

**APPROVED**

**GENERAL MEMBERSHIP MEETING  
SUN MOUNTAIN RANCH CLUB MEMBERSHIP ASSOCIATION**

9:00am, September 24th, 2022

Larkspur Park

Meeting called to order at 09:10

**Board Members Present:** Kitty Ryker, President; Steve Shipman, Vice President and Director 3; Jil Wickander, Director 2; Chuck Denson, Director 4; Kathi Cherrier, Treasurer and Director 5; Karen Mulcahy, Secretary.

Members at Large - 36 members and their co-owners, 5 proxies, out of 284 owners – around 50 “present”.

**THANKS** – The board wishes to thank all the members who showed up and participated. It was the best turnout this board has seen for an annual meeting.

**REPORTS:**

Karen Mulcahy, Secretary :

Approval of 2021 General Meeting Minutes – Motion to approve 2021 minutes - Moved, Seconded, Unanimous.

Kathi Cherrier, Treasurer :

**2022 Finance Report & 2023 Budget Proposal** – 18 lots changed hands, and was worth about \$4 million in real estate. We still have \$56,000 owing in dues which is normal as the second half not due till October 10th, and only 3 owners are late so far. We have 299 lots now, 284 lot owners. Many members have signed up for emailing of annual meeting and notices and this saves us all money. It cost \$7200 to update the security system damaged by mice, insurance went up this year, parks expenses were up and costs for new filter system for pool. There will be new professional fees that will be coming up - \$10,000 on lawyer fees this year and \$8200 recovered when a member paid up. Snowplowing cost \$25000 this year. Have had a full year with compactor and our savings have come and gone....but with 175 full time lot owners the amount of garbage and recycling has increased hugely. We are \$10,000 ahead so far this year even without our dues owing.

**Budget:** Several questions-Q: Is budget on our website? A: No, we send a statement out at the end of the year. Q: How do we set the cost numbers on architect applications. A: Board came up with these numbers but Kathi feels new board should revisit these costs and charge for utilities installation. Q: Road costs changes seem drastic. A: It is just proposed and can be amended at any time. Road committee will be presenting possible costs later. Q: What do have in accounts now? A: \$3800 in checking, \$152,000 in capital improvements, \$52,000 in savings. Q: Can the board spend whatever they want on capital improvements. A: Yes, is in our CC&R's. The member feels the membership should be informed of any large expense...board generally agrees with this and usually comes to the membership with anything large. Board was asked to introduce themselves and they did.

## **ELECTIONS**

### Director Position #2 – Jil Wickander, incumbent 2-year term

Nominations – Melissa Hughes – she stated her qualifications– voted in by acclamation

### Director Position #4 – Chuck Denson, incumbent 2-year term

Nominations -Chuck Denson standing for position; Brad Bekendam nominated -he stated his qualifications. Membership reminded that you don't have to be a member to stand for election.

Gus Clay nominated Jerry Jorgenson - he declined.

Chuck 14, Brad 29 – Brad Bekendam elected.

### Secretary – Karen Mulcahy, (resigned) 1-year term – no replacement Treasurer – Kathi Cherrier,

incumbent 1-year term – unopposed. Many thanks.

## **COMMITTEE REPORTS**

### **Architectural Committee** :Kathi Cherrier, Chair:

Thanks her new committee members... two architects on the committee -In 2021 they had 2 applications for stick built, 3 apps for prefab house, 3 garages, 3 small sheds, 3 power and wells. In 2022 have had apps for 2 houses, 1 pre-fab home, 1 garage, 3 small sheds and 12 for other improvements – solar arrays, power, well, septic, driveways, water and landscape - see attached. Our attorney has advised us that anytime a member makes a change to a lot, like power, well or septic, we should have an application to do so. Protects the homeowner association from lawsuits. County codes are different from our CC&R's and Bylaws. Reminder to read the bylaws and CC&R's. PLEASE EVERYONE FIND YOUR CORNERS and identify them clearly as we hope to be doing some greenbelt thinning and property thinning in the coming years. Will see some red flags in the greenbelts to identify a path through them.

### **Roads Committee** :Kathi Cherrier, Chair -deferring report to Jil and Gus.

The committee has assessed the roads and looked for present problem areas and potential future problem areas. Roads and garbage are our biggest expense. Have done comparisons with Edelweiss and Lost River. Discussion re: how good are our roads? These are primitive roads...cut in with a dozer. Homeowners are concerned about the state of the roads. Our roads are wide enough – most of our issues are drainage and committee identified some areas where culverts could help as well as changing the grade of the roads. We have expertise in this development. Karla Flaming is senior accountant for city on the west side and lives on Knotty Pine and wants the road to be maintained appropriately. Jil has grading and road work experience – Gus as well. Committee is working on winter road improvements right now. They will meet with Bob and see what he recommends. There also should be proper sloped grading. Speeding is always an issue too and neighbors need to police neighbors.

