

FINAL
Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING
SATURDAY July 16, 2022

Call to Order: 0904

Board Members Present: Kitty Ryker, President, Steve Shipman, Vice President, Kathi Cherrier, Treasurer/Director Five, Chuck Denson, Director Four, Karen Mulcahy, Secretary

Absent: Jil Wickander, Director Two, Steve Giambone, Website Manager

Members at Large Present – 16 members, one friend

Approval of Agenda: M&S – agenda approved

Approval of Previous Meetings Minutes M&S – May meeting minutes approved.

Member Comment – Kitty stated each person has 3 minutes – Bob commented on garbage not working Informed him it is working now as breakers were off when contractor was working on it, and they forgot to turn them on. Members can always call/text/email to let us know if the doors aren't locking or working. Reminded all members again of safety exit buttons and compactor operation. Do not push in red button at side unless it needs to be shut off in emergency. Please pull it back out again if you do. Read the signs!

Reports:

- **Treasurer's Report** – we are above pace for ytd budget - \$182,000 collected in monies so far– we are ahead in dues collection and many things are under budget so far. Insurance did cost more this year. Office accounts and parks expenditures are under budget through July. Pool is over budget as needed a new sand filter. Put in a far better filter – cartridges will need to be replaced every two years. Professional fees and services are up by double due to a lot of attorney fees – approximately \$9800 has been recovered with the payment of the property foreclosure judgement which we received in June. Roads are underbudget but will but will be over by end of the year due to magnesium costs. Propane is over budget due to unusually cold weather. Passive solar needs to be replaced – will need to have new ones for next year and need to order soon possibly due to supply issues. Still have a mice problem in the sheds and maintenance room -Chuck has a solution Trent (our maintenance contractor) might look at. We have a \$129,977.53 in capital improvements account, savings account has \$141,197.64, checking account has \$8,082.79.
- **Architectural Committee Report** – 10 submissions year to date, 2 of the 3 new committee members are architects.
ACTION ITEM: Kathi and the committee will be working on a more detailed job description to outline the scope of work. No completion date outlined.
- **Road Committee Report** – Latest update – roads that are ready for magnesium application are Palomino, Pinto, Appaloosa, Chokecherry, Starflower west of Chokecherry, Cat's Ear. Monday they will be working on Paint, Starflower east, Larkspur and Twin Lakes Drive and Knotty Pine. Some cul de sacs are not going to have magnesium applied. They need to grade and roll the

roads and then apply the MgCl. **ACTION ITEM** - Terri Price will help with getting the Mertensia street sign replaced.

- **Firewise Committee Report**- Had great success with the yard waste disposal event – probably took away 8 tons of needles, branches, etc. We probably should do this every year – if we can't get grants then we should use firewise budget. Kitty suggested we do one in the fall. Getting well along with firewise work – have finished about 10+ properties, 17 more to go. We are hoping to get the greenspace area delineated and some work done this fall – maybe with a DNR crew lent to us? Our liaison with DNR has changed positions and we won't have another till September. Some concern about properly identifying property edges properly without a survey. **ACTION ITEM** : We need to have all members identify their property corners accurately and know that the setbacks for each property is 30' from the front and back 20' from the sides. Note that this setback is 30' from the edge of the greenspace. Perhaps send this out with Annual Meeting notices as a reminder?
- **Website Report** – Steve absent. Members present said they would appreciate a draft agenda up on the front page of the website before meetings. Reminded people that next meeting date is often placed on front page of the website and draft minutes are posted as soon as possible.
- **Greenspace Committee Report**- Jil is absent but how should we proceed? Background – our insurance would increase by \$7000 per/yr. if we created trails. Defining the greenbelt area means defining all the property corners – surveying these areas would be unbelievably costly. Again, need all members to define their property corners to allow accurate cleaning and firewising of the greenbelts. No action established yet.

OLD BUSINESS:

- **Pool issues**- Trent (parks maintenance) is very pleased with water quality now with new filter. He noted that safety requirements for pool drainage have changed due to a death in the state. We need to have a drain cover for the drains – not too expensive. Board is awaiting the letter from Okanogan Health Dept to work on this further. **ACTION ITEM** : Kathi and Trent to follow up on finding the Health Dept letter. Ongoing problems with people accessing pool/clubhouse area illegally. Changing the fence and even getting someone to do so is difficult. No action yet. Complaints of the pool bottom being rough but needs to be rough for safety- non-slip surface.
- **Playground upgrade**-Steve S. met with Tim Koetje from Axiom Construction company. They have offered to do a \$14,000 upgrade to area- Trent informed us they have surveyed and marked and are awaiting equipment – playground equipment is about \$10,000. Trent wants to know where to stage dirt and equipment. He has approval to manage the staging.
- **Greenbelt markers**- survey issues – decision tabled for now
- **Zoom meeting information**- Karla Flaming has not given me any info yet.
- **Comments about road work being done at present** - what will be done and do we get bids? Difficulty getting bids in the valley. Why has Knotty Pine not been done for two years? – COVID stopped treatment on all roads for one of the years and we have added it to main roads that absolutely need to be done. Board regrets not doing MgCl one year to save money and we will not do that again.

