

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Saturday, December 7, 2019 – 9:00 a.m.

Call to Order 09:10

Present - President-Rick Chapman
-Vice-President/Director Three – Steve Shipman
-Treasurer - Kathi Cherrier
-Director One -Kitti Ryker
-Director Two - Phil Sanford
-Secretary -Karen Mulcahy
-Members - Steve Giambone, Michelle Bene

Absent - Director Four -Robert Walton

Approval of Agenda – accepted unanimously with addition of New computers in New Business requested by Kathi C.

Approval of Previous Meetings Minutes –

Kathi C. pointed out that we need to record who is absent. Will amend and remove Draft from minutes and post online

Steve S. asked if we had pushback around dues – some discussion around this – seems to be usual complaints

Motion – Steve S. moved that minutes be approved - seconded by Rick C. Passed unanimously

Public Comment -none – member Michelle Bene welcomed

Reports:

- Treasurer’s Report
-discussion around budget items – we are in good shape
- Architectural Committee Report
-nothing to report, ongoing building still progressing
- Road Committee Report
-Steve has a candidate who might be able to assess our roads and give some recommendations
-some association members and others mentioned as possibly being helpful with roads
-speed limit signs up at all intersections -are some signs left if anyone wants to place them strategically
- faded “north and south entrance distances” signs can be replaced in spring

OLD BUSINESS:

- Liens to be filed
 - discussion around some delinquencies
 - Motion – Phil S. moved that we pass a resolution to add Treasurer, along with President, as authorized to execute liens and lien releases. Seconded by Kittie R. Passed unanimously
- Dumpster area cameras
 - Andy Floyd hopes to get cameras in by the end of the year
 - discussion re: cleaning not being done at dumpster area
 - discussion re: snow issues and shoveling at bathhouse
 - discussioin re: dumpster cleanliness
 - Rick C. will talk with Casey of Wastewise re: dumpsters condition and if they are worth fixing.
 - Motion -Phil S. moved that the board cancel dumpster area cleaning contract at end of year. Seconded by Kittie R. Passed unanimously
- Website
 - put out email to all members to look at website – still have 43 members without email
 - Steve and Karen will work on updating some documents

NEW BUSINESS:

- These Documents were distributed to the board for review- Dues Collection Policy, Mailbox Rental Agreement, Application for Development and Fee schedule, SMRC Homeowners Association Fee, Highlights of CC&R's. ago.
- Discussed all documents with changes outlined below.
 - Late Fees - will only charge maximum of two late fees a year – if member doesn't pay late fee it will accrue interest of 12%
 - Key card policy – letters will be sent to those members with more than two cards
 - revision date will go on bottom
 -
 - Motion - Phil S. moved to approve as drafted and changed the seven documents brought before the board to be published on the website. Seconded by Kittie R. Passed unanimously
- New computers needed – Kathi will research options for two new computers for purchase by the board
- Newsletter to be done by end of January – Karen and Steve G. will work on this

Next Meeting is March 7,2020 at 9am.

Meeting adjourned at 11:30