

Sun Mountain Ranch Club

Board of Directors Meeting
Saturday, December 2, 2017

Called to order by President Rick Chapman

Paul Tillman, Director
Philip Sanford, Director
Robert Walton, Director
Patsy Rowland, Secretary

Motion by Paul and seconded by Robert to approved Agenda. Motion carried.

Approval of Minutes:

Annual meeting minutes can be posted to web site and distributed with statement that they are subject to approval at next annual meeting 2018.

Correction to change Lisa _____ to owner on Wild Rose.

Motion by Robert and seconded by Paul to approve Annual minutes subject to final approval at 2018 annual meeting. Motion carried.

Public Comment: No one present

Reports:

Treasurer's Report:

Report presented through October 2017.

Moved by Paul and Second by Philip to approve Treasurer's Report as submitted.

Architectural Committee Report:

Philip reported no requests since annual meeting.

One temporary shelter/shed approved for 174 Twin Lakes Drive.

Road Committee Report:

Paul reported McHugh completed ditching of road along Twin Lakes Drive. The road was resurfaced from the South entrance to Snowberry. Lloyd Logging also graded the North entrance.

Snow plowing. Plowing is done when an accumulation of a minimum of 4" with sanding done when necessary.

Communication Committee Report:

No report

OLD BUSINESS:

Road work planning & projects - Finish resurfacing project from South entrance to Larkspur prior to Memorial Day weekend.

Discussion of maintenance contracts:

Contract with Sandi Clean Sweep for maintenance is up in March. Past contract included all aspects of cleaning and maintenance. Board will establish job descriptions for each element to be bid on separately. Annual maintenance contracts to be separate as follows: 1) Pool, 2) Bath house/office cleaning, 3) Park Lawn mowing and irrigation and 4) Dumpster area. Basic maintenance for specific projects as needed to be hired on an hourly basis.

Requests for Handyman options to help with various projects to be solicited.

Liens for unpaid dues: Rick will contact past due owners prior to liens filed.

Any consolidation of lots will eliminate future HOA assessments in the following years.

Website: Andy needs to change wifi password. One needs to be public and one password protected.

New Business: Lakefront lots - any improvements need to meet setbacks from lake.

Next meeting [January 13, 2018 at 9:00 am](#) at SMR Board room.

Meeting adjourned.

Patsy Rowland
Secretary