

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Wednesday, May 19th at 2pm

AGENDA

Call to Order at 09:03

Members present: President Rick C., Vice President Steve S., Director One Kitty R., Director Two Phil S., Director Four Gus C., Treasurer Kathi C., Secretary Karen M., Website committee, Steve G.,

Approval of Agenda- First a question - Why no more communal burnpile? Explanation - we did a burn one year and smoke went throughout the whole valley, and this incident was on the front page of the paper with pictures. Ecology said our permit now had to come from them, not the county, and we had to have 5 people present to monitor at all times, and stop the burning if they so mandated due to smoke, weather, etc. It became too onerous to continue large burns and the emphasis now is on decreasing burning of yard waste in general.

Agenda approved with two additional items - fan in shed, and pool drainage and bathrooms

Approval of Previous Meeting Minutes: moved, seconded, approved, by Steve S and Gus C

Public Comment-none present. Ryan Ryker arrived at 09:25

Reports:

- **Treasurer's Report** - Explained some expense items -covid mandated return of fees, mailbox expenses for new numbers, bought new sprinkler heads/supplies for park and pool, new envelopes, "log me in" expense, road grading. Report is with minutes
Board member request that late payers be included in treasurer's report if delinquent
We have had five liens on properties for a while, but one paid up, now down to four!
- **Architectural Committee Report-** lot of applications but nothing unusual
-question re: new property on Twin Lakes and gate - much discussion re: access issues and what is truly legal - would need a title search and survey done - no action at present
Question re: lots on Wild Rose and recent activity - were there applications? - yes.
- **Road Committee Report** - see first agenda item below
- **Firewise Report-** Lots happening - We did a reflective blue sign event and made almost 60 more free blue signs for the neighborhood - we now have 92 reflective blue signs in SMRC. We have purchased a battery-operated pole saw and used to help a new owner do some limbing. Many people have been getting their free firewise assessments. We learned we have a pine beetle problem unfortunately. We are doing a free yard waste effort this coming weekend. Many positive letters and comments from the neighborhood regarding our efforts. At some point SMRC is going to have to get serious about thinning this entire development - and will need to change the no cutting 3" diameter trees policy. Karen will be firewise auxillary member with architect committee and approve thinning requests - will use architectural request form

- Website Report - nothing unusual. A few requests to know when the pool will open.
ACTION ITEM: STEVE G. WILL POST POOL OPENING ON WEBSITE AND RESTRICTIONS - SOCIAL DISTANCING AND MAX NUMBER OF 30 PEOPLE

OLD BUSINESS:

- Road plan for the future, Quit Claim issues, ROAD USE POLICY DRAFT?
Rick and Phil met with President of Pine Forest - they will bring up the need to send us their "Quit Claim Deed" so they are in legal compliance
-Lloyds has placed reclaimed asphalt from Liberty Bell school on the south end of Palomino, Buckskin circle, and Starflower - seems to work well so far
-half of our road budget is dust control - Phil recommends putting down this reclaimed asphalt and gravel for dust control. Discussion re: how much do they have, how well will it work with snow plowing in winter - will need a base of snow down before plowing
-are many places needing widening and ditching - right in front of Smith's house on Twin Lakes Drive, Balsamroot to name two. Need continuous ditching along some roads, and south and north entrances. Further assessment needs to be completed.
-Motion- We forego dust control this year, use dust control monies to install reclaimed asphalt for dust control on some main roads. Moved, seconded, Gus and Steve S. Approved unanimously,
ACTION ITEM: PHIL WILL GO TO LLOYDS TO GET QUOTE AND AMOUNT OF RECLAIMED ASPHALT AVAILABLE. Will also forgo magnesium chloride this year. Thanks to Phil for work
- SMRC trails - MVTA letter to members, trail access issues - people entering via Paint Rd MVTA access
-Rick has heard from many members upset with MVTA proposal - Steve has heard from Erika but needs to go back and see where they are in this project. General consensus is members are not happy with the proposal, and don't want it in here
-need to put up some no-trespassing signs saying private community, members and residents only,
ACTION ITEM: KATHI WILL ORDER SOME SIGNS, ONE FOR THE PAINT RD. ENTRANCE, AND EXTRAS TO PLACE IN APPROPRIATE AREAS - HORIZON FLATS BOUNDARY FOR ONE
- Cascade Concrete issues
- we sent the letter to cease and desist using residential lot for business, but no news - also no news back from county.
ACTION ITEM - PHIL WILL CALL NATALIE KUEHLER AND SEND CERTIFIED LETTER TO HAVE THEM STOP THIS ABUSE. GUS WILL CHECK BACK WITH COUNTY TO SEE IF ANY ACTION DONE.
- Service contracts rework - Steve gave us draft of contracts - ACTION ITEM: WE ALL NEED TO REVIEW AND SEND COMMENTS TO STEVE BY NEXT MEETING.
- Pool opening and signs
- need a sign on door and gate going in - social distancing and max occupancy- will measure area and have Trent place signs and Steve G. put on website and facebook page.
ACTION ITEM - KATHI WILL ORDERS SIGNS TONIGHT - POOL OPENS MAY 29TH

