

**FINAL**  
**Sun Mountain Ranch Club**  
**BOARD OF DIRECTORS MEETING**

March 19<sup>th</sup>, 2022

**Call to Order- quorum present- 08:57**

**Present:** President (Director 1) Kitty Ryker, Treasurer (Director 5) Kathi Cherrier, Vice President (Director 3) Steve Shipman, Director 2 Jil Wickander, Secretary Karen Mulcahy

**Members at large Present:** Webmaster Steve Giambone, Rick Rottman, Architectural Committee, Phil Sanford, Peter Arneil, Bob Moots, Robert and Debra James

**Absent:** Director 4 Chuck Denson

**Approval of Agenda:** M&S, Steve and Jil - some items moved to executive session, approved

**Approval of Previous Meetings Minutes -** M&S -Kathi and Steve - approved.

**Membership Comment - 10 minute limit total -** (announcements, comments, questions, suggestions, requests....) Bob Moots has some dead trees in common area and wants to remove them. Firewise Chair Karen will address.

**Presentation by Rick Rottman re: internet accessible board meetings**

Reason for internet accessible meetings: members requested them; might encourage people's participation; Board members could attend remotely if unable to be here in person; could post on "you tube" with member only access, could record for accurate documentation.

Need to have certain tools to do so. Zoom is \$17/month - free subscription is not adequate. Computer and bandwidth at clubhouse may not be adequate. Discussed equipment needed - Costs can be \$600 or \$700 and for under \$1000 could have serviceable internet accessibility.

RCW laws and rules in descending order of precedence - fed, state, plat, CC&R's, then articles of incorporation, then bylaws and rules we, the board make. Recent rewriting and implementation in 2022 of "not-for-profit "corporation act reaffirmed that electronic communication is legal unless specifically prohibited by association bylaws, therefore we can legally do this in SMRC.

Questions from board - how often would we have to upgrade? Band width is not adequate at present. Will discuss concerns in executive session.

**Reports:**

- **Firewise Report:** We have applied for two grants - \$500 approved from NFPA and will go into firewise funds, awaiting approval of \$3000 grant. Monies will be used to provide two-yard waste disposal events (very successful last year) to decrease private burn piles, and possibly renting a professional chipping service to limb up trees along road right of way and chip and spread. Encouraged member present to apply to remove trees on his property with Firewise work application and will contact him re: green space area - will need board approval still as is

common property. **ACTION ITEM:** Karen will look at area Bob Moots is describing in green space area and see what needs to be done.

- **Treasurer's Report-**our expenses for park maintenance will be increased by 20% due to licensing and bonding of maintenance employee. Insurance cost is increasing as well. Garbage expense will really show benefit in the high season (less trips to Transfer station). Motion - to increase pool and park maintenance contract amount by 20% for 2022. M&S, Steve, Kitty - unanimous - approved.
- **Architectural Committee Report** - no new permits at present
- **Road Committee Report-** Lloyds called early to get going on spring grading - Barnaby work needs to be decided. Re-locating transformers may be expensive. Discussion re: what needs to be done - needs widening for sure and decreasing height as it affects Twin Lakes condition. Work done at Cat's Ear/Twin Lakes Drive has decreased maintenance costs there. We need to look at what gives us best bang for buck -i.e. Start with Barnaby fix as it will decrease maintenance at that junction. **ACTION ITEM FOR ALL OF BOARD:** Phil advised board to drive Barnaby and determine final road improvement plan.  
-Cascade concrete issues -still using lot for their business. Lawyer has sent another letter, will send a more aggressive letter.  
**Need to let members know we need replacements on Architectural committee and road committee by July 4<sup>th</sup>-need to recruit asap**
- **Dial my Calls proposal by Firewise Committee**  
Dial my calls- a service that will give us an easy way to get a message out to all members via phone or text in the event of an emergency or evacuation - can access this service anywhere with a mobile app - will need to train people in the use and have several members trained as backup. **Motion-** that SMRC purchase the Dial my Calls \$100/1800 credit to use in emergency situations - Kathi/ Kitti M&S, unanimous- approved. Karen will work out the bugs with Firewise Committee's help
- **Website Report-** Steve has been updating a new map of the neighborhood for the website. Several issues with showing easements. **ACTION ITEM:** Easements will not be put on map. Will continue to update, put on website and work on other website issues. The Survey Jil and Steve created has been closed.
- **Trails report- PLAYGROUND** -A member, Tim Koetje, wants to donate a complete upgrade the playground. Wants to order larger, safer equipment and will redo the base and area. Board feels they need a presentation of the particulars as there are factors such as moving irrigation lines, maintenance issues, etc. It would not change insurance coverage. Survey showed members voted yes (50) no (57). Pros -Tim will do all of this for free and we could certainly use this upgrade. **Action Item** - Jil will ask him to present his proposal to us asap at the next meeting if possible.  
**SURVEY RESULTS-** sent 261 emails and phoned 20 members, 123 total replies for a one-month period.  
The highest recreational uses - walkers, swimmers, bikers.

Sledding hill -majority of members did not support it

Dog Park - majority of members did not support it

Trails-109 people want to walk on trails.

Insurance will not cover us if we have a dog park, sledding area, or improved trails-would raise insurance exponentially.

Discussion around how to proceed - Jil has done an enormous amount of work and dug up a lot of information and old documents as well.

To do any work on the greenspaces we will need to define the greenbelts and would most likely have to survey them if we can't find markers.

DECISION : We have to table any actions on these issues at present due to insurance issues.

#### **OLD BUSINESS:**

- Ongoing garbage issues - securing the system, recouping costs - still can't get needed electronic parts. Kitty pointed out some issues with cameras - sluggish display, may need improved placement. Still have people jumping the fence at clubhouse. **ACTION ITEM** - Kathi will investigate what can be done to secure the pool area.
- Concrete block placement along North Wild Rose- Steve Shipman presented background of issues with members abusing area - maybe could use more natural materials - will monitor situation further - no action at present
- Dead trees - BrothersFireLLC removed 27 dead trees along the road right of way - bill was \$9186.90 which will come out of roads budget as they posed a danger to members. Heavy equipment was tough on the roads but grading and magnesium chloride application will help.
- Mailbox news - We have 8 left - should we put a tower on north end? Would have to move the old mailboxes currently there. **NO ACTION AT PRESENT** Wait till we see what the need is in the future
- Survey Report - **ACTION** ITEM -Jil will get a copy for the board - will place with the minutes in file.
- Renter info access-Karen-no legal ability to obtain but can try on our own to approach the renters.

#### **NEW BUSINESS:**

- Playground Report - Jil - see under trails report, above
- Executive session -Summary -CC&R violators discussed and actions defined. The board has decided to table doing internet access to board meetings for now as they have concerns and feel internet is insufficient.
- Twin Lakes picnic area - tabled as unable to pursue due insurance costs.

Meeting adjourned at 11:41

Next Meeting will be April 23 or 30 - To be announced.