

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

June 17th 2023

Minutes

Call to Order

Kitty - 9am

Board Members Present:

Kathi - Kitty - Gus - Steve S.

Absent:

Brad - Melissa

Members at Large Present

Sonja Knudson

Approval of Agena:

Ok - Kathi moves Kitty 2nds

Approval of Previous Meetings Minutes

Approved by email to Board members

Member Comment

Reports:

- **Treasurer's Report**

Kathi submitted the June 17th Budget report and went over all the numbers

Dues - Some delinquent owners 2 as of now

We're in good financial shape.

Architectural Committee Report

6 applications for construction and improvements are underway..

Road Committee Report

- Holding off on Dust abatement this year. They will do maintenance on road surfaces and some road improvement where needed..

Discussed future road projects and costs

- **Firewise Committee Report**

- JUNE 2023 FIREWISE COMMITTEE REPORT

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May was firewise month – national kickoff day was May 6 th – the committee organized a community BBQ. Over 75 people attended – representatives from DNR, OCD, OCFD6 and valley community were there to answer questions and

share their expertise. The community really enjoyed this – we should do this again. Many people want to firewise their properties....we may need to do another group project.

The committee has completed two yard waste events – free to the community and funded in part by \$3000 grant from DNR and our HOA firewise budget – costs are higher this year than past years.

1 st event- 26 properties spent 207 man-hrs, brought 43 loads from 53.5 acres = 6.8 tons of yard waste not burned – bill for this was ~\$2500 but there were errors so I am waiting for the redo invoice.

2 nd event – 29 properties spent 332 man-hrs, brought 45 loads from 58.75 acres and tonnage not seen yet as not invoiced yet.

These events are well attended, easy to manage – up to 9 volunteers for each event put in 5-7 hours each helping. Many thanks should go to them!

Our committee is working on getting some common areas thinned this coming fall under the DNR 50/50 plan where we pay half and they pay half. Total estimated help from DNR will be about \$3800 for one area and \$6000+ for another area – total cost being up to \$20,000. These areas need to be done to help create a fire break between properties and lessen the chance of fire spreading through the development.

The areas would be the one running from Larkspur near where Knotty Pine meets Larkspur to its exit on the Larkspur hill before Twin Lakes Drive and the large area starting on Barnaby next to Cherrier's place and extending back behind Butterweed and beneath Starflower etc where a fire did occur 2 years ago.

The committee will take a break over the summer. I will bring the invoices for the yard waste events when I get them and arrange for payment for the outstanding \$\$\$ above the grant money.

There are 8 properties being completed on the 50/50 plan this year and have not received all the invoicing for these. One is left to be done – mine.

- **Website Report**

Steve G. - Updated Homepage - Updated with the most recent Burn Ban information from Okanogan County website. Karen removed the Firewise BBQ information. Updated Authorized Committee List (per Kathi). Updated some links on the Firewise Info page.

- **Greenspace (Common Area) Committee Report**

Common Areas - 6/17/2023

Jil Wicklander, Chair Common Areas Committee

I haven't been out on the greenbelts to see how the markers fared with the snowpack this last winter. But as I can get around better post knee surgery, I will again get the paths through the greenbelts marked.

In talking with homeowners, it is interesting to note the interest in noxious weeds, and night lighting.

I will be posting on the white boards at the entrances contact info for noxious weed home-site visits. Along with eradication weeds is also how to introduce native plants that support wildlife, especially birds and insects.

In educating the SMRC community to the benefits of limiting night lighting, it is not only saving energy, plus not annoying your neighbors, but did you know that some insects have only a few days of life, and those dark nights are crucial to their breeding.

More info for what Dark Skys is all about can be found at : Methowdarkskys.org
Jil Wicklander – Chair Common Areas Committee

OLD BUSINESS:

Bank account signers haven't changed - Board has left the account signers as is until the next Annual Board Meeting. Next Annual Meeting is Sept 23.

Kathi made a list from a quick drive around. Volunteers needed for these issues.

1. Larkspur Park sign needs repair - Needs to be replaced, but will put sign back up for now.

Kathi and Kitty -Ask Ryan for input?

2. Stain entrance signs at both entrances (Jil volunteered to do this)

3. Replace basketball backboards - Steve S. says remove? Put a note in the newsletter about removal of backboards because of vandalism.

4. Drag pickleball court pad back onto the concrete - Remove pad, paint and seal concrete. Need volunteers still.

5. Repair road signs that are leaning due to snow plow damage.?

6. Install "Hidden Driveway/Children at Play" signs on Barnaby Hill. Kathi-Rod

8. Dumpster building fascia needs to be replaced and covered with metal - Ask Trent about replacing and about using Hardy board.

9.-Pool house concrete crack update - We got a quote from JR Concrete, we would like to get more estimates. But if no other contractors can give a bid, we'll need to get on JR Concrete's schedule. A scope of work needs to be assessed before giving the go ahead. Melissa will try and get some quotes from local contractors. - Still waiting for Melissa to contact local contractors..

The Board discussed replacing the Solar Radiators on the roof of the Clubhouse. No plan yet.

NEW BUSINESS:

Kathi, Karen, John Dailey, and DNR personnel walked Tract G for evaluation and estimate of cost for greenspace Firewise treatment.

Kathi - Asks Board to approve budget increase for Tract G - Greenspace Firewise treatment. Estimate \$5k to complete Kathi made motion to add 2nd greenspace to budget to clear Tract G Steve S 2nd

Fence reinforcement around clubhouse is needed -Add razor (barbed) wire to stop unauthorized access over fences.

Need additional camera under clubhouse cover

Kathi will contact Andy to see about adding a camera

Steve S. showed Round Rock short plat map - looking at future access issues and options for the future?

Steve S. brought up some Cascade concrete burning slash in their pit - ongoing smoke issue

Add to next Newsletter - Next AGM we will elect 2 new Board members, Secretary, and President.
Add a fee reminder for rebuilding collapsed buildings. Kathi will send email to affected Lot owners

Member Comment

Sonja Knudson volunteers for Map My Neighborhood.(Firewise)

Next Meeting is _August 19th -2023

Kitty moves to adjourn - Kathi 2nds.