

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Friday, July 3, 2020 – 9:00 a.m.

AGENDA

Call to Order – at 09:05

Present: President Rick Chapman, Vice President Steve Shipman, Treasurer Kathi Cherrier, Director 1 Kitty Ryker, Director 2 Phil Sanford, Secretary Karen Mulcahy

Absent: Director 3 Robert Walton

Public Members: Steve Giambone, Website manager, Alan Sodell, mailbox manager, Ryan Ryker.

Approval of Agenda moved and seconded by Phil S. and Kitty R.

Approval of Previous Meeting Minutes moved by Rick C., seconded by Phil S. and Kitty R.

Public Comment : Steve Giambone had comments on website -will be addressed later in meeting

Reports:

Treasurer's Report –

- dumpster expenses discussion – bought new door mechanisms, fees up as expected due to Wastewise fee increase and increased members present and living here
- more people are paying back dues
- increased sales in development -9 actual, 5 pending
- concerns re: COVID hardships for some -will keep late fees the same for now and assess on case by case basis
- we are in good shape financially

Architectural Committee Report

- not a lot of activity but some – all looking good
- has been a lot of building but permits have been appropriate

Road Committee Report

- dust control - everything delayed due to weather and COVID. Lloyd has put us on their list, but everything in valley backed up. Phil S. says he will call every week to expedite.
- other issues on roads are drainage, some hot spots to be fixed (washboard sections, gravel needed in areas)
- no road access in Rodeo trails on some of lots up there -lot 37, 38 and 39 – will need road built.
- Kathi C. will order new signs for Palomino – spelled correctly and with arrows indicating north and south
- further info under Road Projects below

Firewise Report –

- Okanogan Conservation District and DNR will be doing a drive around assessment of our development July 14th 10:00am – John Daily was involved with previous fire mitigation work in SMRC and he will be on hand for questions
- they are also willing to sponsor a chipping event in SMRC. They will pay for the chipper contractor. Discussion around our liability and safety issues. Will get a more complete picture of this promotion and send to the board but permission given to go ahead with doing it.

OLD BUSINESS:

Website

- Steve Giambone has been investigating a new system
- described account we have now is limited to 20 pages – it's a legacy plan
- a new personal plan would give us unlimited pages on the site and cost the same
- Rick C. will send Sierra website to Steve as example.
- board gives Steve permission to get new website account and work on new platform

Keycard Numbers collection

- Kitty and Karen will work on cancelling cards with Kathi – still need to cancel several outstanding cards that owners no longer have

Dumpster area

- Kitty R. is working on fine tuning our policy
- need new signs at dumpster area with specifics not allowed in order to be able to cancel cards when violation occurs – will have to give notice to members with specific guidelines - we have a policy in place for violations
- discussion around dumpsters needing work and upgrades – Kitty will call Casey at Wastewise
- discussion around need for more efficient/larger garbage/recycle area – Phil and Steve will work on proposals for new design- may be resources to help us on internet
- Andy Floyd is working on upgrading the camera system

Pool opening

- Rick Chapman – pool should close for the season due to COVID 19 and movement to Phase 3 or 4 uncertain – need to put on facebook, and website and a new sign up that it is closed for the season.
- discussion around Pool area curtain drain- Maintenance, Trent, will get it done
- Also need parking barriers replaced, pool tables painted, maybe re-stain play area – lots of work for Trent to do

Mailboxes

- Alan Sodell– presently, when someone moves and returns their keys they get \$50 of \$100 deposit back
- policy change needed - when someone moves, should change the locks, and replace them – easy to do
- motion- moved and approved, - to remove the \$50 key refund
- \$100 will cover costs of replacing locks – policy updated and placed on website

Road projects Steve S: talked with Adam Fulton, engineer, about road improvements – Phil and Steve will talk with Robert Walton about some ongoing road issues and then Adam will help us with some ideas -payment will be discussed at that time.

NEW BUSINESS:

Quad misuse:

Phil S. will look into what additional coverage we should need and a policy will be established after Phil meets with a local attorney for more information.

- discussion re: do we need more signage, and info in the newsletter, and on website, facebook??

Motion – *That we establish a policy that all motor vehicles, including, but not limited to ATV's, golf carts, snowmobiles, be operated by no-one under the age of 16 and they must be in possession of a valid driver's license and current vehicle insurance.* Moved by Phil S., seconded Kitty R. Passed unanimously.

Annual Meeting

– COVID 19 is creating restrictions on having our AGM. **Date to be decided at next meeting.**

-One board member has indicated that they are moving and will be resigning.

The board is seeking people interested in the position. It will inform the membership by a letter, email, website notice, and Facebook page notice, to have interested parties apply for the position to be appointed by the board.

Next Meeting: Saturday, August 15th 2020 @ 0900

Meeting adjourned at 11:02

2nd revision Draft July 3rd, 2020