

# Sun Mountain Ranch Club

## BOARD OF DIRECTORS MEETING

August 20,2022

**Call to Order:** 09:05

**Board Members Present:** Steve Shipman, Vice President and Director 3, Jil Wickander, Director 2, Chuck Denson, Director 4, Kathi Cherrier, Treasurer, Karen Mulcahy, Secretary

**Absent:** Kitty Ryker, President

**Members at Large Present:** Karla Flaming, Randy Anderson, Trent Whatley, Gus Clay, Role Benoit, Melissa Hughes, John Blincoe, Anne Young

**Approval of Agenda:** Kathi C. requested addition to New Business – construction fee update

**Approval of Previous Meetings Minutes** – Kathi and Chuck, Moved, Seconded, Approved.

**Member Comment:** Concerns re: chips piling up – clarified that firewise contractor had reasons for some of the piles – are not a fire concern. Also ongoing dog issues – what can we do? Want to do something but board does not have any recourse. Continue to call the Sheriff when observed and take video especially if they are chasing people, livestock, or wildlife. Use bear spray if they are attacking. A member asked what is our cost for dust abatement – feels it is wasteful. Spent \$60,000 this year – member feels it doesn't work and is misspent funds. Kathi states it is more to keep the roads intact. Discussion ensued with suggestion re: fry oil mixed with water as dust abatement. Tabled discussion for road committee report.

### **Reports:**

- **Treasurer's Report**- on pace with dues collection – finally received bill for security systems for garbage and pool area repair -\$7200. Insurance fees came in about \$600 higher this year. We are over budget for pool but needed replacement of certain items – filter. Over budget for attorney fees but recouped with paying of longstanding dues arrears. Garbage is running about \$1900/month which is a savings from previous years. Will be over budget on roads due to magnesium chloride application, and grading. We have \$11,681.52 in checking, \$159,878.63 in capital improvements and \$56,958.37 in savings.  
Have 170 full time property owners now of 299 lots and 284 owners. Have just \$65,000 receivable in dues still. Reclaimed \$20,000 in back dues from the property we were going to foreclose on. Comment on Treasurer's report from Jil – would like an itemized account sent prior to meeting as well – Kathi will send to Jil – 3 members still have outstanding dues from 2018,2019, 2021.
- **Architectural Committee Report**- had a meeting Saturday 13<sup>th</sup>, and five applications reviewed – one was a well, power well and septic, one was a fence, other than buildings. Our attorney states that anytime you move dirt other than property maintenance it needs to be approved by the architectural committee. Working on a checklist for people to know what is allowed and put it on the website. A member wants to know how much we spend on snail mail to members -the

trend is definitely less.

- **Road Committee Report:** Steve spoke first about how board was going to hire someone to help us develop a road plan. Adam Fulton, engineer sent some information he collected and document was given to board members. We are doing what we should be doing so far. Discussion amongst members about the plans as roads are our biggest expense. Some feel roads need to be crowned and culverts installed or ditches. Comments re: better communication needed but explained that this information from engineer just received.

Board has instructed the road committee to develop a 5 year plan – Gus Clay, Karla Flaming, Roli Benoit want to be on the committee -Kathi, Jil, and Melissa will stay- the group can elect a chair. **ACTION ITEM: Road committee to bring a draft of a five year plan to the Annual Meeting.**

- **Firewise Committee Report:** Karen - First of all a big thank you to all members who have trimmed the grass along the road that fronts your property! Great job! And a big thank you to all the members who signed up for the DNR 50/50 Cost Share program (26 with close to 15 completed) and had their properties thinned. It may take some getting used to but the benefits are great. We were supposed to have a team from DNR help thin a green space area in our area but that has stalled as they are hiring new staff and we are still waiting. Our committee has been quiet this past while since our yard waste event. Some people have asked for a yard waste event in the fall – we could use our firewise funds for that but I was hoping to use that for helping with thinning green spaces. We will meet in the fall. All our work was done with grants.

- **Website Report:** Steve G. is absent. We are now posting the agenda on the front page. And draft minutes go up fairly soon after the meeting. Members should always glance at the first page of our website to see the latest news.

- **Greenspace Committee Report:** Jil – has revised policy for homeowners that could be viewed by members on website once approved– her document could not be opened but will print the document and hand to officers. Has been identifying noxious weed issues and hopes to apply for a grant to help with this over the winter. Dark Sky issues – Methow Valley wants to be part of the dark sky's initiative in the county. Also we need to address separate proper email addresses for committee chairpersons. Comment from member re: greenbelts – why do we need trails/greenbelts? Reminder that these areas are for everyone's use and should be maintained by the Association.

Discussion re: Kathi received a letter about private properties granting easement for Methow Trails to use their property and ramifications. Lawyer states the board can't do anything about this – it would have to be a formal complaint by owners affected.

Reminder from Melissa, owner of Cascade Concrete that it will always be there in some form - area is zoned industrial and will be utilized in some form that way.

#### **OLD BUSINESS:**

- **Pool update** – an letter was obtained from Health Dept with instructions to have a first aid kit readily available in the area -it will be mounted on the wall outside the pool. Also need to install

diaper changing stations in both bathrooms -have been purchased and will be installed – Kathi and Rod will help Trent. Drain cover will be done when pool is drained. Kathi also got an estimate on fixing drains around pool to prevent more pool destruction from winter runoff that can be costly in the long run. Pool will be closing after labor day and will arrange work to begin week after pool closes. The estimate from James A. Wright Construction LLC is a cost of \$14,000.

- **Playground update:** Trent/Steve- work will be started Monday. Playground needs to be removed. Kathi motioned that “Chuck will remove the playstructure for safekeeping and storage”. Moved,seconded, approved
- **Road assessment and plan update:** Steve Shipman – this was explained in Road comm. Report
- **Reserve study clarification:** Kathi C.- lawyer states we must have a reserve study done and Kathi may have someone lined up. Quit claim needs to be done – about \$500- \$600. Lawyer also recommended we shouldn’t make a policy unless we can police it, therefore a road use policy is tabled for now.
- **Annual General Meeting:** Discussion re; board positions open, no need for resignation letters if it is the end of your term. Kathi and Karen will send out notices next week. Agenda was read aloud, and minor changes made.

#### **NEW BUSINESS:**

- **Volunteer list:** We still need volunteers for staining north and south signs and shed prep and paint- Jil has kindly offered to paint the sheds and will get supplies and will contact Steve Syre for help as well as he volunteered last meeting.
- **Constuction Fee update concerns:** There is an “Application for Development and Construction approval” form for people to fill in prior to construction to assess fees for the work. We need a fee for utility installation which would be electrical power, well, and septic. Discussion around forming a motion- tabled till we do more research. Will revisit at next regular meeting. **ACTION ITEM – ALL BOARD MEMBERS RESEARCH WHAT OTHER ASSOCIATIONS DO -bring to next regular meeting**

**Member Comment:** Is there anything in covenants about noise violation and what to do about it. Difficult and will need to discuss further in exec session.

Meeting adjourned at 11:00

Next Meeting will be after annual meeting Sept 24, 2022