

# Sun Mountain Ranch Club

## BOARD OF DIRECTORS MEETING

Wednesday August 11<sup>th</sup>, 2021– 9:00 a.m.

Call to Order: 0902

**Members Present** - President Rick Chapman, and Vice President Steve Shipman, via phone  
In person members - Director 1 Kitty Ryker, Director 2 Gus Clay, Treasurer Kathi Cherrier, Website  
Chairman Steve Giambone, Secretary Karen Mulcahy

**Members at large** - Ryan Ryker, Paul Gissing, Sue Langdalen

**Absent** - Phil Stanford

**Approval of Agenda** - Moved and seconded, Rick C. and Steve S. - approved

**Approval of Previous Meetings Minutes** -Moved and seconded, Gus C. and Kitty R. - approved

**Public Comment** - Sue Langdalen introduced herself and is concerned re:stake markers on roads - Board explained we want to plan some road improvements and need to know where the actual roads are before we can plan anything. This doesn't mean we will be doing anything to certain properties. Roads were placed years ago using old 1970's GPS and the topography dictated some road placement. GPS has improved. No formal plans yet.

Paul Gissing introduced himself and was concerned re: Cascade concrete update item and what that meant. Also concerned re: mitigation issues that might occur when Cascade Concrete stops operations- Steve S. (knows former owners) explained Cascade has a bond in place to operate their pit - they ultimately have to restore area back to its original state as much as possible - DNR manages it with them and restoring is not happening yet. It should not affect Paul's lot negatively. Board also explained the issue with Cascade conducting business (storing equipment) on their private lot in our development which is against CC&R's and we have an attorney working to resolve the issue.

### **Reports:**

- **Treasurer's Report** - we have received more dues than we planned so far (members are paying some back dues owed) and we are a little under budget thanks to the garbage compactor. Have saved \$1500 so far on July's garbage bill - we will actually recover the compactor installation expenses by the end of the year with the decrease in garbage removal costs due to compactor. Some comments were made on a member's property finally being cleaned up.
- **Architectural Committee Report**- Kathi commented - 3 new applications so far. The road problem on Balsamroot/Appaloosa needs some work still - Phil was in charge - Kitty was to contact the owner, to fix the road, but some work had been done already.  
**Action Item** -Kitty can call owner again to say more work still needs to be done to restore to former state.
- **Road Committee Report**- CO-OP costs for possibly moving transformers. **Action Item** tabled till fires abated, then Rick C. will revisit.

Buckskin sign - **Action Item** - Steve S, Gus, and Kitty will put the "Buckskin Rd". sign up and the "No Trespassing" sign up on Paint Rd trail's gate area when fires have calmed down. Steve S. has placed one in Horizon Flats area. Question - does one need to be put up on Quaking Aspen - board decided no sign needed.

- **Firewise Report**-Karen read proposal for Firewise funds in budget - we should start with our green spaces as individual owners are starting to do Firewise work. Treasurer states a line item for \$7,500 is in 2022 Annual Budget already, and some discussion that maybe we can put more in there as "Capital improvements". Discussion re: how beneficial firewise work is and it needs to be brought up at Annual Meeting. DNR has a 50/50 program that would help pay for costs. Concerns expressed about liabilities but owners/board would need to sign waiver/approval that DNR provides. Need to be clear, this is just a Firewise effort, not a fire break. **Action item:** Proposal will be in Firewise report at annual meeting and Karen will have packets of information for members to increase our Firewise involvement throughout the neighborhood.
- **Website Report**- people like that we post stuff on our Facebook page. Huge increases in readership, most likely due to fires- very constructive comments. Suggestion that Karen post some helpful links for Firewise info on Facebook. Steve G. and Karen and Kathi thanked for their information work! **Action item:** Karen to post links for Firewise info on Facebook page and on Firewise tab on SMRC website.

#### **OLD BUSINESS:**

- **Cascade concrete update** - Rick talked with Phil a few weeks ago - letter was to be drafted - is a work in progress- pending letter from attorney for board to look at and send. **Action Item:** Rick C. will follow up with Phil S.
- **CC&R violators foreclosure update TL1-98E** - waiting to hear from attorney on foreclosure status. **Action item:** Rick C. will follow up with Phil S.  
Discussion re: recent theft that took place on some properties while members were evacuated. Items have been recovered, the perpetrator is in custody at this time. If any members are missing items they should report this to our Sheriff.
- **Pool Drainage** - **Action item:** Gus obtaining quote from JA Wright tabled till fires settle.  
Discussion on other solutions as well such as adding dirt on south side of drive, create a drainage berm to help alleviate - a lot of drainage issues are from roof snowfall so will still need drainage installed around pool to prevent more tile breakage.
- **Garbage issues - fees paid for cards, roof fix update** - We need to update keycard policy - Board will update to establish a "re-instating fee" when cards have been shut off due to violations, and it will be a \$50 fee for each violation - should start by October 1st- **Action item:** Kathi will update and send to Rick and Phil for legalities. **Action Item:** Rick will discuss Garbage roof repair with Trent to ensure it was done.

#### **NEW BUSINESS:**

- **Annual Member Meeting - Approval of 2022 budget, other items to organize** -budget looks good and has a firewise line item  
All five directors positions are up for election - Rick C. wishes to remain on board in some capacity, for continuity and good of the HOA, Steve S will step down from board but will still be

on committees and be an active member for the good of the community. Steve and Rick thanked for their long-standing volunteer work!

Considering recent COVID case increases, we have decided to have our annual meeting outside. Motion to approve 2022 budget, moved and approved Steve S and Gus C.

**Action Item:** Board needs to purchase some refreshments - Karen and Kathi?? Rick to bring microphone, Gus and anyone else to bring sun shades. Members should bring chairs and masks. Kathi, Kitty, Steve G. and Karen will work on getting the snail mail and email notices out to the community asap.

TWIN trail-discussion - Rick C. and Gus want to send the letter Rick proposed to Methow Trails - it details how difficult it would be to get 100% approval for the trail from all the members here and other issues that would have to be overcome. Gus and Steve moved and approved a motion to send the letter to Methow Trails. **Action Item:** Rick will finalize letter and resend to board before it goes to Methow Trails.

Kathi mentioned she got a phone call from a member about an illegal sign on his property - Steve S clarified the sign is on the greenbelt, and it says Twin Lakes trail, it is not on their property. Member was concerned about skiers on his property and was told to call the Sherriff if concerned.

- Pool closing date approval for Trent- Decision that pool should remain open till end of September due to heat. Trent needs to find someone to check chemicals - but he could pull panels off and prepare as much as possible for closing before he leaves. **Action item:** Rick C. to contact Trent with this info.
- Other business- Steve S. will put legal contracts for outside contractor hires on thumb drive so board will have access to them.

Discussion re: snow removal - **Action item** - Road committee member will ensure Lloyds is contacted by Nov 1<sup>st</sup> with clear instructions for plowing south end wider, and to shovel the doorways as well.

Discussion - 13 property sales this year - totaling 3.86 million, not including the last one. Still lots of interest in buying in the community.

Meeting Adjourned at 10:22

**Next Meeting is the Annual meeting - Saturday, Sept 18<sup>th</sup>, 2021, at 0900 at the clubhouse/Larkspur Park area.**