

GENERAL MEMBERSHIP MEETING
SUN MOUNTAIN RANCH CLUB MEMBERSHIP ASSOCIATION

9:00am, September 18th, 2021

Larkspur Park

Meeting called to order at 0904.

Present: President and Director Five Rick Chapman, Vice President and Director Three Steve Shipman, Treasurer Kathi Cherrier, Director One Kitty Ryker, Director Two Phil Sanford, Secretary Karen Mulcahy, 41 members of SMRC and their co-owners, including proxies, out of 281 owners.

Absent: Director Four Gus Clay

REPORTS:

Karen Mulcahy, Secretary - Approval of 2019 General Meeting Minutes

-Motion to approve 2019 minutes- Moved, Seconded, unanimous

Kathi Cherrier, Treasurer -2020 Finance Report & 2022 Budget Proposal-

-in 2020 had 20 lot sales, 15 sales this year - accounted for \$5million+ for 2019, and \$3million+ in 2020 in house sales
-6 lot owners late with dues this year, 3 with 2 years or more owing
-we are doing well financially

Some budget changes - insurance costs went up, propane accidently left out - that will be corrected. We will most likely recoup our garbage costs for installing compactor. Clarified that we still pay for trip costs and disposal but we have far fewer trips = less garbage costs Questions re: how many full-time owners - bottom line is more people full time now and more use of all our facilities.

-Motion to accept budget for 2022 - Moved, Seconded - unanimous

ELECTIONS:

All positions are up for election, Secretary and Treasurer are always for one year. Last year we were unable to have elections, so the two positions that should have been elected last year are up for one-year terms only this year (directors two and four). Next year they will be up again for 2-year terms.

Secretary – Karen Mulcahy, incumbent, 1-year term
-re-elected by acclimation

Treasurer – Kathi Cherrier, incumbent, 1-year term
-re-elected by acclimation

Director Position #1 – Kitty Ryker, incumbent -2-year term

-Nominated by Jil, seconded,-elected by acclimation

Director Position #2 – Phil Sanford, incumbent -1-year term

-position is open

-Jil -self-nominated and seconded by Kitty - elected by acclimation

Director Position #3 – Steve Shipman, incumbent, 2-year term

-Chuck Denson self-nominated

-both spoke of their qualifications

-Ballot vote: Steve Shipman elected by 28 votes, Chuck 12

Director Position #4 – Gus Clay, incumbent - 1-year

-Position is open - Kitty - nominated Chuck Denson - elected by acclimation

Director Position #5 – Rick Chapman, incumbent - 2-year term

-position is open, Kathi Cherrier self-nominated - elected by acclimation

COMMITTEE REPORTS

Architectural Committee -Phil Sanford, Chair

Spoke about committee responsibilities - Kathi and Phil have been doing exclusively for 2 years....would be nice to have more people on it - plea for more people- no one stepped up.

Discussion on green space violations-what is the process to deal with violations - note it, bring it to the board etc. and depends on what it is as to how to pursue and at what level.

Roads Committee - Phil Sanford, Chair

Last year we decided to save money on the usual work we do - dust control was a big issue, pro and con. Needing some other urgent work on roads -some widening in places to put plowed snow. Work got delayed due to fires. Issues of contractors speeding, issues of how to deal with offenders and legal ramifications. We can't levy fines due to CC&R's. **ACTION ITEM:** Kathi will amend architectural form to speak to ensuring contractors follow speed limits.

Jil Wickander- introduced herself - she works for Palm construction - She discussed having talked with members and heard 5 main concerns -#1 roads, #2 firewise issues, # 3 adult pool hours, #4 annual meetings held when people are here, #5 a way of identifying members(stickers on cars perhaps?). Also talked a bit about the history around some developments. Talked about the fact we have Cadillac roads in here but feels there are several issues with the road upkeep including grader inexperience. She wants to develop a 5-year plan. Discussed how costly road repair is - \$40,000 to repair one mile of road in North Village neighborhood.

