



33 LARKSPUR DRIVE WINTHROP, WA 98862

SMRC Annual Membership Meeting  
October 1, 2016

Association President Rick Chapman called the annual meeting to order at 9:03 a.m. Directors and Officers present were:

Rick Chapman, President  
Steve Shipman, Vice-President  
Paul Tillman, Director  
Kathi Cherrier, Director  
Bob Gorski, Director  
Robert Walton, Director  
Michele Chapman, Treasurer  
Jackie Moriarty, Secretary

#### **Agenda**

Additions: President Chapman added the Okanogan County Fire Department presentation

Deletions: There were no deletions

Motion:

Member Shonda Shipman moved to approve the meeting agenda as amended. The motion was seconded by Member Stan Hillier and passed unanimously.

#### **Okanogan County Fire District #6**

President Chapman introduced Okanogan County Fire District #6 Chief Cody Acord and stated that with the recent fires and the state of the burn pile, Chief Acord was going to give us some tips and rules for fire safety.

Chief Acord explained to the membership that according to Okanogan County Fire District #6 rules, residents can legally burn when there is no current burn ban. A burn ban can be put in place for risk of dry conditions and for air quality. When burning on private property, Chief Acord stated that you can have a 4 x 4 fire, you must have tools such as a shovel and water to maintain control of the fire. Chief Acord reminded everyone that as an alternative to burning the transfer station in Twisp takes yard debris.

## **Reports**

Secretary – Jackie Moriarty: Approval of the 2015 Annual Membership Meeting minutes.

Secretary Moriarty stated that she took over as Secretary in February and that the minutes being presented today were prepared by former Secretaries Gary and Marie Barrett.

Motion:

Director Walton moved to approve the 2015 Annual Membership Meeting minutes as presented. The motion was seconded by Member Mike Moskowitz and passed unanimously.

Treasurer – Michele Chapman – 2016 Budget Overview and 2017 Proposed Budget.

2016 Budget Overview:

- Membership Dues and Delinquencies – Treasurer Chapman reported that membership dues collection was basically on schedule and that approximately \$13,000 had been collected in delinquent dues and interest because of property sales.
- Pool Repairs – Treasurer Chapman reported that pool repairs had been completed in the amount of \$29,000 in which the association had saved for that purpose.
- Miscellaneous utilities, road maintenance, and well and pump repairs – Treasurer Chapman stated that the garbage costs were up this year, snow removal was more expensive because of the harder winter and that the well pump had needed repair.

2017 Proposed Budget:

- There is nothing too different in the 2017 budget from last year.
- There is \$30,000 in Capital Improvements for road maintenance.
- The association has been and will continue to tighten up security to prevent vandalism and higher garbage costs, due to illegal dumping.

Motion:

Member Patti Nordby moved to approve the 2017 Annual Budget as presented. The motion was seconded by Member Rick Nordby and passed unanimously.

## **Elections:**

Board of Directors - Position #2 – Director Kathi Cherrier announced she would not be running for her position on the board and would like to serve on the Architecture Committee. President Chapman thanked her for her work on the board. President Chapman read aloud a letter of intent from Rodeo Trails Member Phil Sanford stating his interest in serving on the board.

Motion:

President Chapman nominated Phil Sanford for board position #2. The nomination was seconded by Director Walton and passed unanimously. (No other nominations were made.)

Board of Directors – Position #3 – Director Bob Gorski stated that he would like to continue working on the board.

Motion:

Member Stan Hillier nominated Bob Gorski to continue in board position #3. The nomination was seconded by Member Rick Nordby and passed unanimously. (No other nominations were made.)

Board of Directors – Position #5 – Director (and current President) Rick Chapman stated that he would like to continue working on the board.

Motion:

Member Steve Syre nominated Rick Chapman to continue in board position #5, the nomination was seconded by Director Tillman and passed unanimously. (No other nominations were made.)

Vice – President – Steve Shipman stated that he would like to continue working on the board.

Motion:

Member Stan Hillier nominated Steve Shipman to continue as Vice-President on the board. The nomination was seconded by Member Patti Nordby and passed unanimously. (No other nominations were made.)

Secretary – Jackie Moriarty stated that she would continue on as Secretary of the Board.

Motion:

Member Patti Nordby nominated Jackie Moriarty to continue as the Secretary of the Board. The nomination was seconded by Member Rick Rottman and passed unanimously. (No other nominations were made.)

Treasurer – Michele Chapman stated that she would continue on as the Treasurer for the next year; the board would then need to find a replacement.

Motion:

Director Cherrier moved to nominate Michele Chapman as Treasurer of the Association. The motion was seconded by Member Patti Nordby and passed unanimously. (No other nominations were made.)

### **Committee Reports**

Architectural Committee:

Director Gorski, a member of the Architectural Committee gave the following report of applications for 2016:

- 7 Storage Sheds
- 4 Houses, plus 1 replacement house that was damaged beyond repair
- 3 RV Covers
- 2 Garages
- 1 Roof Extension
- 1 Garden Shed

Director Gorski discussed the Architectural Committee application form, he went over the current property setbacks for development, and it was suggested that a summarized version of the CC & R's be included along with a welcome letter/packet to new owners.

#### Road Committee:

Director Tillman, Chair of the Road Committee gave the following report on roads:

In 2016 magnesium chloride was tried as a dust control measure and seems to have provided both dust control and a means to compact and hold the roads together, which helps with road maintenance costs. However, Tillman stated, speed is always a contributing factor to road deterioration. Due to weather in 2016 the magnesium chloride was not applied as early as Director Tillman hoped it would; in 2017 he plans to do the application earlier.

