

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

January 11, 2024

Approved Minutes

Call to Order

Gus C. 5:00pm

Board Members Present: Alexander Hunold, Kathi Cherrier, Brad Bekendam, Gus Clay, Anton McGready, Melissa Hinkle, Gale Haley

Members at Large Present: Rick Rottman, Steve Giambino, Karen Mulcahy, Serena Shapiro, Jim Elicker, Vicky Burger, Don Burger, Peter Arneil, Ryan Ryker

Approval of Agenda:Gus-moved to approve, seconded

Approval of Previous Meetings Minutes

Gus-moved to approve
seconded

Reports:

Treasurer's Report

Kathi-summarized year end report.

Transferred \$29,900 to capital reserve account 12/29/23; Capital reserve total now \$166,500.
\$5900 in dues payable @ end of month

Architectural Committee Report- Kathi no activity to report

Road Committee Report -Gus

roads left as is to save money. Skipped gratings. With snow the roads were graveled and graded. After the most recent snowfall the roads were plowed and all looks great.

Firewise Committee Report - Karen M.

-Hingepoint partially paid. Balance to be paid after completion of burning in the spring. -Board should handle any further thinning with liaison help from the Firewise Committee-more later

-Community Defense Grant-won't know anything till March 2024.

-Firewise committee is in planning stage for this years upcoming events e.g. chipping events, BBQ, yard waste event etc.

-Discussion followed

Website Report - Steve G.

-Did General website maintenance.

-added approved minutes from 12/23 Board Meeting to website

-Removed Kathi C. name from road committee

OLD BUSINESS:

-Shed for packages-Kathi C. will work on quotes for associated costs. Will revisit next meeting

-Repair of South entrance mailbox stand- Gus and Ryan will take a look at it and report next meeting

-Common Area-Kathi C. insurance quote for liability for paths or trails in common areas is \$11,450. from one carrier. This is about a \$3000 increase over what is paid now for liability insurance. Kathi has asked for additional quotes from Kelsey Bourne and will report at next meeting

Peter Arneil and Terry Buchanan are addressing common area issue.

Clubhouse Concrete -Cost estimate

Melissa H. has spoken to two contractors who will look at the area, but neither has yet. She will reach out to them again and report at next meeting

NEW BUSINESS:

-Test Call System:No test has been done. Karen M and Kathi C. will work on accomplishing this item. Discussion followed.

- Dead Tree Removal-Steve Syre was going to look into this. Nothing from Steve. Karen M. will follow up Discussion followed

-Pinecone composting-There is a worry about liability for vendor coming on properties. Vendor should provide business license, bonding and copy of insurance before events.

Karen M. will follow up with vendor as to above needs for events.

Money Laundering -Board info

Kathi C. has received paperwork from the U.S. Treasury. All businesses must record and submit beneficial ownership information to the Treasury by the end of 2024. For SMRC this includes all Board members. All board members will need to submit a copy of their driver license to Kathi C.

Garbage and Keycard validation

There is a lot owner whose key card has been suspended for non payment of HOA dues. It has been observed that his pickup truck is being used by another lot owner to haul garbage. Discussion followed.

Decision:Shut off key card to whoever gave it to the person whose card was suspended. Kathi C. will send an email suspending the keycard.

MEMBER COMMENTS:

Peter Arneil:He is looking at the issue of updating CCR's. He asked for input from others for direction. No response. Discussion followed.

Group will meet and decide how to proceed with CCR's: Anton M., Kathi C, Terry B., Melissa H., Peter A., Rick R.

Steve G. question about changing bylaws- 60% of membership needs to approve each proposal for changes to occur. Discussion followed. Anton M. will look at ways membership can most effectively vote

on bylaws, e.g. using zoom etc.

EXECUTIVE SESSION-to follow board meeting adjournment

NEXT MEETING:Thursday February 8,2024 @ 5pm

ADJOURNMENT: Gus 5:56pm

Respectfully submitted,

Gale Haley
SMRC Secretary