

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

February 8, 2024

APPROVED Minutes

Call to Order

Gus C. 5:00pm

Board Members Present: Alexander Hunold, Kathi Cherrier, Brad Bekendam, Gus Clay, Anton McGready, Melissa Hinkle, Gale Haley

Members at Large Present: Rick Rottman, Steve Giambino, Karen Mulcahy, Serena Shapiro, Jim Elicker,, Peter Arneil, Ryan Ryker, Sue Langdalen

Approval of Agenda: Gus-moved to approve, seconded

Approval of Previous Meetings Minutes

Gus-moved to approve
seconded

Reports:

Treasurer's Report

Kathi-Wastewise paid twice for December so there was a credit balance for January. Otherwise the budget is on pace. \$704 for computer upgrades. Balances: Checking: \$8,000, regular savings:\$110,000, Capital reserves:\$166,000.

There are lots of dues receivable

Architectural Committee Report- Kathi no activity to report

Road Committee Report -Gus

Lloyd's cleaned up roads, but with recent thaw potholes are coming out. Holding off to fill in potholes at this time as gravel won't stay. This is a bad time of year.

Firewise Committee Report - Karen M.

review of firewise activities. Chipping/wastewise events are being paid for by Okanogan Conservation District. More info to follow.

Dial my Calls test-generally successful. There will be a test text in a week. The Firewise committee feels the board should maintain common areas. OCD just contacted Karen about a 75%/25% cost share to accomplish common areas cleanup. Karen to send out emails and info to the board to review. Will discuss in the March meeting.

Website Report - Steve G.

upcoming meeting with Pattii Nordby and Karen Mulcahy to come up with ideas to update the website.

Let Steve know if you have any ideas for updates

CCR -Anton. First committee meeting 2/1/24.

Asking atty to clarify what can/can't do for update of CCRs.

Discussion followed re: need for 60%of HOA to approve any changes. Any owner not voting counts as a no vote So looking at ways to improve voter participation.

There are safe,secure E-voting systems that are reasonably priced that could work. Also noted that there needs to be an active campaign to get out the vote.

Motion:move ahead with e-voting system research and marketing to advertise voting. Seconded.

Passed

OLD BUSINESS:

-Shed for packages-Package tower cost:\$2,800-3,900 for commercial unit. Regular mailbox tower \$2240-3200. These prices don't include concrete work etc.

-Repair of South entrance mailbox stand- Gus checked out the structure and said it is very stable and doesn't need any work.

-Common Area-No reps from the group were present. Motion to remove committee from agenda at this time. Seconded. Passed

Clubhouse Concrete -Cost estimate

Melissa H. -Evans Concrete to look at job tomorrow. She'll report back with a bid. Only other bid was from 5-Star about a year ago and it was \$10,298. Price does not include excavation, gravel or compacting. Price is probably 15-20% higher this year because of higher costs. Dead Tree Removal

-Gus asked Karen to resend areas involved and he'll map it out. Pinecone roundup-remove from agenda at this time

Bylaws-Anton-will be under CCR heading for future meetings

NEW BUSINESS:

None

MEMBER COMMENTS:

Kaaren M. sending out cost share program info with board -discussion followed. Alexander H. to coordinate processes with OCD.

EXECUTIVE SESSION-to follow board meeting adjournment

NEXT MEETING:Thursday March 14,2024@ 5pm

ADJOURNMENT: Gus 5:50pm

Respectfully submitted,

Gale Haley
SMRC Secretary