

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Saturday, May 21, 2022

Call to Order: 09:05

Members Present: Steve Shipman, Vice President, Kathi Cherrier, Treasurer & Director 5, Jil Wickander, Director 2, Steve Giambone, Webmaster, Karen Mulcahy, Secretary,

Absent: Kitty Ryker, President, Chuck Denson, Director 4

Members at Large: David and Karla Flaming, Rene Rochon, Sharon Wang, Dustin O'Bryan, Kevin O'Bryan, Randy Anderson, Trent Whatley, Bob Adams, Anthony (Drew) Simmons

Approval of Agenda: M&S, approved – Kathi and Steve

Approval of Previous Meetings Minutes : M&S, approved, Kathi and Steve

Public Comment: Many complaints about dogs running wild, and one property renter in particular. We as a board cannot do anything. Need a video of dogs chasing deer for Fish and Wildlife to come and investigate. Members advised they need to call the sheriff every time as sheriff needs several complaints to act. Getting a video for evidence would be great.

Reports:

- **Treasurer's Report** – Kathi Cherrier
 - on track with budget so far. Capital Improvements has \$130,000, \$145,000 in regular accounts. Also have increased costs for our maintenance person due to licensing and bonding costs. Past-due lot owner status- \$10,000 still in arrears from last year. Snowplowing is over budget and need to keep everything under as much as possible.
- **Architectural Committee Report-** Kathi Cherrier
 - 3 applications since last meeting – one for home on Appaloosa, and one for manufactured home on Chokecherry, one for a shed in Rodeo Trails. One for received for improvement – new deck – really a maintenance issue and application was not needed. Scope of committee -53 lots changed hands in 2020 and 2021. Lots of paperwork. It has slowed down this year.
- **Road Committee Report** – Kathi Cherrier, Jil Wickander
 - Director 2(Jil) commented on magnesium chloride application to roads and need to get on listas there are new owners. Phil is resigning from committee. He did talk with Lloyd's (our road work company) and noted we need to look at phone lines and electrical boxes possibly being moved for upgrades. Discussion around work that needs to be done on roads. Original roads were made in the 70's. Possibly need to hire a civil engineer to assess our roads and detail what needs to be done. As background, we will not be our own contractors again, as when the clubhouse/pool area was done it went \$150,000 over budget and a special assessment had to

be done. We need a professional to assess and a proper plan. **ACTION ITEM:** Steve will talk with Adam Fulton, civil engineer, about assessing our roads professionally with Bob Lloyd and making a long range plan. We have used him in our garbage area assessment. Needs to be discussed with our president who is absent.

- **Firewise Report-Karen Mulcahy**

-The May 14th Yard waste event was a success. Another one planned for June 11th with 3 bins for collecting waste. Dial My Calls (a call service like Okanogan County Emergency Management uses, is ready to go – Karen will send a test out this week. Jake Hardt from DNR came by to look at our green spaces. The issue is getting a chipper into these deep hollows – not possible. We may have to have some controlled burns. This would be best done in the fall – he has use of a chipper now and needs to use his crews for that. He is completing the paperwork for the 50/50 plan – I will need to get everyone in the plan to sign their paperwork – Brother’s Fire could do some, or all the work this spring. Hope to get paperwork today. Would like to get a newsletter out before the next Yard Waste event to get the word out. There is a woman with a chipping business that would like our branches to chip and we are looking into that as another way of decreasing fuels. Also, there is a woman in the valley who may be working on composting pine needles. Okanogan County is revising their CWPP (Community Wildfire Protection Plan) and would like community input.

- **Website Report – Steve Giambone**

-added weed info seminar to front page of site. Also updated construction development form, and cleaned up firewise tab.

- **Greenspace Report-Jil Wickander**

- with the news of increased insurance costs if we develop trails, Jil has re-drafted the form and we need to change committee name to Greenbelts/common areas. **MOTION;** that we eliminate the name trail committee and rename it the Greenbelt/common area committee. M&S, approved.

