

Sun Mountain Ranch Club

Annual General Meeting

Sept 23rd 2023
(DRAFT) Minutes

Call to Order

Kitty Ryker (Director 1 + President)) 9:15am

Board Members Present:

Kitty Ryker - Director 1 (President)

Melissa Hughes - Director 2 (Vice President)

Steve Shipman - Director 3

Brad Bekendam - Director 4

Kathi Cherrier - Director 5 (Treasurer)

Absent:

Members at Large Present

52 members and 17 proxy

MethowNet OCEC presentation

Maria C. from MethowNet gave an update on the progress of bringing fiber optic internet into the Valley. She shared the timeline and encouraged people to sign up for the service even if they chose to later opt out. They plan to initially serve 2500 homes in the Valley. Minimum up/download speeds were 100/100 minimum rates. They are working on getting the monthly costs figured out. Sign up at www.Okanogancountyconnect.com

Approval of 2022 AGM Minutes

Steve G. (Secretary) - Asked members to look over the 2022 General Meeting Minutes and approve them. Kitty asked for a motion to approve the 2022 General Meeting Minutes. Kathi C. moved to approve, Brad B. 2nds - Motion approved.

Director - Secretary - Treasurer Elections

New Election Results:

Director Position 1 - Anton McGready

Director Position 3 - Gus Clay

Director Position 5 - Alexander Hunold

Secretary - Gale Haley

Treasurer - Kathi C.

Reports:

- **Treasurer's Report**

Kathi C. (Chair) Kathi found a better interest bearing account for our funds. Increasing our monthly interest to approximately \$600. Other expenses are on track for the year. We had some bathhouse maintenance costs. Firewise costs were under budget. Insurance costs increased slightly. Road committee has reduced costs this year.

- **Architectural Committee Report**

- Kathi C. (Chair) There has been an increase in applications for homes and additions. The Firewise Committee has been active in tree clearing approval for developing properties. ● The Committee is considering new utility improvement fees for heavy equipment road impacts. ●

- **Road Committee Report**

- Gus Clay (Chair) - It's been a quiet year so far. We didn't do dust control. He spoke with Bob Lloyd about the work done at the North Entrance. More work needs to be done. We may need to use 1-¼" gravel down to keep it from becoming a washboard so fast. We will address other areas as the rain comes and it makes sense to do the improvements.

- **Common Area Committee**

- Jil Wickander (Chair) - Jil asked for input for the Methow Valley Trails project. Members questioned how it was determined that we wouldn't be allowing the trail to go forward. The Board will keep an open dialog with the MVT people as time goes by to gauge the amount of interest by members to change by-laws to allow the trails to go forward. Jil also went over some of the questions that will be on the upcoming surveys. She will be working with Jim Erlicker on the survey deployment. Jil also brought up water conservation issues. She will post more information soon. She also spoke about noxious weeds. She brought out a bunch of brochures for the different ways to identify and eliminate the weeds from our development. She will be working on removal of weeds along Larkspur in the coming weeks.

- **Facilities Report**

- Kitty Ryker (Chair) - Kitty gave cost breakdowns on the maintenance and repairs to the bathhouse and the pool. The french drain around the clubhouse is working by helping reduce the amount of tiles that need to be replaced yearly. We should be saving a lot of money over time. She also discussed updates to the security system. Kathi talked about future decisions on upkeep for the pickleball court, basketball courts and the concrete cracks in the front of the clubhouse. Some costs for facilities repairs are for compliance of the Reserve Study requirements. The website cost has stayed pretty much the same for the year. Kathi answered questions about how much money is spent out of Savings.

- **Firewise Committee Report**

Karen Mulcahy (Chair) - Firewise Report for 2023

We had a very active and successful year. Here are the highlights:

28 - DNR 50/50 properties completed

April – Created shaded firebreaks along Twin Lakes Rd, Larkspur, and Knotty Pine by limbing up big trees, removing small trees and all got chipped – thanks to our dedicated volunteers and Okanogan Conservation District doing the chipping for free. We hope to do more roads each year – we chose these as they lead to the garbage/recycle area and the pool!

May – The most successful BBQ in years – over 75 folks attended – DNR, OCFD6, OK Cons District, and Ken Bevis in attendance to present firewise information.