There was still some misunderstanding within membership as to what we are going to do with the roads. Phil explained the "road survey" again - limited to the worst roads so far - did it to clarify road right of ways so we can proceed with fixing within appropriate boundaries and do it in a cost-effective way.

Trails System Committee - Steve Shipman, Chair

Showed on plat map the green belt areas in our development - all trails would be for nonmotorized use. Described what has been done and further plans - last year focused on track C. Clarified that Methow Trails have nothing to do with our internal trails in here. A couple of members want to be on committee - Jim Elicker and Jil Wickander stepped up.

Facilities Report - Rick Chapman, President

First addressed the issue of Methow Trails - they came to us last year about the TWIN TRAIL - they want to place it along our eastern side. Methow Conservancy owns the land right next to that border and they are not allowing a trail there due to their agreement with the people they purchased it from. So Methow Trails came to us.

We can't allow a public trail on our greenspace as that land is jointly owned by all the 281 owners of the 300 lots in SMRC - they, and the banks that own their mortgages, if existing, would all have to sign to agree to it - it is a dead issue.

The garbage Compactor was installed, and we have had some glitches but it is back and running well. Any garbage placed must be appropriate - the signs indicate what is not allowed and the garbage policy is also listed on our website. We are having issues with the doors and cameras due to mouse damage to the wires and it is slated to be fixed by Andy Floyd.

We replaced the pool motor this year and we need French drains around the pool to prevent the constant damage to the pool tiles. **ACTION ITEM:** Rick C. to contact Jim Wright to do the work.

Firewise Report - Karen Mulcahy, Chair

Thanks to everyone for the hard work. We had a good year - projects were: free chipping for any property yard waste, Nov 2020; free blue reflective yard signs for May 2021 - 70 made, have 31 blanks left, 103 properties with blue signs; 27 properties got free firewise home assessments, some still waiting for reports that were delayed due to fire situation this summer. Four tons of yard waste taken to Twisp transfer station at the end of May instead of burning and more was taken during the free yard waste disposal in April.

We need to do more - the recent fire in SMRC would have been far worse if we hadn't had helicopter and hot shot crew support - our local fire dept wouldn't have had the means to suppress it. Our board has added a firewise budget line item and we will be needing it and more.

NEW BUSINESS

Keycard Policy change effective Nov 1, 2021 - The main change is that we will now charge you \$50 to reinstate your card if it gets shut down due to CC&R infractions.

UNFINISHED BUSINESS

Construction & Improvement Fees effective Jan 1, 2020 - these are very common in most HOA's and help offset the costs of the wear and tear on the roads from this construction. You can find the schedule of fees on our website. Here is the link:

<https://static1.squarespace.com/static/5775ffd715d5dbdb24e72d51/t/605419fc01905600e490b9fa/1616124412542/SMRC+SCHEDULE+OF+DUES+%26+FEES+%28REVISED+1-121%29.docx.pdf>

Reminder: Annual Dues increase approved in 2018 of \$25.00, new 2022 Dues are \$700. (This is the last of the 2018 Membership Mtg voted increases.). See above link Late fees increased to \$50 for **EACH** late payment in 2020 and forward.

QUESTIONS, COMMENTS, OR CONCERNS FROM THE MEMBERSHIP

Concerns about whether there are any height restrictions at all in the development - in the covenants it states no higher than two stories.

Concerns about dark sky issues in our development and if there are any laws around this. There are not but we could use a committee around this issue.

THANKS - The board regrets we did not thank some members for their tireless efforts behind the scenes - Ryan Ryker worked hard on many different projects to improve our garbage facilities. Steve Giambone worked hard to improve our website (and train me on it) and to keep it updated. Please have a look at it - we try to keep current issues posted on the first page of the website. Alan Sodell has kept our mailboxes up to date and working smoothly. Many thanks to all the committee members who work on stuff behind the scenes. And many thanks to our outgoing board members, Rick Chapman, Phil Sanford and Gus Clay for the hours of work they volunteered to help make our neighborhood a better place. And thank you to the 41 members and their co-owners(present and proxies) who came to speak up and be counted! We are grateful!!!!

Motion to adjourn at 11:02 moved, seconded, unanimous