-discussion re: how to proceed with greenspace work – **will be under new business below** – Jil also reported Jerry Palm has sold MgCl business to Cascade Concrete

OLD BUSINESS:

- **Pool house/ french drain update, securing pool area, repairs-**

-Kathi and Trent met with Jim Wright (owner of septic service) re: drainage from hill that destroys pool tiles...200 come off every year. He is putting a bid together on the scope of work to be approved. Larry has been fixing the pool for 14 years and did it again this year. Need to get the drainage from road to clubhouse fixed as well. Jil warned about high costs of piping – they should be coming down now and hopefully down more by the fall when we can get this work done after pool is closed. Also,

-Trent made board aware one pressure tank needs replacing (unable to get a plumber to do so for over a year now) and sheds need repainting. **Need volunteers for shed painting.** Push mower needs replacing and Steve S. says he might have a solution for that. Pickle ball court deteriorating – **ACTION ITEM** – Kathi will call Radwick’s re: pickle ball as they use it and may have suggestions for maintenance, repair. Comments re: road access behind the park near basketball court – only supposed to be access for the well, not a common road.

ACTION ITEM – need sign made and logs to block it - will be getting Trent to do this.

- **Playground upgrade:**

- Jil has talked to the party that wants to improve the area. Needs to be done to code standards.

ACTION ITEM -Steve will contact him and Jil will resend park upgrade documents to Steve.

NEW BUSINESS:

- **Committees**

-Kathi read list of committees – Phil Sanford, chair of both Architect and road committees, is leaving.

Architect committee – Kathi read list of people interested – 3 responses for architect committee – Dennis Lussier, Patrik Dylan, and Jim Elicker all offered to be on it and she has met them all. Kathi will chair.

Roads committee- Melissa Hughes offered to be on it – **ACTION ITEM** - JIL will contact her and get her on committee, and a road meeting will occur after June 2nd when Kathi is back (she is currently chair as well)

Firewise committee is up to date.

Greenbelt/common area committee is up to date

- **Jil's GREENBELT markers**

-naming of areas- Jil has list of names for them. Board needs the list. Discussion re: surveying areas – too costly – many thousands. Could send an email /put in newsletter to find a surveyor in neighborhood. Jil will ask around – Comments from members – identifying the access points would be a good start -white posts identify some.

MOTION– to adopt Jil’s previous list of titles for greenbelt names to identify access points from the roads. M&S – approved.

-Perhaps something needs to go in newsletter. Jil, Sharon, and Karen will work at identifying access points to all greenbelts. Concerns re: liability and legal issues with any people in those areas or work in those areas – firewise or otherwise.

- **Are conex containers approved sheds** – nothing in CC&R’ss to identify these – cargo containers are often temporary but members need to be aware that **any improvement needs architectural approval.**

PUBLIC COMMENT:

Jil (Director 2) spoke to the growing of the development and the changes that are coming. She is doing a study for other organizations in the valley that are concerned with the increase in full time citizens, the increased water use, and affordable housing concerns. She is looking at all of the HOA’s and other major neighborhoods and is collecting a lot of useful data that we could use in future. Members were inquiring about doing meetings via Zoom. Board decided against Zoom due to cost of setting it up in our board room and needing a person to run it that is not on the board.

ACTION ITEM: Karla Flaming will get further details on Zoom particulars for the board and give to Karen, secretary

Sharon Wang had a road question – what is planned for major road construction? Board detailed that there is nothing yet – need to get a licensed professional to assess our roads and make a plan. Steve S. will be contacting Adam Fulton. Discussion around now having 145 full time residents...lots of changes..... and more use of roads and facilities.

THE BOARD WISHES TO THANK ALL THE MEMBERS WHO ATTENDED!!!!

Regular meeting adjourned at 11:00

Executive Session - CC&R violators- see separate private minutes, 11:05-12:05

Next meeting TBA – need to know absent members schedules