Director Tillman suggests that we contract again with Lloyd Logging for snow removal. The association is 3<sup>rd</sup> on their list of priorities and they start plowing our roads at approximately 7:00 a.m. after a snowfall. Snow berms were winged back well this year keeping the roads wide and passable. Tillman has stressed to the contractor that berms should be kept out of the driveway entrances, especially the maintained driveways at every opportunity.

#### Trail System Committee:

Vice-President Steve Shipman reported on the trail system:

There are currently two phases of the trail that are complete; Phase I (Riley's Trail) which begins on Twin Lakes Drive and ends on Star Flower and Phase II (Little Twin Lake Trail) which begins on Chokecherry and ends at the bank of Little Twin Lake. VP Shipman had signs designed, presented to the Board for approval, and made that will mark the entrance of both of the trails. Each sign cost approximately \$225, VP Shipman and wife Shonda donated one sign and the association paid for the other.

#### Twin Lakes Aquifer Coalition:

In the absence of the Twin Lakes Aquifer Coalition Chairman, Steve Smith, President Chapman gave a brief overview of this groups efforts.

#### Communications Committee:

Member Rick Rottman was present to give a presentation on the computer based program "Next Door Neighbor". This program allows those interested in knowing who their neighbors are a platform in which to keep in touch and informed of what may be happening in your neighborhood, especially for those property owners in the development that are not full-time residents. Mr. Rottman stated that the Communications Committee is simply asking the Board for a link to the association website for another avenue for members to access this program and stay informed

Mr. Rottman also stated that the Communications Committee is asking the Board to install bulletin boards at the pool house for immediate updates related to emergency situations. The Communications Committee identified Larkspur Park as an area of refuge in the development during emergencies.

## **OLD BUSINESS**

### **Road Restoration Planning**

Director Walton began the discussion by stating that the Road Committee is working with Mike McHugh of McHugh Excavating out of Twisp on a Road Study and Restoration Plan. President Chapman reminded everyone that \$100 of member's annual association dues go into the Capital Improvement budget. Mr. McHugh will begin next spring evaluating all of the roads in the development and identifying the most urgent needs. Director Tillman stated that the first area of concern that will be addressed is the drainage off of the hillside that is approximately ½ mile into the development from the south entrance.

### **Pool and Larkspur Park Work**

President Chapman gave an update on the pool and Larkspur Park work:

- The pool was resurfaced, a new more efficient pump was installed and solar panels are in place.
- The lawn mower is getting a new motor and should be ready soon.
- Two sets of electrical outlets have been added to the picnic shelter, along with a motion sensor light and a new playground set.
- Steve Smith is licensed to run the pool according to Department of Health rules and regulations.
- Pool open dates are typically Memorial Day until mid-September; depending on weather.

President Chapman thanked all of the volunteers and stated the association could always use more.

## **NEW BUSINESS**

### **Burn Pile**

Director Walton explained to the members present that the reasons why the Board decided to close and permanently eliminated the burn pile was because of the difficulty of getting a permit from the Department of Ecology. The Department of Ecology determines when larger burn piles such as the associations can be burnt due to weather conditions and air quality. If Ecology determines burning can be done there is very short notice given, which makes it hard to get volunteers and someone has to be attending the fire constantly until it is completely out; approximately 4 days according to those that have volunteered in the past.

President Chapman stated that a professional company will come in and burn the pile this year when Ecology approves the permit.

The members were given a chance to voice their concerns regarding the closing of the burn pile; fear of individuals burning irresponsibly on their property, the possibility of property owners not maintaining their lots, the cost of hauling debris to the transfer station, etc.

President Chapman closed with one fact related to the burn pile; our association is the last of the valley's developments that provide this service, all others were closed several years ago due to Ecology's strict rules.

### **Dumpster Area**

President Chapman shared that some members had made the Board aware of garbage that was being dropped off that was not household garbage that costs the association extra to have hauled off and about people using the dumpsters that are not members. The door release buttons inside the fencing have been covered so that someone without a key card can't use a stick to open the gates. President Chapman asked that all members make sure the gates are closed when they leave.

### **Website/Computer**

Secretary Moriarty reported that the website has been updated and is still in the construction phase. The website was updated because the Board felt that the website could be more user friendly and with the changing of board positions, there was no one that can currently maintain and update the old site. We are currently working with The Floyd Company to get everything on the website and to eventually expand the site to accommodate members and to answer questions for those that may be interested in purchasing property in the development.

### **Questions, Comments, or Concerns from the Membership**

It was decided that the 2017 Annual Membership Meeting date should be set at this meeting.

Motion:

President Chapman moved to set the 2017 Annual Membership Meeting for Saturday, October 7, 2017 at 9:00 a.m. The motion was seconded by Member Rick Nordby. After discussion, President Chapman amended his motion to hold the 2017 Annual Membership Meeting on Saturday, September 30, 2017 at 9:00 a.m. The amended motion was seconded by Member Rick Nordby and passed unanimously.

The members discussed storage buildings placed and for sale on property on Larkspur. Apparently the gentleman that owns that property recently lost his display property and is just temporarily storing them on his property.

There being no further business to come before the membership the meeting was adjourned at 11:38 a.m.

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Rick Chapman, President