

# Sun Mountain Ranch Club

## BOARD OF DIRECTORS MEETING

March, 4th, 2023

### Minutes

#### Call to Order

Kitty R. called meeting to order 9am

#### Board Members Present:

Kitty Ryker - Director 1 - President

Kathi Cherrier - Director 5 - Treasurer

Steve Shipman - Director 3

Brad Bekendam - Director 4

#### Absent:

Melissa Hughes - Director 2 - Vice President

#### Members at Large Present

Karen MulCahy

Ryan Ryker

David Lukas

#### Approval of Agenda:

Move to approve: Kathi Cherrier

Second: Steve Shipman

#### Approval of Previous Meetings Minutes

Move to approve: Kathi Cherrier

Second: Kitty Ryker

#### Member Comment

David Lukas - Asked about leaving a stretch of road unplowed at the South Entrance to slow speeding cars. He also asked about our Dark Sky policy. Kathi asked him to send her the Okanogan Co Codes for that issue.

#### Reports:

- Treasurer's Report

- Kathi - Gave snowplowing charges breakdown. Reported on our current financial status All looks good. We didn't approve the 2023 Budget at the 2022 Annual Meeting, so the 2022 Budget will carry over for 2023. Kathi moves to use the 2022 Membership Approved Budget for 2023 in lieu of holding a membership meeting to have the membership approve budget per WAC RCW 64.90.525. Steve S. seconds

We need to vote on having an audit at the Annual General Meeting every year to clarify how often the audit needs to be done. Suggest that it should be done every 5-10 yrs. Kathi will contact a CPA about costs.

- **Architectural Committee Report**

Kathi - Have 2 building applications - 20'x20' carport and a carport with an office and storage in Rodeo Trails. Gave out a rates and fees comparison for other HOA's in our area. Discussed looking at our fees for utilities and buildings. Sent copies to the Architect Committee for review.

- **Road Committee Report**

Kathi - Paid snow plowing bill. Gave snowplowing charges breakdown.

- **Firewise Committee Report**

FIREWISE COMMITTEE REPORT

MARCH 4, 2023

Karen Mulcahy, Chairperson

We have been busy planning for firewise events.

-have organized zoom meetings once a month on the 3rd Wednesday at 4pm.

Events planned-

Tentative limbing of trees and removal of small trees (>8" diameter at chest height) as soon as snow allows along Twin Lakes Dr., Larkspur and Knotty Pine— will be done by committee. Okanogan CD will provide the contractor for the chipping hopefully April 25th and will be chipped and broadcast at former burn pile site. NO COST – See Alexander's proposed reasoning.

Need a list of property owners on these roads so we can email them as a courtesy – see email – hopefully Kathi can give us an updated list from her excel spreadsheet by street name

We have two yard-waste weekends planned – first is May 13,14 and second one is June 3,4. These have been very successful. We have \$3000 money in grants from DNR to pay for these.

We are planning a BBQ at the clubhouse to kickoff National Firewise Month. May 6th, 12-3pm. All members welcome, and we will have speakers – Ken Bevis, Cody Acord (OCFD6), and representatives from DNR and OCD.

We will use money from the Firewise account to pay for the food etc – one of us will supply the BBQ and propane

Still working on a possible yard waste event sponsored by OCD in the fall.

We have developed a Firewise sheet for new property owners – with important sources of info on it. This can be included in the new owners packet – THANKS TO PATTI FOR THIS

As well we are trying to do a Firewise Newsletter once a month (except in July and August) to keep people focused and aware of maintaining good firewise practice in the neighborhood – AGAIN THANKS TO PATTI AND THE GROUP FOR ALL THEIR WORK

Still no word on CWDG....

- **Website Report**  
Steve G. - Updated Homepage - Clubhouse / Bath Hot Water is working - Updated Board meeting date - Updated Firewise Committee member list - added link to all Committees to homepage. Removed Kitty from the Road Committee. Updated App for Construction Form on forms page.
- **Greenspace Committee Report**
- No Updates. Looking forward to April when Jil returns.

#### **OLD BUSINESS:**

- **Pool update** - French drain is completed - still need to install a catch basin and dig a trench to catch runoff - waiting until Spring to start that. We need to add gravel on the North side of the Clubhouse and snowplow it to help with drainage in the Spring. Add this to the snowplow scope of work.
- Steve S. is still working on **Plaque for the playground**. He will contact Tim to see what to put on the plaque.
- **Baby Changing Station** - Waiting for Trent to get to it. Or we may find someone else to install it.
- **Road assessment** and plan will continue year to year— Steve Shipman
- **Reserve study clarification**- Kathi C. - presented a rough draft list by Kathi and Jay Grant created last Fall. A thorough 116 page report.
- Pine Forest -We need to amend CC&Rs getting out of old documents.. need approval by 60% - - Kathi will contact Kuehler law about quit claim deed
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#### **NEW BUSINESS: 1:26:02**

- **Dog waste complaint from Non-Member**. - I sent him an email and told him we'll put something in our Winter/Spring newsletter.
- **When complaints or issues** come into the website contact submission forms, they will be forwarded to all Board Members.
- **Lot 39 off of Wild Rose** - Complaint about snow blocking his driveway was addressed. Lloyds Logging doesn't open up driveways if it doesn't look like they have been plowed recently.
- **Clarify Paiges duties at the dumpster** - Flatten cardboard, clean up debris, minimum of 1 day a week in winter. Ask her to check dumpster level and call a Board person if it needs to be emptied. Kitty will email Paige about these duties.
- **Garbage Issue** - Business waste is being disposed of in the dumpster. This waste isn't being generated in our development. Will send a violation letter.
- **Chokecherry water pooling issue** - Gus will be contacted about this.
- **Trespass issue on North Wildrose easement** - Steve S. talked to Kennison about putting a gate on Wild Rose and No. Wild Rose. The Board won't put up fences to stop pedestrians.
- **Lien Filings for past-due lots** - Dodd TL111 and Bakke TL1 98W do not respond to email or snail mail. Kathi will try and get contact info from Okanogan County and find out who's responsible for the property.
- **Noisy neighbor complaint onTwin Lakes Drive** - Steve S. will contact homeowner and see about compilation date of the project.

- **12:20pm - Kitty moves to adjourn - Steve S seconds**

Tentative Date of the

Next Meeting is \_April 29th or May 20th\_2023