

FINAL
Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING

January 22, 2022

Call to Order: 09:07

Members Present: Kitty Ryker, President & Director 1; Jil Wickander, Director 2; Chuck Denson, Director 4; Kathi Cherrier, Treasurer & Director 5; Karen Mulcahy, Secretary; Steve Giambone, Webmaster
Board introduced themselves to members at large

Members at Large: Pat Denson, Rick Rottman, Drew Katz, Debra James, Robert James

Absent: Steve Shipman, Vice President & Director 3

Approval of Agenda: Addendums added from Kathi (past due issues) and Chuck (tree issues)

Approval of Previous Meetings Minutes: Moved and seconded Kathi and Kitty -approved

Public Comment:

Robert James: Questions concerning Barnaby road work

- How did we decide this? Answer: Last year the board decided to do Barnaby Rd. due to sanding and salting costs and severity of damage and issues with that area. Many of our roads, built in the 1970's, are showing wear and tear and issues. Robert wants it on record he does not feel it is appropriate

-Wants to know where the engineering documents are and would like to see them. Answer: Board noted Phil Sandford is head of the committee and nothing has been finalized as yet.

-When will advertisement for bids be released on this? Answer: Phil S. not present to answer this - attempted to reach Phil and he texted he will not make the meeting.

-Who will be the representative for the association and manage the construction? Answer: Phil S. is the main contact for all of this.

-What is the total cost for this project? i.e., engineering, design, cost, easement acquisition, utility relocation, electricity, telephone, water? Answer: Many of these things are non-issues. Kathi can speak to some of this - we are hoping to work around utilities (underground wires) and not move any. As far as we know, no easement is needed from anyone's property to do the work - it will all be done on the road right of way.

-COMMENT from Robert - *Whereas you the board are here to collect dues and maintain the roads this appears to be above and beyond the scope of roads maintenance and is excessive.*

The board responded that we believe if we improve the road we should save money ultimately on maintenance and prevent complete breakdown or liability from unsafe roads.

Reports:

- **Treasurer's Report:** Kathi Cherrier
- see attached-nothing out of ordinary. Questioned as to how we add a line item to budget - needs to be requested and approved at board meeting.

-we now have 299 lots and 281 owners. Many owners have combined lots previously without board approval. A letter was sent out to all multiple lot owners that haven't combined lots to let them know they have to get board approval first.

-2021 treasurers report- will be a final increase **next year** in dues - \$700/yr now, will be \$725 in 2023

-will not have pool open after Labor Day - too costly in propane

- Board thanks Kathi for her work!

-Jil/Kitty - moved, seconded, and approved the treasurers report

- Architectural Committee Report: Kathy Cherrier

-10 project requests and 2 pending of requests - busy busy - always could use more people on this committee. Have also had several Firewise requests for tree removal

- Road Committee Report: Kitty Ryker

-Kitty stated she can be called if there are road or plowing issues - if 4" or more we get plowed...they have had staffing problems. We heard from members that Starflower was not plowed quickly after the big snowfall and several people depend on the road being open to get to work.

-issues noted and we can always improve and we are in contact with Lloyds often and will hopefully prevent more issues.

- Firewise Report: Karen Mulcahy

-we had our first firewise meeting this week to gear up for Firewise month in May - we will be applying for all grants we can get. We hope to do another free yard waste event and a free chipping event for members. We have at least 25 owners opting into the 50/50 offer from DNR to firewise their lots and have 50% paid by DNR. We also hope to tackle one of our greenspaces with this plan and use the \$7500 Firewise budget monies towards this. We have done some of it already ourselves (and used one of our members chippers). The committee feels the Dial my Calls and Dead Trees costs should come out of the capital improvements monies or roads monies

-For dead tree removal members should send in a form for approval to remove - can find the form on the website under forms.

- Website Report: Steve Giambone

-Karen reports she had some info requests about the website and we will strive to put the meeting reminders at the top of the home page. People need to realize all those tabs at the top of the page have dropdown lists and you can find more pages there. Thanks to Steve for work.

ACTION ITEM: Karen and Steve need to meet to work on updating website and removing obsolete files

- Trail Committee: Jil Wickander

-almost finished developing the first survey for members which will go out via email and Jil will phone the members left who want snail mail. Also getting info on how to name trails - have some names already - Twin Spur, for example, by combining the roads they connect (Twin Lakes and Larkspur). For markers we would continue with metal ones. Issues with creating a picnic area on Little Twin - need to site the area first, would cost a lot to have a shelter built, and road access - will all be subject of a future survey. Hx on Little Twin area - used to be a cornfield - but it may not be the best area to develop as it could become water filled again in future.

-Concern brought up regarding maintenance - who will be doing this? Will need to have a plan for it.

-Green belt areas - there is a committee in SMRC wanting to have a Methow Trails access to our property. it would take every owner approving, and a 2/3 vote on any changes to our covenants. Need to identify the legal issues. **ACTION ITEM - Need executive session before next meeting to itemize the issues.**

-Jil has been looking at the covenants - internal trails are allowed in the CC&R's

-dog park idea - need to do survey first and then see interest - already issues with dogs off leash, incessant barking-can't impose a fine legally - no ways to enforce rules except card removal.

-also mentioned possibility of using goats to clean overgrown fireprone areas. Some disagreement- are chickens allowed or not - old covenants say not

-Jil needs ONX tool for determining trail boundaries. Committee also working on trail marking, how wide, signage needs. Brainstorming ideas. Also looking at ADA requirements. Jil feels she should talk with all homeowners on trail boundaries. Thanks Jil for good work!

