

Sun Mountain Ranch Club
BOARD OF DIRECTORS MEETING
Tuesday July 6, 2021

Call to Order: 08:57

Members present: Rick Chapman, President, Steve Shipman, Vice President, Kitty Ryker, Director 1, Phil Sanford, Director 2, Gus Clay, Director 4, Kathi Cherrier, Treasurer, Steve Giambone, Website committee, Karen Mulcahy, Secretary
Public members: Steve and Sandi Smith, Ryan Ryker

Approval of Agenda: Moved and approved - Phil and Steve S.

Approval of Previous Meeting Minutes: Moved and approved - Phil and Steve S.

Public Comment: Steve and Sandy Smith - comments re: road widening - how much of property will be taken and concerns re: where markers are set.

Rick C explained: we need to know where the road is so we can do our road improvement projects - will be ditching, placing culverts, and resurfacing. Have to know where the lines are. Discussion continued. Comments from Ryan, Gus, Steve Smith, Steve Shipman. Many transformers and phone lines (11 according to Gus) may need to be moved.

As we survey the right of way in the development we will inform, engage, and work with the members who are involved.

We will go from north entrance to beginning of Balsamroot and all of Barnaby this year.

ACTION ITEM: Secretary Karen will send out email to membership explaining surveying still needs to be completed, a road plan will be developed and carried out to improve the areas defined above, and members will be kept informed.

- **Treasurer's Report** -nothing to report out of the ordinary - the report is filed with minutes - only seven late for dues. Got our first billing for compactor for June, a total of 6 and a half tons. Bill for June this year \$1100 less than last year! There is a 2 hour turnaround time for compactor change - need a sign for when this is getting done. Wastewise is working on the signage for the compactor.
- **Architectural Committee Report** - building and roads issues- Balsamroot road is still bad - apparently the contractor is coming back to fix the road. May need to be re-addressed -the CO-OP also put the transformer right at the edge of the road. If fix is not adequate, the board will bill for fixing and lien their property for payment if necessary.
- **Road Committee Report** - We are waiting for the survey to be completed to then develop the plan with Lloyd's for road repair. We need to contact the CO-OP and find out what it will cost to move transformers, how they determine where to put them, and their transformer flagging needs to be updated. **ACTION ITEM** - Rick C. will be talking to them to find out costs and placement, upgrading of flagging.
We need to put a sign up at Buckskin **ACTION ITEM** - Gus, Steve S and Kitty to do.

Discussion on whether fixing the roads is good use of our money. Was voted on already -for example, putting the culvert in under the road by the garbage/recycle area fixed that problem area of road. **The plan so far is to survey, have Bob Lloyd decide what he thinks needs to be done, get a quote, and have the board decide on what to do next....** Steve Giambone will work with Phil to get the road plan developed and take over for Phil eventually.

- **Firewise Report** - successful yard waste event - over 4 tons of yard waste disposed of that didn't get burned. Will be working with DNR in the fall on doing some firewise work on our green areas. Edelweiss has Firewise as a budget item \$5000 per year, Pine Forest budgets \$25,000/yr for firewise work. We have nothing. Have several dead trees along roads that need to be removed. No action as yet. Discuss at the annual meeting.
- **Website Report** - All agree the website looks good. Discussion re: using another platform to communicate to members - too much work to police. Continue to use emails, website.

OLD BUSINESS

- **Roads use policy** - tabled
- **Cascade Concrete Update** - no news from county and Natalie is sending a letter to Cascade concrete re: violation- commercial use of property -must cease and desist.
- **CC&R violators** -How to enforce policies effectively?
Motion: Moved and approved -Will proceed with foreclosure on those members with unpaid dues starting with TL1-98E - **ACTION ITEM** -Phil will contact Natalie to start proceedings.
- **Service contracts rework** - contracts look good. Discussion about how work is being done.
Motion - Moved and approved -to increase the wages of the contractor for bathhouse facilities and garbage/recycling area by 2 ½ % retroactive to when grounds contractors was increased.
- **Pool drainage/bathroom deep cleaning update** - need to put in next newsletter that people need to ensure the inside pool door is closed. No recent complaints on bathrooms.
ACTION ITEM- Gus will check with JA Wright to get quote on fixing French drains around pool so we don't have so many tile breakage issues every year.
- **Tree removal at north entrance** - will only remove tree at south side at this point to help Lloyd's with snow removal in the winter. Leave north side tree as propane tank is there as well.

NEW BUSINESS

- **Garbage/compactor issues** -**ACTION ITEM**- Gus will contact Casey re: having his staff check the compactor gauge weekly when they come to collect recycling to avoid overflow
Dealing with violators - we will charge violators a cost recovery fee, starting with the two recent violators
ACTION ITEM-Kathi will send a bill to them
- **Garbage roof - metal is flapping** - **ACTION ITEM** Kathi will send a letter to the roofer in our development and ask if he is willing to repair if he is licensed and insured.
- **Information dissemination** - covered in Website committee report
- **Annual meeting planning** - several directors positions were up last year but no annual meeting. This year the entire board will be up for takers.
Moved Annual meeting date from August 28th to Sept 18th
ACTION ITEM - Rick will send an annual meeting Agenda to all of us. We will make sure to include discussion of improvements board had made. We need to know who will be leaving the board before the Annual meeting.
- Discussion re: using Methownet for our internet. Camera program is the problem, not necessarily the internet - tabled for now.
- Methow trails wants to do a presentation again -**ACTION ITEM** Steve S.will talk with them we will re-address after Annual meeting.

Meeting adjourned at 11:07. Next meeting is_Wed August 11th at 0900, 2021