

**SUN MOUNTAIN RANCH CLUB
BOARD OF DIRECTORS MEETING
SATURDAY, AUGUST 15, 2020 9:00AM**

Call to order: 9:05am

Present: President Rick Chapman, Vice President Steve Shipman, Treasurer Kathi Cherrier, Director 2 Phil Sanford, Director 1 Kitty Ryker

Absent: Secretary Karen Mulcahy, Director 3 Robert Walton

Public Present: Rick Rottman, Steve Giambone, Gus Clay, Jill Wickander, Robin & Bridget from Lot 87 on Larkspur.

Agenda: Approved with additions of new business.

Minutes: July 3 meeting minutes moved and approved as written. Ready to post on website. (Will ask Karen to finalize and send to Steve G for posting.)

Public Comment: Jill Wickander regarding the City of Winthrop banning new wells and why they are bringing it up now. . . She is willing to pursue information confirming information. Security around the neighborhood – cars creeping around all hours of the night. Can we have signage regarding video surveillance? Porch lights left on all night, is there anything in CC& R's regarding? Women's bathroom has loose shower seat. Tell people to slow down.

Rick Rottman – speeding on call as he's a volunteer firefighter depending on call. New No Burning No Fires signs presented and will be located at entrances. Discussion concluded that they should go on different posts to not take away from the attractiveness of the entry signs. Gus Clay and Rick volunteered to do installation. Instructed to replace the currently stenciled No Fireworks Signs and put on same posts.

Treasurers Report: Some expenses are over-budget YTD and some are under

budget YTD, however, overall staying below budget due to fewer pool related expenses. Insurance & Roads billings have not come in yet. Income is above Budget due to some lot owners selling and their past-due dues collected with interest at closing of sale. 2021 Budget proposal given out for review and approval at next meeting.

Architectural Committee Report: New applications submitted for approval.

Road Committee Report: Phil asked for input regarding repairs. . . Plan was to address pot holes and fix them. Graded everything that needed to be graded, laid down new material on severe repair areas and put magnesium on them to hold them together. Gravel pushed off side of road, possibility to recover some of it? Jill spoke about magnesium supply and grader expertise regarding recovering gravel berms alongside of road. Recommends looking for another company to do maintenance. Has map for magnesium application. Rain, slope, heat of day, time of day are all considered in application process.

Discussion regarding snow plowing, and roads in general and looking for different people. Phil's input is that we need to have more supervision and accountability with Lloyd's to correct issues and any shortcomings.

Website: Steve reported that has changed over to unlimited plan and we can now change pages and info. Wants to make it easier to navigate. Waiting for Karen's return to finalize. Discussion about FaceBook, Rick will make Steve & Karen administrators so can be more up to date.

Dumpsters: Kitty talked about increase in garbage of 12%. Bid to fix and repair both dumpsters, \$1,500. . . Motion made to make repairs and 2nd and approved. She will follow-up with Casey to get maintenance scheduled.

Road Projects: Steve recommended that we take out dead trees, especially the big tree at the dumpster which could be a hazard. He will do a further survey of the development to get a scope of work for anymore in the road right-of-way.

Annual Meeting: It was voted to cancel annual meeting due to Covid-19 restrictions, an email and mailing will be done to advise membership. Motion

made to appoint a replacement for Robert Walton's position. Motion made to appoint Gus Clay as Director 4 for position by Steve, Kitty seconded, approved.

Motion made to extend present board and Officer positions due to Covid-19. . . until we can have a full membership meeting, motion seconded and passed.

Trails: Steve reports nothing going on right now. Rick did some research and walked the fence and gate in question at the south end of Little Twin. . . trail can go to the right of the gate close to the current fence line. This will be in Phase 4 of trail system project.

CC& R's Update: Phil reported discussion with attorney regarding rules on ATV usage. Yes, CC & R's allow us to restrict ATV drivers to licensed drivers. She asked how are Sun Mountain Ranch and Rodeo Trails tied together. Rick will draft policy for Vehicle/Quad use and email for review

Discussion regarding CC&R's and locating them, Rick will research his files for copies.

New Business:

Trailer in Burn Pit area. Moved and 2nd and approved to pay \$20 to Chuck Denson to remove old trailer from property for us.

Cascade Concrete appears to have been encroaching their business activity onto the lot in SMRC which they own adjacent to their business. Phil will send Rick a letter to sign and send to them regarding the issue and stopping this activity.

Dumpster rebuild: Motion made to enter Contract with 1000 Ideas, LLC (Adam Fulton, PE) to research Waste Disposal Enhancement Project and come up with plan options for Board.

Swing set at park: Rick reported that a lot owner has volunteered to work on the play area in the park and build a new play area for the club at no charge to the club. Motion made, 2nd, and approved for Rick to communicate with the lot

owner to go forward with project.

Concrete slab from old Mailbox needs to be removed. It's on the property owner adjacent to the SMRC. Phil will contact Lloyd's to have it removed.

Sweeney Well Questions: Discussion around allowing wells in common areas. Decided to make Policy regarding well heads in common areas to address issues so that they don't impact future trail development and common area usage. Will fall under Architectural Committee for review and approval on a case-by case basis. (Precedence has been set by other wells already in greenbelts.)

Methow Valley Trails – proposing using our greenbelt in connecting Winthrop to Twisp trail. They are researching trail routes and reached out to us to include SMRC in their research for use of our common areas. Steve Shipman will answer back to have them come to the next meeting to present their information.

Next Meeting: September 26th, 9:00am

Meeting adjourned 12:30pm