

# Sun Mountain Ranch Club

## BOARD OF DIRECTORS MEETING

April 29th 2023

### Minutes

#### **Call to Order**

Kitty R. - 9am

#### **Board Members Present:**

Steve Shipman

Brad B.

Melissa

Kitty R.

Kathi C.

#### **Absent:**

#### **Members at Large Present**

Jil Wickander

#### **Approval of Agenda:**

Kathi moved to approve

Steve S. 2nd

#### **Approval of Previous Meetings Minutes**

Kathi moved to approve

Kitty 2nd

Melissa abstained

#### **Member Comment**

Jil W. wants to connect with David Lukas about the Dark Sky Project. She spoke about the Twin Lks Aquifer issues - How can water from Wolf Creek be stored. Can Twin Lakes be used for water retention to be used for fire suppression?

#### **Reports:**

- **Treasurer's Report**

Running a little under budget for dues collection. Bathhouse capital improvements were done - hot water heaters and faucets replaced. On budget.

- **Architectural Committee Report**

1 application for a shed, a garage and a carport. Many projects have been applied for back in 2021 and 2022, but are just now starting construction.

- Road Committee Report

Snow plowing and road maintenance - The Committee didn't meet over the winter. Waiting for Gus to return and Melissa will type up notes from last year's drive thru. Work on Little Twin road will continue. Some gravel has been spread to help getting in and out.

- Firewise Committee Report -

#### FIREWISE COMMITTEE REPORT

May 2023

CHIPPING EVENT: Seven committee members and Ryan Ryker and Rick Rottman limbed up trees and removed small ones all along Twin Lakes, Knotty Pine, and Larkspur on Sat April 15 th . Volunteers also worked on Chokecherry (John), and the north entrance afterwards (Terri and Karen). Further small trees were removed along Larkspur by Karen and Rick R. All were chipped April 25 th, and chips are available for members (Karen and Rick took some already). Thank you to Okanogan Conservation District for providing this service free of charge – Brothers Fire did the work.

May 6 th from 12-3pm will be a BBQ sponsored by Firewise using some of the firewise funds. Please RSVP if you plan to attend. 50 people planning to come so far. We will have door prizes, DNRD6, and OCD folks there to answer any firewise questions. Ken Bevis will also speak.

May 13,14 and June 3,4 will be our yearly free yard waste for our members – will be using the \$3000 grant from DNR. Please watch emails for reminders.

Karen has obtained a quote from DNR for a 50/50 project in the common area between Larkspur and Twin Lakes Road –they would pay \$3800 and we would match that from our funds. I will have them do a quote for the area below Starflower. Wouldn't start till the fall at this point as there would be slash to burn. Need to get bids from contractors – might have one next week. These are small projects – they would like bigger projects so might be tough to obtain. So important to thin these areas to create fire breaks. DNR's 50/50 program will run till summer 2024, but they anticipate funding for a couple more years too.

To maintain our Firewise Status we will have to revise our action plan this year. If you have suggestions send them to our committee via [smrcfirewise@gmail.com](mailto:smrcfirewise@gmail.com) Our committee is super active, meets once a month on the 3 rd Wed via zoom, and We welcome newcomers. We send out newsletters once a month, except in the summer.

- Website Report -

Steve G. - Updated Homepage - Put meeting on homepage - Updated New Member Packet link and file

- Common Area Space Committee Report

Jil will be posting on the white boards to help members to identify noxious weeds on their property and show which ones need to be removed. She will also develop literature to help people Firewise their property. Jil will also be talking to property owners about new replacement plantings and being Firewise compliant. She will also contact Steve Syre about weed control.

**OLD BUSINESS:**

**- Reserve Study links & use**

Reserve study is a guideline - not final. Helps guide going forward about things that may need to be maintained or replaced.

Looking at preventative maintenance for clubhouse

**NEW BUSINESS:.**

- Bank account signers haven't changed - Board has left the account signers as is until the next Board members are elected.

- Create a to-do list for maintenance items and repairs (repaint signs, clean culverts, repair road signs, etc.) Kathi made a list from a quick drive around. Volunteers needed for these issues.

1. Larkspur Park sign needs repair
2. Stain entrance signs at both entrances ( Jil volunteered to do this)
3. Replace basketball backboards - Steve S. says remove?
4. Drag pickleball court pad back onto the concrete - Remove pad, paint and seal concrete.
5. Repair road signs that are leaning due to snow plow damage.
6. Install "Hidden Driveway/Children at Play" signs on Barnaby Hill.
7. Install Spring Beauty Rd sign - (Schneider's have volunteered to do Memorial Day Weekend)
8. Dumpster building fascia needs to be replaced and covered with metal - Ask Trent about replacing and about using Hardy board.
9. Limb up trees in the park so mowing is easier.
10. Install Diaper changing stations in restrooms
11. Install Public 1st Aid kit outside Bathhouse.

- Pool house concrete crack update - We got a quote from JR Concrete, we would like to get more estimates. But if no other contractors can give a bid, we'll need to get on JR Concrete's schedule. A scope of work needs to be assessed before giving the go ahead. Melissa will try and get some quotes from local contractors.

The Board discussed replacing the Solar Radiators on the roof of the Clubhouse. No plan yet.

Add to Newsletters - Next AGM we will elect 2 new Board members, Secretary, and President.  
Add fee reminder for rebuilding collapsed buildings.

Next Regular Board Meeting will be : June 17th 2023 @9am  
The 2023 Annual General Meeting has a tentative date of Sept 23rd 2023

Adjournment  
Kitty adjourns meeting  
Kathi 2nd.