



SMRC 2017 Annual Meeting  
September 30, 2017

Association President Rick Chapman called the meeting to order at 9:08 am

Directors and Officers Present:  
Rick Chapman, President  
Steve Shipman, Vice-President  
Paul Tillman, Director  
Bob Gorski, Director  
Robert Walton, Director  
Philip Sanford, Director  
Michele Chapman, Treasurer  
Secretary Position open

**Approval of previous year's Minutes:** Motion was moved and seconded to accept the minutes of the 2016 Annual Meeting, from October 1, 2016.

**Treasurer's Report:** Treasurer Michele Chapman reported that approximately 75% of the 2017 annual dues have been collected as of 10/01/2017. She also reported that only 15% of property owners were assessed late fees—a good number. Highlights of this year's spending were Capital Improvements including security cameras and electrical work, road improvements, set up for handing over the accounting to the bookkeeping service, park repairs including sprinkler repairs and gate hardware. Road expenses were reported to be \$2,533.26 for the completion of the closure of the burn pile, \$45,032.71 for Dust Control and \$22,629.39 for Snow Plowing. Other regular expenses within budget, our Utilities were over budget primarily because of propane costs to heat the pool.

As of 10/01/2017 we have \$56,849.61 cash in the bank, of which \$13,639.70 is reserved for Capital Improvements.

**Elections:** The following positions are up for election:

Director 1: Paul Tillman  
Director 4: Robert Walton  
Vice-President: Steve Shipman  
Secretary: position open  
Treasurer: Michele Chapman

Director 1 Paul Tillman, Director 4 Robert Walton, Vice-President Steve Shipman and Treasurer Michele Chapman all accepted nominations to fill their respective positions and were elected by acclimation unopposed. Patsy Roland volunteered to be nominated as Secretary, was nominated and elected by acclimation unopposed. Terri Price volunteered to help Patsy with managing our web-site.

**Architecture Committee:** Bob Gorski and Phil Sanford first expressed their appreciation for all the work that Joan Bassen has contributed to SMRC and the architectural committee. Phil Sanford reported that he

transitioned as chairperson about 6 months ago working with Bob Gorski. Phil is in the process of re-organizing the work, researching the CCR's, expanding communication to help keep track of paperwork, designs and activities regarding the committee. The Architecture Committee is looking for more people to help. Herb Nelson volunteered to help Phil and Bob. Bob Gorski stated that it has been a pleasure working with Phil. He also reported that they have received 15 applications. Robert Walton commented that Bob brings his experience as a building inspector for Okanogan County. Phil commented that when an owner wants to build on their property they need to make sure their setbacks are correct and within the property lines; he has also noted several recent problems with setbacks. Rick Chapman added that SMRC set backs are different than the county's.

**Roads:** Paul Tillman reported that it has been a frustrating year for all involved with the roads, first with the snowplowing, then grading and later with the dust control being put down later than usual. He reported that an increase in dump truck traffic (from building construction) has caused wash boarding. Paul also reported that the South Entrance improvement project and road regrading and improvements did not go well: the material laid down did not contain binding. He is in the processes of communicating with the contractor to fix the issues.

Also discussed:

- The implementation and assessment of impact fees as a way to increase specific revenue to improve roads specifically impacted by heavy machinery traffic.
- FedEx and UPS delivery trucks speeding through SMRC.
- If you see a company vehicle speeding on our roads Robert Walton encouraged the membership to call the company directly and report the speeders.
- Discussion of clean up, speeding and other impacts to SMRC of a particular lot and ownership in SMRC. Robert Walton and Rick Chapman briefed those present on steps taken to encourage the clean up of said lot, the limited use of a keycard for garbage/bath house use and the unauthorized vehicle traffic to and from the lot.
- Discussion on the timing of laying down the dust control (by July 4<sup>th</sup>), the technicalities of the application process and the best methods to cover the road surfaces year after year. Magnesium Chloride was discussed as a better dust control product than lignon because of its binding properties.

Paul Tillman gave a report on the work to be done on Service Berry/Larkspur/Twin Lakes Drive: Bank will be cut back, drainage and culvert installed as well as a ditch to catch melting snow.

Patsy Roland requested that we move the discussion back to the possibility of assessment fees being levied on new construction projects and asked about: Flat fees? Based on square footage? Based on permit? Based on traffic impact?

Pat Norsby moved that SMRC for a committee to discuss, develop and assess impact fees to be implemented and effective January 1, 2018. Motion was seconded by Jim Syre; membership present voted to approve the motion. Jim Syre commented that in his opinion, this is a good move by the board (to implement impact fees).

Paul Tillman then reported that our snow plowing rates with Lloyd Logging are going up from \$90.00 per hour to \$115.00. He asked the membership that if they perceived a problem with the plowing to please call him directly. Lisa \_\_\_\_\_ commented that she was unhappy with the plowing last year, specifically around Wildrose. She said perhaps there was an opportunity for improvement and communications through posting notes on our Web-site. Paul said that there was a breakdown in communication between him and Lloyd Logging and that he and Rick Chapman will do their best to work out these issues before the snow starts falling. Lastly, Paul encouraged the membership to contract with a plowing company to maintain their driveways throughout the winter even if they are not full time residents.

**Pool:** Rick Chapman reported that this year there hasn't been much extra maintenance to be done on the pool. Looking forward, the pool will need a french drain installed on the side closest to the bathhouse.

Also discussed:

- Rick reported that our new Security Cameras were working but it is now evident that we need improved lighting in some areas.
- Rick reported that SMRC needs to find someone to hire to install and take down the solar water heating panels. This year they were not installed and our propane costs skyrocketed.
- Discussion of garbage dumping, cameras and the general condition of the park area.

**Trails:** Steven Shipman reported that although not much physical work was done on the trails this year we have two great signs to install and showed us the great map we have of the trails and greenbelt areas.

**Communications Committee:** Karen Mulcahy reported that there has been some starts and stops with the Communication efforts. While Nextdoor Neighbor sounded like a great way to communicate it ended up being too limiting for our use. She suggested we try to utilize our web-site as a communication device. She reported that the Committee installed two community bulletin boards on the bathhouse for community notices and SMRC information. Patsy Rolland commented that a blog could be added to our web-site as a step to improving communications.

With no further business to attend to the 2017 SMRC Annual Meeting was adjourned at 11:30 am with a reminder of the Potluck BBQ at 3:00 pm at the Park.

Respectfully Submitted,

Michele Chapman, Treasurer