Road committee will always answer to the board. Questions raised about MgCl and its toxicity – in 48 hours it should have subsided. Until then you should clean your pets’ paws after a walk as

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it is a salt and can be an irritant. Comment -that the fewer times you grade the less dust you will have. Important to also crown the roads. Road committee thanked for their work.

**Greenspace Committee:** Jil Wickander, Chair:

Thanks to Steve Shipman for his contributions. There was discussion about the generous donation of this playground to the development – it was probably a \$50,000 project and is beautiful! We will do a plaque to dedicate this playground to the lot owner’s children. Jil had lots of plans for a picnic area at Little Twin, dog park, playground etc. but liabilities would increase greatly so many plans were scrapped even though there was some support. The trails committee is now called “greenspace committee” also due to these issues. In fact our current insurance company would have dropped us and other companies would have increased our rates greatly.

Jil has been riding the greenspace /greenbelt areas, identifying them and marking them with red flags. Also has been working on wildlife, native landscapes, noxious weeds and dark skies information too. Great work Jil.

**Facilities Report:** Kitty Ryker, President: A new filter system was put in pool. The donation of the playground was huge and a wonderful improvement. We will be doing a new drain system around the pool and cost is estimated at \$17,000– uncontrolled water drainage knocks at least 200 tiles off the pool yearly. We will also need to replace our passive solar equipment as it leaks. We had volunteers paint the sheds and they look great – thanks to Kathi, Rod, Ryan, Steve G. and Jil!!!!

**Firewise Report:** Karen Mulcahy, Chair:

See attached document- Lots done this year: 27 dead trees removed from along the roads, 2 separate yard waste events removing without burning almost 11 tons of material, enrolled in Dial My Calls program giving us the ability to blast an emergency phone call to all members, DNR 50/50 project with about 30 properties signed up to have their properties thinned, and lastly, new grants coming along thanks to our current federal government – may enable us to thin some properties at ZERO cost. Okanogan Conservation District will be doing this service. I will be contacting those folks who expressed interest and more info to come.

**Website Report:** Steve Giambone, Webmaster:

Steve asks everyone to take a look at Website. See what’s there. Also look at the new map and make sure address info is correct on the lots.

**NEW BUSINESS :**

**Reserve Study**

A member questioned if we are required to do a reserve study. Kathi looked into this and we are required by law to have a reserve study done to assess our assets and determine

replacement costs and map it out over 30 years. This study will cost \$2,950, look at all our regular costs and assets and determine a figure we need in our contingency fund for Capital improvements. This needs to be done and was made law due to precedents from previous

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lawsuits. Kathi contacted 5 professional companies and only 3 responded, and only one will come here. Annual update needed and must be fully redone every 3 years.

**Adult Pool Hours:**

Shonda Shipman spoke. She has been an owner for 13 years and is proposing adult hours at the pool because of unruly children. Proposing a time from 4-6pm as the hours and possibly a morning time too. Our pool signs are posted per Washington regulations and children 13 and under should be accompanied by adults. The problem is how to enforce? We can enforce violations if we track the offenders per their card so letting the board know the time the offence happened is crucial.

Jil Wickander states she be creating a survey to send to members and this will go on it to see if members like the proposal

**Zoom meeting:**

Rick Rottman spoke: He would like the board to consider trying to do zoom meetings. The board states we have band width issues and we need people to help. Board would like to pursue this further now and would like a zoom committee created to look at the issue. Rick stated he will form a committee.

Jil also said she would put this issue on the survey as well.

**UNFINISHED BUSINESS-** none

**THANK YOU TO OUR VOLUNTEERS:**

Alan Sodell Mailbox Coordinator  
Steve Giambone Website Master  
Ryan Ryker Chief Cook & Bottle washer with a tractor Architect Committee  
Members Road Committee Members  
FireWise Committee Members Greenspace Committee Members

And again thanks to all the members who came to the meeting and gave their opinions and asked such important questions.

**Two reminders:**

The board may have to add more mailboxes as only 10 left in total to be purchased. Also, with the increased costs due to increased full time members and increased cost of living, dues may go up as well. Be prepared – not happening this year but inevitable.

**QUESTIONS, COMMENTS, OR CONCERNS FROM THE MEMBERSHIP**

None added as comments and questions occurred all along.

**ADJOURNMENT – Moved, seconded and approved at 11:13**