

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

November 9, 2023

APPROVED MINUTES

Call to Order: 5:00pm

Board Members Present: Gus Clay, President, Anton McGready, Dir 1; Brad Bekendam, Dir 4; Alexander Hunold, Dir 5; Kathi Cherrier, Treasurer; Gale Haley, Secretary
Absent: Melissa Hinkle, VP

Members at Large Present; Jim Elicker, Tom Ettinger, David Evans, Steve Giamboni, Karen Mulcahy, Marcia Jennings, Rick Jennings, David Lussier, Rick Rottman, Serena Shapiro, Tom Shaw, Kat Werle

Approval of Agenda: moved and 2nd.

Approval of Previous Board Meeting Minutes: 10-12-2023 meeting minutes approved as written.

Member Comments: None

Reports:

Treasurer's Report: received \$12,900 invoice for grading work done in September 2023 by Lloyd Logging.

Regular Savings: \$123,445; Reserve Savings: \$135,941; outstanding HOA dues: \$8,316.87. Letters sent to homeowners with outstanding dues, no responses as of yet.

Brad proposed a monthly updated profit/loss report be sent out. Kathi will send .

Architectural Committee Report: no new applications (although some new building is occurring without previous approval)

Road committee Report: Lloyd Logging has redone roadwork at the North entrance and it is much better. No plans for future work at this time. Discussion followed.

Firewise Committee Report: See attached report. Common area thinning is on hold. Pine cone round-up-great success. Dead tree list available-these will be taken down in spring. DNR-working on more funding for chipping events, etc. Patty Nordby working on calendar and newsletter. Discussion followed.

Website Report: updated links, new minutes and approved board minutes from October will be uploaded when received.

OLD BUSINESS: Brad-no Auditors have been found for audit, CCR's- board open to creation of committee for rewrite of CCR's. With Zoom available now, this will be very helpful for committee work. RCW code-there is a new State of Washington code that will give guidance for HOA CCRs that could be helpful in updating SMRC CCRs. More information can be put on the website regarding the newsletter for CCRs and firewise.

NEW BUSINESS: Property boundary line on Larkspur will be discussed in Executive Session. Zoom-Rick R. had questions for the board to consider regarding zoom links. Discussion followed. Motion to send zoom link to all SMRC membership and 2nd-passed. Rick R. suggested that the board acquire its own Zoom account (he is using his private account at this time). Paid Pro Account costs \$150/yr. Motion to buy zoom account-and 2nd. Passed. Kathi and Rick R. will work on buying the account.

Request from member to provide board agenda and Zoom link with email announcement of board meetings to all SMRC members. Secretary will send the above out 7-10 days prior to the meeting. With a reminder email 3 days prior to meeting. Moved and 2nd-passed.

Member Comments: Rick Jennings-suggest board members introduce themselves when meetings start. David Evans-introduced himself.

Executive Session-to follow adjournment of board meeting

Next board meeting: Thursday, December 14, 2023 5:00pm @ Winthrop library and Zoom.

Meeting adjourned: 6:05pm

Respectfully submitted,

Gale Haley, Secretary SMRC