

Sun Mountain Ranch Club

BOARD OF DIRECTORS MEETING

Saturday, September 26, 2020 – 9:00 a.m.

Call to Order – 09:06 am

Present: President Rick Chapman, Vice President Steve Shipman, Director 1 Kitty Ryker, Director 2 Phil Sanford, Director 4 Gus Clay, Secretary Karen Mulcahy

Absent: Treasurer Kathi Cherrier

Public present: Methow Trails representatives James DeSalvo and Erika Halm, Website guru Steve Giambone, Ryan Ryker, Drew Katz, John McCanna, Joe Walls, Rolie Benoit

Approval of Agenda -moved, approved as written

Approval of Previous Meeting Minutes -moved, approved as written

Public Comment-none at present

Methow Trails Presentation

James DeSalvo and Erica Holm here to present idea of inclusion of part of proposed trail from Winthrop to Twisp in Eastern part of SMRC green belt /common area

-Background – a survey was done in 2018 in the Methow that showed residents priority was a trail connection from Winthrop to the schools, and onward to Twisp

-this would be a commuter trail from Winthrop to Twisp that is easy to use for skiing, walking, non-motorized vehicles (bikes), horses, dogs

-THIS TRAIL WOULD BE FREE – NO PASS REQUIRED, NO MOTORIZED VEHICLES

-Methow Trails has been working on this for 2 years – while cross country skiing provides their primary funding, they also do improvements to trails for back country access by snowmobiles, skiers, and bikers, but mostly do non-motorized trails

-Gus brought up use of quads/ snowmobiles on this trail – not allowed

Negatives – concerns by public re: privacy/theft issues, litter, who would pay for maintenance, costs

Benefits - Methow trails would pay for this trail work and maintenance on our greenspace - trail could eventually connect to our inner greenspace trails for our member use only, the resale value of property goes up 9-12% when you have Methow Trail access, fast access to town, trails, schools, safe route to Twisp off road

-they have 4 miles and 36 parcels already approved for this trail but need more to make the total 10 miles of trail to Twisp

-need to connect with willing landowners

-the space they need in SMRC is east border greenspace between the Conservancy easement (formerly Pigotts property) and our owner lots from Horizon flats area to south end

QUESTIONS, CONCERNS, FACTS- LIABILITY – Methow trails has an umbrella policy for landowners up to \$5 million , Washington State has an RCW that protects landowners allowing public access on their land, and there is the precedent that in 44 years there has never been a claim brought against a landowner from Methow Trails access

-GREENSPACE AND COMMON AREAS ARE NOT DISTINGUISHED FROM EACH OTHER in SMRC Bylaws

-Methow Trails have talked with property owners on each side of SMRC property and they are pretty on board with moving forward with trail

-WHAT IS TIMELINE– figured 2 years to organize to start – during this next year they need a sense of who is on board and who isn't

-Methow Trails have a video and lots of info on this proposed trail for our members

-Steve Shipman and Drew Katz will draft a letter to reach out to our membership and get their input

Prior to reports, Gus introduced Joe Walls, John McCanna and Rolie Benoit. They are interested members of our community with lots of value and expertise to contribute – welcome guys!

REPORTS:

Treasurer's Report – discussion postponed till next meeting as Kathi is out of town

Architectural Committee Report

-discussion re: recent well drilling and road mess -nobody usually puts an application in for the well drilling - state approval is required. Concern was voiced that people could drill on right of way or create messes like the recent one. No action at this point.

Road Committee Report- There are concerns re: how our current contracted company has been doing with grading and road work. Some discussion around chip sealing some roads...John will do some research and Gus will look into road work resources in the valley. Savings from placing less magnesium chloride on roads (did major routes – Twin Lakes and Larkspur and also areas of roads fixed) and savings from this winter's snowplowing went into fixing the roads and drainage areas. All part of a major plan to improve our roads.

Firewise Report-moved, approved, Karen can apply for SMRC to become a Firewise community and she will work on finding people to help with the work. Firewise assessment summary recommendations distributed to board as well as info that chipping event will hopefully happen in November.

OLD BUSINESS:

Dumpster Update – Last meeting we approved \$3700 to get dumpster area redesigned-reconfigure the area – cost of doing business. President talked about importance of hiring professionals to make sure we get stuff done right here. Kitty discussed dumpster violations and need to start applying our dumpster policy i.e. cancelling cards when we see violations. Discussion re: who will monitor garbage

and clean the area. Rick will see if Paige/cleaning service will do the garbage area as well. We will all have to monitor garbage violations as best we can.

Concrete slab from old mailbox will be removed by Gus Clay

Road projects – no projects going at this time

Annual Meeting – will be scheduled at such time as we can legally conduct one

Trails – Drew Katz is interested in volunteering to help Steve Shipman with development of our internal trail system and liaising with Methow Trails for the Winthrop-Twisp trail

Website update –Steve Giambone has been trying to get full access of Squarespace. Moved and approved to terminate Andy Floyd from Squarespace ownership of our website so Steve G. and Karen M. can access and make changes. President will also give Steve G. and Karen Facebook access.

Insurance -no movement on changing insurance till next year

NEW BUSINESS:

Discussion around needing better internet at clubhouse – Century Link constantly going down and cameras then go down. May be able to get Methownet with tower up on hills behind old burn pile rea.

Need someone to take down dead trees in development – Steve Shipman will find reasonably priced person/company for tree removal.

Next Meeting is November 21, 2020

Meeting adjourned @ 10:48 am