May and June – Our 3rd annual yard waste disposal events – 2 of them, volunteer hours in total almost 600!!!!!!

Waste removed without burning – 11.65 tons, 26 and 29 properties participated.
\$2,943.63 grant money from DNR.

We have an emergency notification system (Dial My Calls) and will be testing it in the future, once or twice yearly.

127 blue signed properties out of 284 lots – they should all be signed!

We have contracted with Hingepoint Tree Service to do thinning of our Tract G common area – a 12 acre area running between Starflower and Twin Lakes Drive and also to Barnaby in two places (also runs near Cat's Ear). This will be partly funded by DNR up to \$6200, and the rest with firewise funds in our HOA budget. All properties along this area will receive letters asking them to clearly mark their property corners and to hopefully allow access to the company's chippers as they want to chip as much as they can and broadcast the chips instead of burning. There will be more info on this coming as soon as I can get it out.

I want to recognize and thank our team of volunteers on the committee and to invite members who are interested to join our team – we do most of our meetings by zoom.

Thank you to Patti Nordby, secretary, Steve Giambone, Alexander Hunold, John Daily, Don Haley, Terri Price, Paul Gissing, Sarena Shapiro, Tim Delph, and Jim Elicker. Thanks also to Kitty and Ryan Ryker who are not on the committee but always help!

- **Website Report**

- Steve G. - Ongoing updates for the Pool, Okanogan County Emergency Management links. Committee lists and draft meeting minutes.

OLD BUSINESS:

NEW BUSINESS:

- Budget Proposal for 2024 - Gus C. made a motion to approve the 2024 Budget - Bev Hussy 2nds - Motion approved by majority vote.
- 2024 Audit Requirements (can be waived by majority vote) - Brad B. asked about how often we need to have an audit. Last time a review audit was done was in 2013, it wasn't a full audit at that time. Brad found a local CPA that would do a preliminary 3 hour look at our books for \$500. We have been voting at the AGM for a waiver over the past 10 years at least, that's why we haven't had a full audit. Gus Clay moved to do a full audit - Second from the floor (didn't get his name) Went to a vote of hands. 25 for and 19 against. Motion passes. Brad will find a CPA to do a full audit.
- Reserve Study - State law requires money in savings needed to replace existing buildings and assets and general upkeep. The study has us spending \$29k for the year for potential upgrades and replacements of our facilities. That money doesn't have to be spent, any extra left over needs to be put into Capital Savings (reserve fund) for any future problems. The Board is looking at either cut back budget 5% or a 5% increase in dues for 2025.
- Adult Pool Hours - Very difficult to police the pool.
- Zoom meetings - Rick Rottman will help develop a committee to look into the logistics of remote meetings. He suggested common meeting rooms might be available at the Library and at the

Fire Station. He also asked for volunteers to help out. There are several platforms that might work.

- Lot owner surveys - jil W. has been developing many questions for the surveys that will be sent out later this year or early next year. She will send the questions out to the Board for review. Alexander H. asks that we add that during winter, Lloyds will clear driveway entrances of homeowners that are here full time and not clear those that are not here during winter.

Volunteer Thank You's

Kitty R. thanked all the people that have worked hard this year

The Snyder family

Jil Wickander

Kathi and Rod Cherrier

Steve Giambone

All the Board Members

Ryan Ryker and Gus Clay

Scott Mcbreen

Alan Sodel

Karen Mulcahy and the Firewise team

Architect Committee

Adjournment

Kitty R - 12:35pm

Next Meeting is _____ 202

SMRC

Board Meeting 9/23/2023-Executive Session

Present: Carl Clay, Melissa Hughes, Alexander Hunold, Brad Bekendam, Kathi Cherrier, Gale Haley

Absent: Anton McGready

Nominations for President: Carl Clay.

Moved and seconded

Vote: Unanimous for Carl Clay.

Nominations for Vice President: Melissa Hughes

Moved and seconded

Vote: Unanimous for Melissa Hughes.

Check signers: motion to amend check signers to: President- Carl Clay, Treasurer-Kathi Cherrier and Secretary Gale Haley.

Motion seconded. Vote unanimous

Date for Board Meetings: 2nd Thursday of each month.

October meeting: 12 October 2023 at 5pm.

Location: clubhouse

Meeting adjourned: 12:45pm