

Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING
Wednesday, February 17, 2021

MINUTES

Call to Order - 0900

Present- Director One, Kitty Ryker, Director Two, Phil Sanford, Director Four, Gus Clay, Vice President, Steve Shipman, Secretary, Karen Mulcahy. Ryan Ryker, community member present

Absent-Treasurer, Kathi Cherrier, President, Rick Chapman

Approval of Agenda- Order changed to accommodate call in from Adam

Trash/Recycle Area improvements update

Adam called in to update the board

- Nothing needed in terms of construction for a couple months
- met with electrician on site
- will need rewiring in mechanical/pool bldg. area, redoing of conduit-100amp subpanel in waste facility and a disconnect to the compactor
- not a lot of people in valley that do this work
- one bid – Electrician Rich Milsteadt figures approx. \$10,000 total – doesn't include any low voltage or security work.
- reminder – the compactor is something that will pay us back \$1000/month in reduced garbage costs
- compactor is customizable to how we want it configured – i.e. – where we will place opening (driveway side-east side)
- this will be a stationary compactor with a dumpster (piece) attached to it to be removable
- Wastewise charges rental \$250/month
- will be a single-phase motor due to our electrical ability
- should consider this a first step – will immediately solve capacity issue, saves money, and allows us to learn and see what our next step should be.**
- do electrical work, get compactor in, eliminate internal fences, will have cardboard dumpsters and additional blue bins – may need small slab on south end for dumpsters – Casey suggesting this as they will have front loading dumpster- **perhaps need to speak with Casey on site – with Adam and Gus present**
- other issues we can work on later are security, door options (problems with snow and closing in winter), new fencing to close gaps that allow ravens access
- concerns – what if compactor breaks down? – will be Wastewise problem, most likely they will have a replacement
- operational issue – facility will be down for about an hour during changes
- how soon can we get this done and in the queue with Milsteadt? Only a couple of days of work
- still need a second electrical bid

Board has decided we need to get the compactor in and functioning and worry about fencing and other door, security issues later - **Gus and Ryan offered to remove internal fencing**

Moved and seconded (Phil and Gus) -approved -that we get in Rich's queue to get the work done. Adam will speak with Rich Milsteadt and obtain a second electrician quote

-Adam will send more info to Gus for help with understanding workings

Other garbage issues-

-Should have Paige come on Wed instead of Thurs due to mess after recycling removal-Steve will look into having Paige come on Wed

-still don't have remote access to cameras at trash so Wastewise can't see when pickup needed

- Andy Floyd working on it

Approval of Previous Meeting Minutes

Moved, seconded (Gus and Kitty) to approve previous minutes.

Public comment

Ryan Ryker concerned re: size of doors – doors will be looked into after compactor in and working

Reports:

- **Treasurer's Report** -Kathi absent but report printed and available – no questions
- **Architectural Committee Report**- nothing to report but board reminds all that we need to be aware the neighborhood is changing rapidly
- **Road Committee Report**-issue brought up as to who should be on this committee – Phil is happy with people texting him with issues or needs, Kitty will be added on committee – Gus also mentioned the ongoing issue with Cascade Concrete conducting business on the lot they own in SMRC. He is still waiting to hear back from county planning dept. Phil states he drafted a letter last year concerning this issue, but will draft a new letter and ensure it gets sent as well to Cascade concrete regarding their violation of the covenants.
-finally, we need to ensure Phil contacts Lloyd logging re: plowing of the existing Buckskin road if possible
- **Firewise Committee Report** – Karen chairs this committee – they have a newsletter ready to go out with news- encourages people to get their free home assessment and to participate in the 50/50 plan. Also talked about DNR offering their Forest Health specialists to look at our greenspaces and Twin Lakes road to look at starting to firewise those two area. Will be looking at getting members to get their 911 blue reflective signs in the future. Will be sending out a volunteer hours sheet to keep track so we can keep our Firewise community designation
-board would also like us to send a blanket letter to membership when this will start to happen in the greenspaces and Twin Lakes Road
- **Website Report**-contacted Steve G. and he has no news to report at this time

OLD BUSINESS

- **SMRC Trash Policy** – Moved, seconded (Phil and Steve) approved that we adopt this attached revision of our garbage policy
– how do we get out to membership??? Decided we need a dedicated newsletter covering revised policy and all the improvements– compactor in the works, tidier recycling area coming, money saved etc – Phil, Karen and Kitty will work on it.
- **MVTA Trail Status Report** -Steve sent letter re: members not wanting a community trail in our neighborhood – MVTA said they might contact individual owners
-as for our internal trails work, Gus will help and Steve has a list of volunteers as well

NEW BUSINESS

- Security Report – bathhouse trespass-we had video footage and access card misuse documentation and the break in reported. Police did catch the perpetrator and he is in jail.
-Board has determined we will be starting a list of CC &R offenders and developing a plan of action accordingly. Property owner infractions will be considered at the next meeting.
- CC & R clarification still needed – Kathi C. is still working on this. Committee members were clarified and will be updated on website asap.

Next Meeting April 16th at 0900

Meeting adjourned at 10:38