

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Saturday, October 30th– 9:00 a.m.

Call to Order: 09:01

Members Present: President/Director 1 Kitty Ryker, Vice President/Director 3 Steve Shipman, Treasurer/Director 5 Kathi Cherrier, Director 2 Jil Wickander, Director 4 Chuck Denson, Webmaster Steve Giambone, Secretary Karen Mulcahy.

Members at large: John Payne, Robert James, Randy Anderson, Phil Sanford

Members Absent: none

Approval of Agenda: Moved, seconded, approved

Approval of Previous Meetings Minutes: Moved, seconded, approved.

Public Comment:

John Payne -comments - glad we didn't do dust control - seems wasteful

-Wondered what the cost would be of putting asphalt down or Barnaby/North entrance revising would cost

Robert James - concerned about money being spent on roads in Rodeo trails

- has talked with Gus and other long-timers and feels money is misappropriated - discussion re: any other bids, explained why it is difficult to get bids from other companies and how whole valley is behind due to covid and fires.

-Lots of talk re:cost of roads, limited road resources, limited volunteers, reclaimed asphalt was put down as a test to see how it stands up to road use

Jil Wickander -making a comment as a homeowner - all contractors on overload and lucky to have our snow service this year.

Reports:

- **Treasurer's Report**

- Through October we are ahead on dues collection

- Bathhouse repairs and maintenance are over budget because we had a heater failure

- We spent out of capital improvement for dumpster area wiring for compactor but have saved \$4000 on garbage costs so far this year compared to 2020 - still have \$5900 to pay off for upgrade.

- Insurance is over budget because the price went up, but we have increased to \$2million in liability.

- We had to spend on repairs for the mailboxes

- Postage and mailing expenses overbudget due to ordering a big stock of "forever stamp" envelopes

- Park expenses overbudget as SMRC needed a new weedwhacker.

- Had to order new cameras and now have a contract for the people who do our cameras and computers and key cards. We also must upgrade the Key card lock system.

-Attorney and lien fees are overbudget as we have been working with an attorney to clarify roads use and other issues with members and liens.

-Dust control is under budget as we cancelled it this year to use money towards road improvements which included surveying for further improvements.

-Propane up due to more use this summer from 2020 when pool was closed, and from keeping pool open one more month.

-Reason for Capital improvements fund explained to members - mandated by state government to have a fund to use for emergency needs and issues and could help prevent costly special assessments.

Moved, seconded, approved unanimously - "that Treasurer Kathi take the year end road savings surplus and move to capital improvements budget for road improvements for next year."

- **Architectural Committee Report** -

Kathi reports has 3 more applications since annual meeting -- in 2020 we had 26 lots sell = \$5.138 million value, in 2021 so far 18 sales = \$4.239million and 10 will be fulltime. Board realizes impact of increased full timers and the need to plan for growth in community and increased use of roads, garbage and clubhouse/pool area.

- **Road Committee Report-**

Late entry by Phil for road report - Barnaby Hill regrade -if approved -we don't have to cut trees - will be changing the grade of hill, scalping off a major part of it and taking dirt to Twin Lakes road to prevent water pooling and washout and make grade safer. We spend a lot of money on salting and sanding this area so this would be a long-term fix to save costs but is a \$35,000 estimate to fix it.

-With the rain we can now do some repair and washboard grading of other roads.

-Jil is removing herself from roads committee due to conflict of interest - but will be a good resource for road work plans.

-There is a possible plan to asphalt the north end to the entrance sign to stop the degradation and potholes and constant repair needed there from members exiting and turning.

- **Firewise Report**

-Karen talked about the work we have done so far and how best to proceed.

-committee has decided they will focus work on maintaining the green space areas - cleaning up dead/downed material, thinning, and chipping, and approaching neighbors surrounding those areas to help. Are also looking at having contractors do the work with board funds.

-encouraged people to clean up their green spaces - may send out letter but needs to be worded carefully and ensure they check with their neighbors bordering that space.

- Jil would like some collaboration with the trails committee and will discuss with firewise committee

- **Website Report**

-Steve G. reports we sent out a newsletter and posted it on the website. Found an easier format!

- constantly updating website and hope people look at it more. We try to keep Facebook updated as well.

