

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

October 12, 2023

MINUTES -APPROVED

Call to Order: 5:03pm

Board Members Present: Gus Clay, President; Melissa Hinkle, VP; Anton McGready, Dir 1; Brad Bekendam, Dir 4; Alexander Hunold, Dir 5, Kathi Cherrier, Treasurer.

Absent: Gale Haley, Secretary

Members at Large Present Karen Mulcahy, Rick Rottman, Jil Wickander

Approval of Agenda: Moved & 2nd

Approval of Previous Meetings Minutes 8-19-2023 meeting minutes approved as written. 9-23-2023 minutes approved with revisions for adding authorized bank signers to all accounts.

Member Comment – None made, saved for committee reports

Reports:

- **Treasurer's Report** – Kathi covered standard P&L ytd. Discussed lot owners with past-due accounts. Board is requesting an updated payment plan be initiated to expedite payoff of past-due amounts. Kathi will draft letter to lot owner for approval, then mail to lot owner.
- **Architectural Committee Report** – 21 Applications for Constructions submitted year-to-date. Submitted new draft of updated application form to Board for approval to use and post on website.
- **Road Committee Report** – Committee was not happy with work that was done recently and contact Lloyds to have it redone, after wash boarding occurred within a couple of days of laying down materials and rolling them. Committee has identified areas of roads that need to have materials laid and work done, and will have it completed as budget allows.
- **Firewise Committee Report** – See Karen's written report attached. THEY HAVE BEEN BUSY ! Karen to draft letter to lot owner who complained about common area thinning and send to Board for approval and forwarding to lot owner.
- **Website Report** – No report as Steve G was not present. (and nothing has been sent to him for updating since the general meeting)
- **Common Area Committee Report** – Jil presented draft of Common Areas Newsletter for approval. Approved by Board with revision of striking last paragraph. She also presented her Homeowner Survey draft, which was discussed and revisions will be worked on for Board approval. Jil has been working on Noxious Weed education in the development, and herself pulling the Russian Thistle

along Larkspur Dr. She presented expenses to date for the Board approval, which will be paid. She indicated that she is taking the testing to become a certified applicator for chemical spraying of noxious weeds. It was clarified that she is doing this on her own time and her at her own expense. The Club will not be paying any related expenses for her certification. It was explained by the Board that any further projects with related expenses need to be approved prior to incurring them.

OLD BUSINESS: - Zoom Meetings – Rick Rottman brought the Board up to speed on what he has learned in regards to using the Winthrop Library for meetings and their equipment and internet so the meetings can be shared via Zoom. Much discussion incurred, and Alexander Hunold volunteered to be the Board Contact for Rick to work with to push this project forward. There will be a pilot test for using Zoom for the next Board meeting. Further details will be presented at that meeting.

NEW BUSINESS: - None discussed.

Member Comment – No further comments made

EXECUTIVE SESSION - None

Next Meeting to be held November 9th, 2023. Attempting to schedule at the Winthrop Library & pilot test Zoom.

Meeting adjourned: 7:05pm

Respectfully submitted,

Kathi Cherrier, Treasurer
Secretary Pro Tem for absent Gale Haley

FIREWISE COMMITTEE REPORT

OCTOBER 12, 2023

- COMMON AREA THINNING:

Only one member has responded quite negatively.

Since I will be away till about October 19th it can't start till after that – I have a large and small map with numbers on the properties to be done that is paired with phone numbers for most of them – I am missing 3.

I will itemize the owners requests, issues etc for Chris.

You received my draft response. Their property is clearly marked and we have also pink banded trees to highlight the edges of the common area there – there is really nothing to be done. This thinning does not designate any limbing up but I would like Chris to do some if its feasible – he may not as it's not outlined in the contract.

- We have updated our action plan – I have copies if you want?

We had to do this to keep our firewise standing this year. We have plenty of hours to keep our status current

- Had our meeting today – the new valley composting outfit asked us to organize a pine cone round up....we have written a letter to go out this week and again before the event Oct 21st – ostensibly the 19th or 20th as a reminder.

- No word back from David Coleman about the trees he feels were taken from his property – Brother's Forestry has offered to do some thinning on his property as compensation

- Do you want Brothers to take down any dead trees along the road?