

Sky Meadows Ranch & Country Club

Board of Trustees Meeting

Saturday May 20,2006

Unapproved Minutes

Notices

- ❖ **No wheeled vehicles are allowed in the meadows**(above & below the lodge). This is for fire safety.
- ❖ **Water- Oct.1st is the cutoff for installing new services & meters.**
 - **Water upgrade completions**– when upgrades are completed, please sign the completion form and send in to be recorded.
- ❖ There are 3 board member positions up for election in October. Please contact one of the current members if you are interested.
- ❖ Lower Meadow burn pile is being established at this time to assist property clean up and eliminate fire danger. -please see policy on page 4.
- ❖ Dust control contact – please see article on page 5.
- ❖ Please be aware and pay attention to the **Fire Hazard Level**. This is posted on the website and on the sign by the lodge. Please make sure when you leave that your fire is completely out. ***SMALL CAMPFIRES ONLY(3 ft.)***

1. A quorum was present and the meeting opened at 9:00 AM .

2.Board Members Present:Kris Johnson, Irene Burke, Dave Anderson, Scott Tabery, Steve Locati, Dale DeGour, Bill Ring.

3.Board Members Absent: Joyce Munson, John Tedeschi.

4.Presidents Remarks: None

5.Minutes

- A. Motion to approve April 15,2006. Johnson/ Ring, approved.
- B. Motion Locati/ Ring

Continuing employment for the caretakers incentive compensation plan for 10 years beginning May/ 2005 and ending May/ 2015 be drafted by attorney and open for discussion and approval at next months meeting. **Approved.**

6.Members Input:

Question asked about hole in road by mailbox, board advised that was County road.

7.Caretaker's Report

A. Harold reported owner of lot 6 Div. 3 is considering not paying the water system maintenance bill because he does not have service, and is claiming that the lot was not originally part of Sky Meadows. Board reported that a prior owner of the Property allowed it to become part of the Sky Meadows plat at time.

B. October 1st is cutoff date for new water & meter installation.

C. Department of Health has made its inspection. **Recommendations:** State has recommended that Sawmill tank be replaced.

D. Water Chairman will investigate cost of a larger tank which would better serve future needs.

E. Caretaker reported some of the bacteria reported was actually from the faucet screen.

F. State also recommended installing main line all the way to the tank to provide chlorination for all the system.

G. Pool will be ready for Memorial Day weekend

8.Correspondence

A. Eric Larson corresponded about fine for water leakage. Irene reported the 1992 By laws revision addressed this issue filed for record in code 531 of official records at pages 527 through 578, records of Kittitas County.

1. Harold Reported that Mr. Larson does have a plan to replace his main line.

2. Motion Johnson/Tabery passed that Mr. Larson's fine not be waived.

B. Letter was sent to lot # 3 Div. 4 regarding unsightly garbage.

1. Motion Locati/Ring that board contracts for clean up the property and the owner be assessed. Passed.

9.Treasurers Report

A. Joyce is recovering from surgery our thoughts and prayers are with her.

1. Johnson/ Taber, Motion checks 81600 to 8188 be approved (unanimous).

B. Invoicing problems have existed in large due to database issues. Bookkeeper, Secretary & Treasurer were all keeping separate databases. Secretary will keep one

database.

C. Transfer fees are due any time property transfers.

Collection	\$103.22
General Bank	\$1,641.02
MRS Club Dues	\$84,712.83
MRS Water Capital	\$26,479.86
MRS Water Operation	\$24,093.50
Water Capital CD	\$74,688.61
Caretaker bonus	\$2.88
Savings	\$9,662.66
Total	\$221,384.58

10. Water Report

- A. Bill reported that he is seeking bids for tanks & waterline reconstruction.
- B. Water completions upgrades must be sent in for permanent record.
- C. Water upgrades are extended until October 2006, as long as they have septic permit being issued and in good standing, not-expired.
- D. Bid for new well is still being sought.

11. Roads & Parking Report– None

12. Buildings & Grounds Report

- A. Kris reported sprayer for knapweed thistle is to be here next month. Scheduling on part of contractor has been the hold up. Caretaker is doing the lower meadow.

13. Architectural Report

- A. Permit approval is not posted on property but copies can be obtained from caretaker.
- B. Dave reported that we are receiving more requests for the removal of trees for view enhancement. The board believes this would be in violation of covenants.

14. Activities Report (Also Posted on Website Calendar)

There is a need for a new Activities Chairperson.

A discussion ensued about combining more activity awareness with the Sky Riders Club.
A member to discuss with Sky Riders.

15. Fire Safety

- A. Be aware of conditions & winds.
- B. Small campfires only are allowed, no larger than 3 feet.
- C. The community burn pile is now open for hand loaded items.

16. Old Business

Fire truck proposal was revisited. It was suggested that we may have a liability issue for owning such equipment.

- A. Motion Anderson/ Ring that there be no further investigation to purchase such fire safety equipment – Passed.

17. New Business

- A. Irene and Dale will work on new member owner orientation packets.
- B. Jim & Diane Miller requested waiver of snowmobile fine, Motion to wave fine (Andersons /DeGour) Approved.
- C. Next Board meeting will be the 24th of June instead of the 17th. Budget committee meeting to follow.
- D. Irene reported Real Estate signs are supposed to be approved for each application. Motion (Anderson/Tabery) for blanket approval of Real Property For Sale signs - Approved.
- E. Audit Report Conducted by members Cindy Streck, Keith Pleas, Tim Streck. The team made out an excellent report.
 - 1) Several recommendations were made by the Audit committee which the board will consider.
 - 2) An excellent job. Thank you Cindy, Tim and Keith.

17. Members Input – Part 2

- A. It was suggested that the road deposit fees not be refundable but rather become mitigation fees.
- B. Question was asked as to whether an owner of property adjoining Sky Meadows has the right to use the roads within Sky Meadows. The board reported that the roads within the plats of Sky Meadows are dedicated to the public.

18.The meeting adjourned at 12:30PM

Respectfully Submitted,

Steve Locati/Secretary