

Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING
Friday, April 16, 2021

Call to Order: 0902

Members Present: Rick Chapman, President, Phil Sanford, Director 2, Kitty Ryker, Director 1, Kathi Cherrier, Treasurer, Gus C., Director 4, Karen Mulcahy, Secretary, Jil Wickander, member, Robert James, member
Phil Sanford left at 10:42

Approval of Agenda - done

Approval of Previous Meeting Minutes – moved, seconded, Gus, Kitty

Public Comment – Jil Wickander– rides horses around neighborhood. Wanted to let people know that many people on bikes are speeding around the neighborhood. Discussion re: difficulty enforcing speed limits. Robert James is concerned about roads conditions - so many potholes, when will they be graded. Also – comments from board on whether anyone was charged with break-in on Larkspur– possibly one arrested on gun charge. Also comments about gunshots heard recently coming from Chase road area and concerns about suspicious people and CC&R violators. Need to be more vigilant.

Trash/Recycle Area update – Fulton

Conference call with **Adam Fulton and Casey of Wastewise**: Right now, have a targeted date of having functional compactor Wed. May 19th (fallback of May 26th). Want to transition to new compactor and recycling – more blue bins. Two stages, morning - install compactor – afternoon, 2pm– have BOARD there for TRAINING. No need to modify current space!

Electrical and security system modification needed. We can wire so all doors open at once. Electrical will be done in two stages – first stage- 2 days work at pool building, 2nd stage is hardwiring to the machine. Milsteadt Electric will be there on the 19th. May cost less to get compactor in but rental rate will be higher – currently spent \$28,580.46 in 2020, a \$5,451 increase over 2019. Will be down to \$18-19,000 /year with new compactor

SIGNAGE AND EDUCATION -some for users, and some for machine – Question that if we rent it, shouldn't Wastewise pay for signage? He feels it should be shared.

If there is a power outage Casey will provide a dumpster. As far as locks and camera, maybe Andy Floyd can do something about the doors?

ACTION ITEM -Kathi Cherrier will send info to Adam re: contacting Floyd.

How will we monitor if full? Will have to be on a schedule.

Signage will be done after training to determine what's needed– will keep it simple

ACTION ITEM -TRAINING DAY – WHO AND HOW – Need someone to champion the May 19th roll out. Jil Wickander offered to be the point person.

Reports:

- **Treasurer's Report** – ahead on dues payments – EXTRA COSTS – Alan replaced mailbox numbers -good job. ALAN WILL BE REPLACING DEFECTIVE PARCEL LOCKS, also ordered postage and mailing envelopes– haven't had to order since 2018. We are looking good – 131 lot owners get their dues now by email, the rest by snail mail, and only 30 owners left not wanting mailing of regular correspondence.

- **Architectural Committee Report-** lot of applications, lot of building going on. Discussion re: differences between RT and TL CC&R's. Are changes needed? Was original intent to have more recreational /permanent mix. Discussion of intent at platting and development – some feel it was to build permanent homes, some feel it was more mixed recreational/permanent. Several comments re: TL covenants vs RT covenants – seems to be difference of opinion re: how we interpret recreation property. Years ago it was more tenting and camping, now more permanent or RVsbut still are strict rules for outhouses, and for sani-cans.
-Why are the CC&R's not the same? Rodeo Trails have bigger lots, no common areas. They did development differently – also will never be a separate road off main Twin Lakes Rd to Rodeo Trails, so they have to come in the SMRC main entrances.

Road Committee Report- What do we have left to spend on roads? Did some road restoration last year and used some of the extra money we didn't spend on snow plowing to do this. Need \$50,000 still for dust control – \$3000 only left over from snowplowing – could use some money from capital improvement budget. Have some savings we might be able to use. Reminder about the narrowness of the in/out at garbage during winter and will need to remind Lloyds again this winter.

ACTION ITEM -Phil will be driving the neighborhood with Lloyds to determine what we need.

