

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

March 14,2024

DRAFT 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: Steve Giambino, Karen Mulcahy, Serena Shapiro,, Peter Arneil, Patti Nordby, Don Haley, Alex Zavadsky,

Approval of Previous Meetings Minutes

Gus-moved to approve

seconded. Passed

Reports:

Treasurer's Report

Kathi-Slightly below on dues collection. Otherwise the budget is on pace. Balances: Checking: \$8700, regular savings:\$103,500, Capital reserves:\$167308. \$155,944 for dues receivable.

Architectural Committee Report- Kathi 2 new applications in February. One for house and garage. Second for utilities on Mertensia and Batrnaby.

Road Committee Report -Gus

Potholesafter thawing. Lloyd's put gravel at the south end. Spent 6,100on gravel and 9.024 on plowing. 7269 on sanding. Discussion followed. Suggestions on how to improve roads.

Firewise Committee Report - Karen M.

review of firewise activities. Chipping/wastewise events are being paid for by Okanogan Conservation District. More info to follow. Polesaw uses instructions being worked on. Keys will go all to all firewise members for the board room to be able to check out pole saws for use by homeowners. Kathi C. will get keys.

CWPP community Wildfire Protection Program will meet March 28 2024 from 5-7pm at the Barn.

Common area burning-Hingepoint did burning

Alexander will take over the common areas cost share program. Discussion followed.

Website Report - Steve G.

consolidating 15 links down to 9 for easier use .

Let Steve know what you would like on the homepage.

PDF updated. Patti N. has done most of the work on updating the site.

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

Kathi had an attorney look at our interpretation of CCRs. Basically, HOA cannot make things more restrictive.

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-no action at this time

Clubhouse Concrete -Cost estimate from Evans construction is \$ 19,349.00 which includes removing old pad, rebar etc. Motion to spend 19,349 for concrete repair. seconded. Passed

Melissa H. will coordinate with Evans to begin job ASAP

Dead Tree Removal -Gus asked Karen to resend areas involved and he'll map it out.

Kathi and Karen: dial my call texting was very good. Just 74 people didn't get the text mostly because we had land line phone numbers for those folks. Decided that if there is a real emergency both voicemail and text messages will be sent out.

-OCD Cost Share: Discussion around cost share in Firewise areas. We will invite Eli to do a site visit with Alexander.

NEW BUSINESS:

Jill Wickander is asking to be reinstated as chair of the common areas committee. Bard doesn't feel the need to reinstate her at this time. Discussion followed.

MEMBER COMMENTS:

Patty Nordby thanked board for involving Eli L. from OCD in the process of evaluating common areas

.

EXECUTIVE SESSION-to follow board meeting adjournment

NEXT MEETING:

April Board Meeting is canceled

ADJOURNMENT: Gus 6:24pm

Respectfully submitted,

Gale Haley
SMRC Secretary