- CC&R'S clarifications and abuses
 - we have a list of owners abusing CC&R's - Gus and Kitty gave us a report - violators have been identified and they took pictures. Secretary has this list.
 - discussion re: we need to address these violations with an action applied and possible fines
 - ACTION ITEM: PHIL WILL WRITE UP A DRAFT PROPOSAL TO DEAL WITH THESE OFFENDERS
 - also, illegal housing issues persist- owners renting house and then garage to separate people (like issue in Rodeo Trails)-complaint letter - we will need to contact the owner of these particular lots
 - ACTION ITEM: KAREN WILL CONTACT RICK WITH DETAILS OF WHERE OFFENDERS ARE AND CONTACT INFO
 - lengthy discussion re: how do we enforce our CC&R's properly- turn off card, mechanical actions to prevent, criminal trespass actions, lien on their property, send them a bill with interest, enforce a penalty for non-compliance with CC&R'S? No easy solution
- Owner packet revisions
 - will include new garbage policy and instructions on new garbage compactor
- Annual Membership meeting
 - Rescheduled to August 28th 0900
 - ACTION ITEM - KATHI WILL BOOK CHURCH SUBJECT TO COVID RESTRICTION AND ALSO BOOK PARK FOR PICNIC AFTERWARDS.

NEW BUSINESS:

- Garbage compactor - dumpster resale
 - Discussion: re price and keeping one? Approach Casey today with increased money for dumpsters - we won't keep one as it will cause more problems with misuse
- NE Green Space eco block line issues
 - discussion: owner of house on Horizon Flats is opposed to people walking through her property - Mike Koots (sp?) took his backhoe and routed a trail into SMRC green space around Cascade Concrete Pit - Steve S talked with owners of Cascade concrete regarding this and they were not going to take action - also asked Mr. Koots to stop the trail
 - IDEAS - put a fence up along this area, put up a sign saying no trespassing
 - ACTION ITEM - KATHI WILL ORDER FIVE NO TRESPASSING SIGNS AS STATED EARLIER. Steve wants to put up a sign at the Horizon flats eco block area, and eventually a gate on the Wild Rose N. easement as this is a private road.
- Dead trees and tree removal - discussion re: trees at north entrance that Lloyds need us to remove to improve snow removal
 - ACTION ITEM -GUS WILL TAKE THEM DOWN
 - will deal with dead trees in the fall to prevent beetle infestation
- Added item- Fan in shed used for burn pile
 - Rick will return to the people who own it (Joe)

- Pool issues - drainage, bathrooms
 - Larry repaired 220 tiles in the pool replaced this year
 - ACTION ITEM - RICK AND GUS WILL GET BIDS ON CURTAIN DRAINAGE AROUND THE POOL AREA TO BE DONE IN THE FALL
 - also need a deep clean in the bathrooms
 - ACTION ITEM -RICK WILL DISCUSS WITH PAIGE - NEEDS TO BE DONE BEFORE MEMORIAL DAY ---
 - floors may need to be redone - will see after cleaning

Meeting adjourned at 11:35 Next Meeting is July 6th, 2021 at 0900

Addendum: We all met at 12:30 for training on new garbage compactor. Temporary signs up, 3 more recycle blue bins added and a large blue bin for cardboard. Wastewise will pay us \$1500 to buy back our old dumpsters and will give us a credit for our garbage/recycle collection.

MOVED AND APPROVED MAY 19TH MINUTES AT JULY 6TH MEETING