- **Trails Report**

- Jil reports that she and Steve S. will meet to discuss member questions after meeting
- She needs some contact info - had a meeting with Rick C. re: past work
- board has a lawyer working on a general release waiver for our volunteers
- Jil will draft a trail survey and a general membership survey and send to board to approve for mailing out.
- Some members have contacted Jil with ideas - specifically the dog park. Discussion re: proposals and costs and Jil will type up and send to board. Many thanks to Jil for her work

Old Business

- Balsamroot/Appaloosa Road problems with new house construction -Kitty reports road was redone again and will follow up in spring to further improve
- Cost for CO-OP moving transformers if necessary - Kitty called CO-OP and sent a list of ones needing flags, and also reported Quaking Aspen issues with open wires left from new construction work. **ACTION ITEM** -Kitty will need to recontact as has not heard back
- Buckskin road sign, Paint Rd. No Trespassing sign -Buckskin sign done. **ACTION ITEM** -Pinto Rd still needs new blue reflective sign placed and still need no trespassing sign at trail entrance
- Firewise budget proposal and links for firewise info - Karen reports we have a firewise budget line and links were placed on website.
- Cascade Concrete misuse of property for business storage- attorney letter(Phil)- Kathi reports Cascade has been moving equipment off but still have ecology blocks and sand on lot. **ACTION ITEM** - Another attorney letter will be sent.
- CC&R Violators update - **discuss neighbor's letter of concern re: Chase Rd member** - in attorneys hands at present. **ACTION ITEM** -need to report on progress next meeting
- Pool drainage - JA Wright Quote (Rick C./Kathi C.)- they are booked until Sept 2022. Will come in March to assess. Can come in Sept 2022 to fix we hope. The melting water pressure wrecks the tiles every year and it needs a French drain. Larry sent letter that he will continue to fix tiles as we need. **ACTION ITEM** - Kathi will be sure to follow up in March.
- Garbage area issues - roof repair has been done but door key access not fixed? **ACTION ITEM** - Karen will send letter to membership to refrain from adjusting electrical panels.
- Methow Trails formal letter - done -was mailed and we have a copy that they received it.
- Legal Contracts - thumb drives done and stored at office? (Steve S) - Kathi has them all. Late addition to this subject - the contracts are still in negotiation. **ACTION ITEM** - Board will report on Contracts progress next meeting
- Snow Removal - who in road committee will contact Lloyds re: plowing south end of dumpster and shoveling doorways - Phil and Kitty will be point people to inform Lloyds. We are 3rd on their plowing list, they do the school first, grocery stores, then us.
- Phil here now (10:17) -see road report above

New Business

- Changing signing officers for bank - right now signers are Rick C. Phil and Kathi. Moved, seconded, approved unanimously, that “bank account signers for all 3 accounts will now be Kitty Ryker, President/Director 1, Kathi Cherrier, Treasurer/Director 5, and Karen Mulcahy, Secretary.” Rick Chapman and Phil Sanford will be removed from signing authority.
- Resolutions are needed for legal issues - a resolution to appoint Phil as board’s agent with authority to communicate with Attorney Natalie Kuehler regarding SMRC’s legal matters. Also, a resolution to appoint Phil as agent with respect to interaction with insurance brokers for purposes of obtaining policy coverage. Needs to be in writing and signed. Kathi will draft up a proper resolution for this and send it to the board for approval.
- Letter (sent) from SMRC attorney to Patrick Peterson - was sent because he was using our road illegally to have contractors access his property and they damaged our roads.
- Additional eco-block placement needed along North Wild Rose Ln / northeast green belt. Side x Side incident 10/16/21. - Steve explained the incident to all - members were using this private easement irresponsibly and illegally as it is a private road, not maintained by SMRC. Steve proposed we put ecology blocks up along this area. **ACTION ITEM:** Steve will get a bid for block placement and the board will discuss at the next meeting.
- Some discussion re: people not members parking in our development and our liability concerns. No action as yet as enforcing parking of members only will be difficult.
- Complaint raised that a member on Starflower is removing soil from the greenspace area and is in violation of the covenants. **ACTION ITEM** - Board will take a look at the property and report back next meeting.

Next Meeting is Saturday January 22, 2022 at 0900

Meeting adjourned at 11:30.