

Approved
Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING

8-19-2023

AGENDA

Call to Order

Kitty Ryker Director 1 + President called meeting to order 9:05am

Board Members Present:

Kitty R. (Director 1 + President) Kathi Cherrier (Director 5) Melissa Hughes (Director 2 + Vice President)

Absent:

Brad Bekendam (Director 4) Steve Shipman (Director 3)

Members at Large Present

Anton McGready - Jil Wikander - Jim Elicker - Steve Syre - David Lukas - Karen Mulchay

Approval of Agenda:

Kitty R. Moves to approve - Kathi C. 2nds - Approved

Approval of Previous Meetings Minutes

Approved via Email by the Board

Member Comment

Karen M. suggests we make Board Directors, President and Secretary job descriptions for the Annual General Meeting. She also volunteered to write it up. She also suggested we send the "Board Approved Version" of the Minutes out to the Membership via Email.

Steve Syre made a proposal for the handling of recycled glass at our dumpster. He will go down to Methow Recycles and find out what they are doing with the glass that they get now. He will report back at the Annual Membership Meeting.

Jil W. is still taking comments for her upcoming survey for the community. She also wants to present the Board with Dark Sky recommendations for our HOA. The survey should be presented to the Board before the Annual Meeting. Also she will be bringing up electronic voting in the survey.

Reports:

● **Treasurer's Report**

Kathi C. - The Treasurer's Report was submitted and was looked over by the Board and Members. Dues collection is on pace for the year. The budget is in good shape so far for this year.

● **Architectural Committee Report**

Kathi C. - There have been 15 applications submitted to the Committee. These are from 2023.

● **Road Committee Report**

No Report submitted. Jil commented that she had worked with Palm Construction and said that road maintenance is very expensive. She will try to get the figures to the Board for the improvements for the 1 mile of road they worked on in Pleasant Valley out by Wolf Creek. The Board also talked about getting some work done on the North Entrance road. The washboard is getting pretty bad. They also talked about Earthbind as a dust control agent. It may be more cost effective and works well.

● **Firewise Committee Report**

Karen M. reported she had done 2 Firewise walkthroughs on the Common Spaces with contractors. DNR has said they will pay almost \$10k for their part of the cost share for thinning and clearing of our Common Areas.

● **Website Report**

Steve G. - Updated Pool Information on Homepage - Updated Homepage with the most recent Burn Ban Information from Okanogan Co. website. Added Spring/Summer newsletter links on the Homepage and Newsletter pages.

● **Greenspace (Common Area) Committee Report**

Jil W. - Jil made a short presentation on Noxious Weeds. She will make a longer presentation at the Annual Membership Meeting. She also passed on some pamphlets for both the Noxious weeds and the Methow Dark Sky Coalition.

OLD BUSINESS:

1. Larkspur Sign needs repair - In Progress
2. Stain entrance signs at both entrances - In Progress (Jil)
3. Replace Basketball backboards - Address at Annual Meeting
4. Drag Pickleball court pad back into place - Ongoing, need volunteers
5. Repair road signs leaning due to snow plowing - Ongoing
6. Install "Hidden Driveway/Children at Play" signs on Barnaby Hill - Ongoing
7. Dumpster building fascia needs replacement - Ongoing
8. Poolhouse concrete crack update - Melissa contacted 2 contractors, 1 said no, and the other said they would come out and give a bid soon.
9. Solar Radiators at Clubhouse - Plan in place and budget dollars allocated to replace next Spring.

NEW BUSINESS:

2024 Budget Approval - Board discussed having meetings by Zoom, they will continue looking into options and talk with Rick Rottman. Kitty R. motioned to approve the Budget - Melissa 2nd - Approved

Annual Meeting agenda finalization - Draft Agenda finalized and approved by the Board

Road Plans -Committee will meet soon

Clubhouse sign - Addressed in old business - in progress

Road Smoothing - Committee will discuss soon - will Loyds Logging do this?

Cameras at Clubhouse Sync Issues - Andy is working on getting and installing new cameras

Razor Wire installation at Clubhouse - Jil will talk with Derry about Brackets and Wire.

Chickens loose - Jill helped address the issue. They shouldn't be a problem any longer. There may be one or two more loose, but they're working on collecting them.

The Board had a discussion on how often meetings need to be, and will leave to the newly elected Board to decide/schedule.

Member Comment

Steve Syre - Dead Tree close to the roadway at Steve Syres driveway - Kathi C. moves to allow tree to be removed at homeowners expense - Steve Syre's tree removal request was approved provided a licensed/bonded contractor is used and at Mr. Syre's expense. - Melissa 2nd's - Approved by Board

EXECUTIVE SESSION

none

Kitty R. Moves to adjourn - Melissa 2nd's
Meeting Adjourned 11:15am

Next Meeting is Sept 23 2023