

## SMRC General Membership Meeting

September 20, 2014 - Church on the Rise

Draft

Meeting was called to order at 9:00 by President Paul Tillman. Paul introduced board members and officers present: Bob Gorski, Joan Bassen, Steve Smith, Paul Tillman, Robert Walton, Rick Chapman, Michele Chapman, Gary Barrett and Marie Barrett. Paul expressed thanks to the Rottmans on behalf of the community for their email updates on the recent fires in the area. Their messages were forwarded to all the members who have email addresses on file with SMRC and posted on the SMRC website. Many members appreciated receiving the information.

**Secretary Report** - The agenda was approved as previously mailed, and the minutes from the 2013 annual meeting were also approved with one minor correction.

**Treasurer Report** – Michele Chapman presented the treasurer’s report noting the \$40,000 surplus we expect at the end of 2014. The roads and snowplowing were under budget due to light snowfall the previous winter. She presented the 2015 budget overview for approval which prompted much discussion. A member requested year-over-year financials at the next annual meeting, with a full year of actuals compared to the next year’s budget. It was moved and seconded to approve the budget as presented. The motion carried.

**Elections** - Open positions included Board of Directors 1, 2 and 3, Vice President, Secretary and Treasurer. Paul announced that he would be stepping down as President and Joan would not be running for re-election as a Director. Nominations were accepted from the floor with each position elected by acclamation.

Newly elected Directors and Officers are:

Board Position 1: Rick Chapman unopposed

Board Position 2: Kathi Cherrier unopposed

Board Position 3: Bob Gorski unopposed

Vice President: Steve Shipman unopposed

Secretary: Gary and Marie Barrett unopposed, filling the position as a couple

Treasurer: Michele Chapman unopposed

**Year-end Financial Compilation** – Shonda Shipman gave results of the in-house financial review (small audit). She recommends that we set up a reserve account to be prepared to protect and maintain our community assets. This prompted discussion and questions from the members.

Rick Chapman stated we currently have five liens filed against property owners who are delinquent in their dues totaling \$17,000.00. It cost \$400.00 to file the liens. We have two new liens that will be filed shortly.

**Reserve Account** – Steve Shipman stated that our community assets need to be preserved. We have 10.2 miles of roads and the pool and bathhouse to maintain. Replacement of any of our assets would require a special assessment. No reserve creates a risk for homeowners. Reference was made to RCW 64.38.90 which states a reserve needs to exceed 5% of the annual budget which amounts to \$6500. It was noted that the RCW only applies to condominium associations at this time. Rick and Steve announced that the Board is considering a \$100/year dues increase. This prompted discussion on the condition of the road bed, pool damage, insurance coverage and comparison of SMRC dues to other associations' dues.

**Architecture Committee** - Joan Bassen reported that the committee approved one carport, one garage and one home in the Rodeo Trails area.

**Road Committee & Survey** - Paul Tillman reported that we graded all roads and applied lignin for dust control last spring. The cost of lignin was \$27,000. The snowplow bill in December is typically \$6,000-\$8,000. The road survey is not finished yet but it will recommend a course of action and a projected cost. The road bed in some locations is down to rock which Paul explained is a bad condition for roads.

**Trail System Committee** – Robert Walton reported that no activity is planned until next spring. The trails go across greenbelts, and currently a marker is on Twin Lakes Drive near Balsam Root for a trail that goes toward the lake. Plan is to have more trails going to the lake. We cannot take the trails around the lake because the lake edge is private property.

**Twin Lakes Aquifer Coalition** - Steve Smith gave a brief review on the Aquifer Coalition. Currently they need money for test wells and are going back to the legislature for funds to complete the project.

**Pool/Park Repairs** – Rick Chapman reported that last winter we had a mud flow that caused damage to the pool. The mud tore the stairs off of the side of the pool. The pool is over 30 years old and needs recoating and the pool apron needs to be replaced. We have an aging pump, water heater and solar panels. The pickle ball court nets also need to be replaced and the lawn mower needs maintenance. We need better lighting at the park and the security camera system needs to be updated. A formal bid to repair the pool and replace the pool apron is coming. Rick gave a rough estimate of \$15,000 for the pool and apron repairs.

### **Questions/Comments**

Volunteers are welcome. A member asked us to post a list of things to do and Jeannie Walton offered to list the activities on the SMRC website. Patsy Rowland offered to laminate the contact list with phone numbers for emergency situations in the pool area. A member noted that the swing set in the park is not safe and needs repair. Stephen Syre volunteered to help with projects and suggested establishing work parties on certain weekends.

A motion was passed that we have an advisory vote to have the board establish a reserve account without undue haste and determine a \$75-\$150 dues increase starting January 1, 2015. Discussion followed. Vote was 22 for and four against.

With no further concerns or questions, the meeting adjourned at 11:14 AM with a reminder of the Potluck BBQ to be held at the Park at 4:00.

A Board meeting opened at 11:30 AM to elect a President for the upcoming year. Bob Gorski nominated Rick Chapman. Robert Walton seconded it. Rick Chapman was elected President, and it was decided the next Board meeting will be held on Saturday, October 25, 2014 at 6:00 PM at Larkspur Park. Meeting was adjourned at 11:34 AM.

Respectfully submitted,

Gary and Marie Barrett, Secretaries