues.

Joan Bassen motioned to accept Treasurer's report as presented; Steve Smith seconded. All approved; motion carried.

**Architecture**

The following projects were approved:

- Division I, Lot 128-N, cabin
- Division I, Lot 14, pole building to cover RV
- Division II, Lot 78, house and garage

**Roads**

No report.

## **OLD BUSINESS**

### **Mail box enclosures**

No report.

### **Trails**

Doug Smith reported the first trail located at Twin Lakes Drive and Balsamroot is nearly complete. Nine (9) volunteers helped out on Sunday, September 2 to build this trail. Both ends still need some finish work. Doug will start working on quotes for signs and would like to start planning and development of a second trail.

### **White boards**

Quotes for signs submitted by Dave Sandoz. Julia will follow up with Dave with final disposition of signs.

### **Basketball backboards**

New backboards will be ordered online soon. The tree behind the existing backboard has been removed. Thank you Steve!

### **Letter to property owner re: driveway on association greenbelt**

A letter has been drafted which will be forwarded to the attorney for review.

## **NEW BUSINESS**

**Snow plowing contract** is open for re-bid so requests for proposals/bids will be initiated.

Next board meeting: September 15, 2012 (after Annual Membership Meeting).

Adjournment: Doug Smith moved to adjourn; Joan Bassen seconded. All in favor; motion approved. Meeting adjourned at 8:25p.m.

**Subject**

**Draft of September 30 min**

**Sender**

**Rick Chapman <rixtoyz@frontier.com>**

**Recipient**

**director2@sunmountainranch.org <director2@sunmountainranch.org>, Treasurer@sunmountainranch.org <Treasurer@sunmountainranch.org>, rick@cbwhidbey.com <rick@cbwhidbey.com>, director3@sunmountainranch.org <director3@sunmountainranch.org>, secretary@sunmountainranch.org <secretary@sunmountainranch.org>, president@sunmountainranch.org <president@sunmountainranch.org>, Director4@sunmountainrancg.org <Director4@sunmountainrancg.org>, treasurer@sunmountainranch.org <treasurer@sunmountainranch.org>, vicepres@sunmountainranch.org <vicepres@sunmountainranch.org>**

**Date**

**08.10.2012 17:52**

**Good evening Dottie –**

**Following are my suggestions/corrections for the minutes. Mostly some spelling – I am Rick and not Rich (although I certainly wish I was!) and Michele’s name has one “l” and not two. I also made a few changes to the section on Larry Chapman’s work for the pool and Lloyd Logging – it’s how I heard it.....**

**DRAFT**

**SMRC  
Board of Directors Meeting**

**The meeting was called to order, with a quorum present, at 12:45 Sunday, September 30, 2012**

**In attendance were: Rick Chapman, Steve Smith, Robert Walton, Paul Tillman, Robert Gorski, Michele Chapman, Joan Bassen, Dottie Noyes.**

**The agenda for the meeting was approved by members with an exception for an addition under New Business. The subject being: the use of the pool and ideas to alleviate future vandalism.**

**The Secretary Minutes:**

**The minutes from September 4, 2012, prepared by Julia Walton (previous Secretary) were read silently and moved to be accepted by Rick Chapman and seconded by Robert Gorski, All approved; motion carried.**

**The minutes from the annual meeting held September 15, 2012, will be presented for approval during the 2013 annual meeting, all approved; motion carried.**

**Treasurer's Report:**

**After some discussion and explanation: Steve Smith moved to approve the Treasurer's Report and Bob Walton seconded, All approved; motion carried.**

**Jeannie (past Treasurer), will continue helping Michele on collections and treasurer's duties.**

**Architectural Committee:**

**Joan Bassen from the Architectural Committee reported no new building at this time.**

**Road Committee/Snowplow Bid**

**Paul Tillman gave a copy of bids to each Board member for snowplowing. There were two bids turned in for consideration:**

**1.) Cascade Concrete Products Co., Inc.**

**2.) Lloyd Logging Inc.**

**Both bids were almost identical in all items, but Lloyd Logging Included that all operators' labor, fuel, and supplies were quoted in the cost. It was also discussed by the Board how professional Lloyd Logging accomplished the job and how Lloyd himself checked on what was needed daily. There would also be no fuel surcharges. The winning bid went to Lloyd Logging. All approved, Motion carried. Paul Tillman will do the necessary paperwork. Dottie volunteered to help him if needed.**

**It was discussed that there must be 4 inches of accumulated snow on roads before plowing is started**

**OLD BUSINESS**

**-The mail box enclosures will be finished by Doug Smith. Doug Smith also volunteered to continue with chairing the trails committee.**

**-Robert Walton volunteered to have the new white boards for community announcements (Board Meetings, etc.).finished.**

**-Rick Chapman and Doug Smith will continue speaking with the attorney regarding a letter, asking a resident to remove a driveway from the greenbelt.**

#### **New Business**

**Audit: The cost of the Audit of the fixed assets for 2006-2012 had an original cost of \$ 3,500.00 - The Auditor, Shonda Shipman has found that the original costs is in need of a change order for addition funds. The scope of work from the original contract due to capitalization of assets was far too low. The change of price proposed is an additional cost of \$30.00 hour, not to exceed \$1,000.00. Steve Smith moved to accept the additional cost with the total not to exceed \$1,000.00. Robert Walton seconded the motion. All approved, the motion was passed.**

**Letter: Paul Tillman was given a letter by Steve Smith and written by Sandra Smith regarding a change in her contract dealing with her company having to invoice monthly. The letter also inquired if her pay could go into the bank as a direct deposit to her bank account.**

**Paul said that Sandra needed to come to the board in person for any discussion on the invoicing. Michele Chapman will look into the cost of direct deposit and how we can accomplish this for Sandra without a possible charge from the bank for the direct deposit.**

**Last on the agenda was a discussion of "Pool Suggestions" sent in by a resident. His points were discussed and it was decided that they were good points and the board needed to go home and each of us bring up some suggestions of our own. This discussion regarding the pool will include: a) ways for all of the community to enjoy our pool. b) how to stop intrusions from outside the community, and c) stop the vandalism which we all have to pay for.**

**We were informed that Larry Chapman will again be repairing the pool this year as a contribution. We set a goal of May 15th for opening the pool for next summer with the pool being ready for Larry to do his work at least 2 weeks ahead of pool opening so long as good weather cooperates with Larry Chapman's repairs.**

**Next meeting was set for November 10th, 2012**

**Quarterly Newsletter for Sun Mountain Ranch Club should be out by December 1, 2012. So, please have all newsletter articles to Dottie Noyes, Secretary by the 10th of November 2012.....**

**Sincerely and respectfully submitted,**

---

**Dottie Noyes, Secretary**