Firewise Report-Very busy. SMRC chosen as focus community for Wildfire Ready Neighbors for Okanogan County and will be kickoff at the clubhouse April 19th – Winthrop Mayor, OCFD6 Chief Acord, Hilary Franz Public lands commissioner, media. We were awarded \$2300 for this – bought a battery operated polesaw to use for limbing up trees to be used with firewise committee members present. May 1st will be making free blue reflective yard signs for neighbors at clubhouse. Tentative date of May22-23 for dumpsters available to dispose of green yard waste. All paid for with grants. Doing research on biochar kilns. Will partner with DNR to limb up trees along Twin Lakes Drive in the fall and hopefully do some green space firewise improvements

- **Website Report-**compactor news will go on front page, keeping it updated

OLD BUSINESS

- **SMRC Trail Delineation-** Steve and Gus working on this -want to look at interior green belt areas – wants to put flags through these areas – concentrating on trail off south little twin area - Little Twin trail. Are following through on developing trails. We have 20 miles of common areas. Some people have given some pushback.
- **Cascade Concrete Update** – not heard anything – should have surveyors survey their lot as well
ACTION ITEM – Phil will ensure this gets surveyed when Buckskin road surveyed
- **CC&R violators - possible solutions** – no valid mailing address for one of our neighbors who hasn't paid dues – is a lien on the place- discussion on what to do – she is paying her taxes. NEED TO COME UP WITH LIST OF VIOLATORS FIRST AND BOARD ACTIONS PUT IN THE MINUTES. We all agree something must be done as there hasn't been any real action on this by the board, and it is affecting our community. We need pictures, written description of violation of CC&R's- can use monies if needed to take action. Need to change the culture of our community.

ACTION ITEM -Kitty and Gus will drive around and take pics of properties in violation of CC&R's and also those places that owe dues and have liens. Will start list and itemize board actions and have this in our minutes. Possibly start legal actions.

NEW BUSINESS

- **Illegal housing / Rental Policy Review** – RT/TL -the issue in Rodeo trails has abated – sani-can is gone – tenant appears to be gone. The basic unfairness of doing this sort of thing is the dumpster use, road use, using the clubhouse facilities.
ACTION ITEM - Phil will draft a letter stating non-tolerance...living area doesn't meet the 720 sq ft requirements. Will have to address the tiny house issue in SMRC at some point. More to follow in later meeting.
- **Unauthorized Motor Vehicles** – Quad use letter – Phil has a letter but needs more work – roads within our system have some areas that are listed as public due to how things were recorded years ago. **Tabled till next meeting**
- **Clubhouse drainage issues** – need to plow snow that roof sheds out more and plow the driveway past the side ditch, possibly berm up hillside.
ACTION ITEM – hillside needs berming – who will do this???
- **Buckskin roundabout survey update**-Steve S contacted NCW surveyors -can do this on April 22nd.
Motion-SMRC will hire NCW Land Surveyors to delineate the Buckskin approach road, and cul de sac, and to also include surveying Cascade Concrete lot. Moved, approved, Steve S., Phil S.
ACTION ITEM – Phil S. will meet with surveyors, Gus will follow up with County after area surveyed
- **Revamp New Owner Packet** – will include new garbage policy, committee members.
ACTION ITEM -Karen will send updated committee list as word doc to Kathi C. for the packet.
- **Outside Service contracts**- need to modify contracts to be on a month to month basis...ongoing, with 30 day notice-pause on grounds maintenance contract. It is Trent's 5th year – discussion re: raise. Pay for each contract - \$7500/\$4500 – only for 6 months - ~ \$1900/month. Discussed that we paid extra for painting of tables and parking spots work and this should be part of regular maintenance. Paige's contract will need some changes as well.
ACTION ITEM - Steve S. will revise contracts.
MOTION: That we approve an increase of 2.5% annually on the compensation for both pool and parks maintenance yearly. Moved and approved.
- **Pool opening** – pools can re-open at 50% - need to post a sign with number of people allowed and to maintain social distancing on grass. Larry coming over on 12th to fix tiles.
ACTION ITEM - Rick will call Trent to drain pool and Kathi order signs soon. Pool opening by Memorial Day weekend.
- **RV/camping use in SMRC** - covered earlier – allowed to leave RV/Trailer on TL lots, different in RT - not unless people are there using them and not kept permanently unless in garage.
- **Speeders**- Phil will address it??

Meeting adjourned at 11:10

Next meeting is Wed, May 19th, 2021 at 1200 noon.