ON ROADS ISSUE:

BOARD WILL BE WORKING WITH A CIVIL ENGINEER ON DOING A ROADS ASSESSMENT-are looking at doing a PLAN to maintain roads, do safety improvements where needed, and improvements for areas that cost the most in maintenance.

Question from member about parking areas on Paint near the Methow Trails access and other areas – what are the liabilities? Advised member should check with her insurance. The board recognizes there may be problems with this area in the future and have posted a no trespassing sign at the entrance to our SMRC property from the trails side to discourage use of parking area by non-members. Comments about nails on road at south entrance roadway. We were asked what we could do about this but assessing all the roads for nails would be very costly – difficult problem but appreciate that member picks them up.

Volunteers for shed painting and entrance signs staining- still need some volunteers and will appeal at the general meeting. Can be done in the fall.

NEW BUSINESS:

- **Pool Awning** - member asked for an awning for shade for pool area – major undertaking to do so – cannot be a free-standing awning – *must be permanent and to code* – idea has been tabled as too costly. Members are encouraged to bring their own shade as needed.
- **Reserve Study**- our treasurer addressed this issue – it was discussed at the 2017 general meeting that HOA's are supposed to have reserves to cover costs of replacing major investments owned by all members – that is the pool/clubhouse area, park, and garbage area. The law is RCW # 64.38.065. It was enacted to ensure homeowners aren't hit with big bills and huge special assessments for upgrades or replacement. The law states if assets are 5% or more of operating budget, we need to have a professional reserve study specialist assess our development. We set up our capital improvements fund starting in 2018 by increasing the dues. We will be contacting our lawyer to see how to proceed and to see if we need this study to be done.

Lots of discussion around this. We have our capital improvements account but may need to up our dues to truly get enough in our funds to deal with major issues, like a new roof at the pool or any big expenditure.

ACTION ITEM : Kathi will email Natalie to get clarification on this.

- **Annual meeting date, place, and elections - Sept 24, 2022 , outside, clubhouse pool area**- some people wanted it to be the Labor day weekend but members present stated that is not a good date for full time folks– we have 162 full time members at last count and growing. It was determined as above and if part-time folks want to attend, they need to come over and be present.
- **Nominating committee to get new board members?/committee clarification** –is no need to elect committee members, but board members need to be elected. There will be two – two year positions up for election and the secretary and treasurer positions are up yearly. Karen Mulcahy, secretary, has submitted her resignation letter but will work with the new secretary to ensure a smooth transition.

Member comments-

Mellisa Hughes believes perhaps we need a more personal approach to enlist members to be involved -Steve Syre has not heard much about the Twin Lakes aquifer coalition – Karen gave him the email of the person to contact about it and informed him one of our members is on that coalition

- John Hirst asked if road survey can be done for the annual meeting – it most likely will not be done but Steve Shipman will be speaking with the civil engineer we hope to hire to work with Lloyds on this. John said he may help.

- Trent asked about a plaque to thank Axiom for their playground work and we will do something like that when job is finished.

-Trent also informed the board that multiple people have had their wells go dry – some in rodeo trails some off Barnaby etc. for periods of time – not permanently. He feels we need to have some documentation of the wells in our development and where the aquifer(s) are. Very serious issue. Need a baseline to start with – we need to send an email- no-one delineated to this. Big undertaking – needs more thought.

ACTION ITEM : Board members and Trent need to gather more info on who has lost their wells. Needs to be on next board meeting agenda.

-Brad Beckendam would be interested in getting updates on the reserve study sent out or on the website. Board will do it's best to do so.

ACTION ITEM : Board will put updates on the website when possible and probably will be discussed at the annual meeting.

-John Trottier -concerned about roads surveying -there are lots of rumors about road plan and wants the facts. Board stated we need to have a road study first to make a five-year plan and will make a worklist.

-John Payne-asking about the survey markers – explained we had the roads surveyed to determine where property corners are for when we did work on the roads – roads are not necessarily on the platted areas as they were platted in the 70's and technology has changed. No action will be taken till we have a plan established

- Melissa Hughes wants to know when we will be getting the road plan done – Steve S will meet with Adam Fulton, civil engineer to formulate a scope of work and write up a plan etc. and stated he is very qualified and helped us with our garbage area plan and came in under budget.

ACTION ITEM -Vice pres. Steve S. will let the board know the outcome of his meeting with Adam Fulton and we will pass info onwards to membership when we have more to report.

- Vincent Juarez -wonders about the reserve study. Explained that it is still in the works, we must have a reserve fund which is our capital improvements fund, but we are not sure whether to have a study done and how much to have in that fund.

-Terri Price-wonders about the height of grass along roads, fire danger, can we send an email out to all members to weed whack their area fronting on the road.

ACTION ITEM: Member of the board needs to send out an email asking members to do so – Karen, secretary will draft an email for the board to see and then send out.

-Chuck – we need to write a road policy that states any motorized vehicle needs to be run by a licensed individual – this policy is still in the works – was not done by the previous chair of the roads committee.

- David Lukas – comments -two things – people drive too fast through the development and wants to see reminders about dark sky initiatives placed in every newsletter. We will do our best on this.

Regular meeting adjourned at 11:50

EXECUTIVE SESSION TO FOLLOW IN CLUBHOUSE

Next board meeting will be Saturday August 20,2022 at 0900 at the clubhouse area.