OLD BUSINESS:

- Transformer flags, cost of moving
 - Kitty had OCEC put up flags on all transformers that needed them - won't move any transformers for road upgrades unless absolutely necessary!
- Garbage issues - letter to members, key card updates -
 - new cards sent out to members
 - equipment sent for upgrades are not weather proof - the rewiring for the garbage compactor also allowed the mice to damage our garbage access system - we are looking at ways to recoup the some costs of fixing the damage
 - there are key fobs available instead of cards but too costly to mail - might do a card exchange for key fobs on Memorial day weekend.
- Signs in development-no trespassing signs up?
 - Kathi put Pinto Rd sign up - all signs were placed as needed.
- Contract issues -
 - Kathi spoke to issue re: contractors need to be licensed and bonded and our maintenance person isn't so his contract costs will go up. Discussion re: increasing the scope of his duties.
 - ACTION ITEM: Kathi will update next meeting**
 - Jil discussed doing a spread sheet with comparison of home owners dues across the valley - compare all the developments.
- Cascade concrete/CC&R violators Chase Rd, concrete block bid by Steve Shipman to prevent further violators access -
 - Cascade concrete - still in violation and another letter was sent
 - no info on concrete block placement - Jil has idea of cost but no decision as yet as no info.
 - ACTION ITEM - tabled till more info from Steve Shipman**
 - CC&R violators- Chase Rd -Jan 18th -have filed an order of default with the county, final judgement and decree has been recorded - covers all principle interest and attorney's fees. Sheriff's dept will serve the member and they need to respond and then "sell" dates will be set. Buyer would have to get the eviction order. Board feels we need to just let it run its course
- Past due
 - one member is 3 years in dues arrears, certified letters have been sent & we have a lien on the property. Would set up a payment plan if member would respond. **ACTION ITEM: Kathi will have lawyer send an official collection letter now and follow the same procedure as Chase Rd member.**

NEW BUSINESS:

- Dead trees in development-list distributed.
 - Firewise committee feels these should be removed under the Roads expenses. One home owner, Powers, were concerned a big tree would be removed from in front of their place - it is not a hazard and there are no plans to remove it. Also need Road committee to assess corner at Quaking Aspen. Do we need any trees removed at North end for snow plowing?
 - discussion re: removing trees on road right of way across from Denson's place to make road wider. Jil says there are some lumber companies that would like it.
 - ACTION ITEMS: Jil will contact lumber mill companies and give a list to board of tree services. Chuck will mark the trees across from his property that can be removed with colored tape. Karen will contact Patti and determine actual dead tree addresses. Kitty will contact McIlhoes to see if they will remove their dead trees. OCEC/Century Link will need to be called to identify utility lines. Karen will place this all on agenda for next meeting.**
- More mailboxes needed?
 - Mailbox volunteer Alan feels we are getting low on mailboxes - have 96 altogether, we have 10 left open. A new 16 slot tower would cost \$2850 and would need two. Also could do a parcel tower -\$3600/apiece and need. Holding off on parcel tower. TABLE THIS TILL LATER IN YEAR.
 - WE HAVE 120 FULL TIME OWNERS. **ACTION ITEM: KEEP ON AGENDA TILL SUMMER AND SEE IF NEED**
- Jil's survey/Survey monkey subscription?
 - No subscription needed as Steve G. found a free useful one. Could be used to obtain member's input on many subjects and compiling results. First survey going out will be a test, and next one will be on dog park and picnic area ideas. Jil would use the surveys to clarify some issues in the CC&R's. Noted that 20 members without email addresses and 53 have opted out of legal issues being emailed. Jil needs updated list of members. **ACTION ITEM - Kathi will give jil a list.**
 - Chuck will try to find the original CC&R's and give the board a copy - have a full legal CC&R for Rodeo trails.
- Obtaining renters info for emergency notifications - this is key to being able to inform them in the case of an emergency - is required according to our CC&R's. How to achieve obtaining info?
 - ACTION ITEM - Karen will find the info for requirements of members to disclose renters and bring to next meeting**
- Re-keying doors at clubhouse/Use of keys by renters/owners
 - rekeying of office door has been done.
 - if clubhouse starts being used a lot by members may need different key system for access
- Dial my call's service for emergency notification-see attached - excellent service that would only cost \$25/use to reach all members via voice or text message, and only be charged when used. The hard part is inputting everyone's phone info. **ACTION ITEM: Karen will contact company to finalize if still a minimal cost. Firewise committee will input and work out the bugs.**
- Liability waver- our lawyer has developed a waiver for our members when they volunteer. WA state law does not allow parents to waive the right of under age kids to sue, therefore no minors can participate
 - Motion: Jil/Kathi, moved,seconded, approved, to accept the liability waiver to be used as an SMRC policy for volunteer activities by members as specified in the waiver in paragraph 10.

EXTRA ITEM:

-discussion re: people asking for meetings to be via ZOOM or to record and put online...

- we can ask the members if they are willing to help manage this - Rick Rottman offered to help report on options and enlist members help - Steve Giambone volunteered as well.

-Motion - Kathi/Kitty moved, seconded, approved - Make Rick R. and Steve G. in charge of researching remote access to our meetings and report back at next meeting. **ACTION ITEM -Jil will try to add this as an interest item on the first survey.**

Meeting adjourned at 11:56.

Next Meeting is March 19th, 2022