

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Sunday, January 3, 2021 – 9:00 a.m.

Call to Order- @0903

Members present- President Rick Chapman, Treasurer Kathi Cherrier, Director 1 Kitty Ryker, Vice President Steve Shipman, Director 4 Gus Clay – via Zoom: Secretary Karen Mulcahy, Website captain Steve Giambone – via phone: Adam Fulton, PE

Absent - Director 2, Phil Sanford.

Approval of Agenda – requests to add homeowner boundary complaints, Cascade concrete encroachment, trail update and new buildings in development, to New Business. Done.

Approval of Previous Meeting Minutes -Comments – One typo, Gus commented he will remove the old concrete slab – after snow
Moved, seconded, approved.(Gus and Kathi)

Public Comment – no public present

Dumpster area presentation –

Adam Fulton PE phoned in with lengthy report – summary of report: Currently, SMRC spends about \$26,000/year on waste.

Problems: misused by members, trespassed by non-members, birds mess it, can't accommodate further growth, recycling area always overflowing, security issues

Solutions: shaped by capabilities of your local services – two possible solutions and Adam recommends SOLUTION ONE -sell current dumpsters, rent a compactor – power access possible but a little complex. We have plenty of power available.

PROs -Cuts our costs for garbage significantly, enables future expansion, decreases road trips to empty (only once every 3-5 weeks depending on demand) so better for environment, less bird mess, less misuse (access hole would be small – maximum 55-gal bag capability), will work with new Wastewise front loading equipment, they can build the compactor we desire.

CONS – have to pay to create power access and reconfigure area depending on how we do it – remove fencing, Recycling costs will increase – more space for more bins - at least 10. Would be a proper bin for cardboard.

SOLUTION TWO: Expanded facility. Adam sent a diagram of expansion and explained possibilities – construct a parallel facility on eastern side – no compactor, center for cardboard, more recycling area – more costly solution.

FACTS: 26 lots sold this year up from 11 the year before. SMRC is being increasingly developed for more full-time members.

DISCUSSION: Much discussion around reconfiguring the area – drive in gates using card reader vs existing doors, making recycling area bigger, snow removal issues, expanded facility possibility, cost issues, safety issues. Adam Fulton recommends solution one.

General consensus – board agrees with compactor, not all other recommendations.

Steve S. requested round table discussion and come back to Adam later as many questions.

Adam will invoice us and we will bring him in later as needed.

Discussion re: how to proceed – how to get bids etc, owner buy-in, education on use of new compactor

Want more work on security---Agreed to vote just on compactor and power to it-

Motion: Steve S. moved that “we proceed under Adam Fulton’s report to refine the compactor resolution items #3 a-c inclusive, including estimates to do the work”, seconded by Rick Chapman, approved.

Gus C. will send info to Steve S. as to what further we need Adam to do. Will be more discussion on how to proceed with other facility changes.

Reports:

- **Treasurer’s Report** – overbudget on accounting fees but expected, Park was overbudget due to repairs, but pool was underbudget. Insurance was underbudget
 - discussion re: plowing and positive feedback – in general we are in good shape.
 - Gus commented that no other company will take our work – Cascade Concrete refuses and Palm can’t take it on.
 - Thanks expressed to Kathi for her great work.
 - Motion to approve budget – moved, seconded, approved
- **Firewise Report** – Karen M. will be meeting with FAMV Jan 11th and will have more direction then and may need board approval for some things before next meeting. Wants everyone to think of where they would like the Firewise Community signs to be placed – will have 4 total
 - also wants everyone to read the action plan
- **Architectural Committee Report** – no report from Phil S.
 - Discussion around building near south end – shed-that is added on and they are living there.
 - need to determine if it is legal via county and our CC&R’s. Have Phil S. follow up
 - Discussion re: member concerns about what they have to do when selling
- **Road Committee Report** – Phil S. absent -no report

OLD BUSINESS:

- **Dumpster Updates not taken care of in the presentation**
 - discussion re: have not received contract from Paige yet for dumpster area cleaning
 - Discussed some recent issues at dumpster – Might be good to let people know Chuck will take metal. Board will continue to monitor cameras for security or garbage violations
 - Discussion re: garbage policy done by Phil – discussion around what we can do as a board for policy -tabled approval till next meeting as Phil absent and people need to read it and make their recommendations by next meeting. We also need to look at Bylaws and CC&R’s and post the originals on the website. Trent’s work needs to be discussed too.

- Annual Meeting – Continue Delay due to COVID
- Trails – Steve S discussed map in board room. GIS map system...screen shot of GIS map sent out
-Discussion re: greenspace and various issues within SMRC properties and greenspace, and recent property purchases outside SMRC and gates placed on properties. We will need to identify property boundaries with markers and ensure no impingement on our SMRC properties. TWIN TRAIL -we need to communicate with Methow Trails about how the trail will affect the whole SMRC membership and possibly they will need to use the Piggott's property conservancy land adjoining our development. There is a deed restriction saying no trails on conservancy land. Discussed that it will be a community trail year-round, and how it will affect our community.
Will send letter stating that we polled the members affected and they have refused access - encourage MVVH to approach Piggotts and Methow Conservancy again. Steve S. will share letter with board.
- Insurance issues– Phil not present – will need to look at Firewise helping insurance.
- Website update- working well and lots of positive comments

NEW BUSINESS:

- Pool opening, projects in Larkspur Park, road projects, etc. What will we be able to do and not do?? Will have list for next meeting.
Member concerns re: RV use on property in Rodeo trails. Can't store RV's on lots permanently but nothing in covenants restricting amount of people on your property camping.
Kathi reminded us that any correspondence with members need to be put in a file.
-Buckskin roundabout in RT -need it surveyed before we can grade or put up the signs.
Motion "that board will pay for Steve Shipman to get OnXhunt app on his phone so he can help determine lot size and boundaries for trails and other uses to see if surveys needed"– Gus C. moved, Kitty R. seconded, approved (Steve S recused himself from vote) Steve will invoice Kathi.
Cascade Concrete is expanding into their lot in our development. They are using their lot for commercial business. Gus C. will call county code enforcement and have them come and assess. Board may need to visit Cascade Concrete.
Discussion re: compactor configuration without rebuilding the area.
Discussion re some dead trees needing removal – need to catalogue these and work on this in spring. May have to contact some property owners as a courtesy- DNR/Firewise may help.
Discussion re: complaint letter to board about shed on property line – It is not board's responsibility to deal with this. If it is an issue of lot lines, they need to have their property surveyed and deal with their neighbors about legalities. Will respond with this statement to members.

Kathi will email recorded copy of CC&R's and Bylaws out to board.

Steve S discussion re: complaints about night lights affecting our dark sky. Just a reminder to be a considerate neighbor. Also posting an article re: know your water rights

Next Board Meeting is February 17, 2021, at 0900. Moved, seconded, meeting adjourned 11:49