

Sky Meadows Ranch & Country Club

Board of Trustees Meeting

Saturday July 15, 2006

Unapproved Minutes

Notices

- ❖ Please be a good neighbor and pick up garbage on trails inside and outside of Sky Meadows.
- ❖ There are 3 board member positions up for election at the October meeting. Please contact one of the current board members if you are interested.
- ❖ Reminder that those with pending water upgrades must have conditions met during the current building season the end of October.
- ❖ Our water system does not have adequate supply for uses other than household potable requirements. It is **not** to be used for outdoor watering. There is a spring that supplies non-potable water to the lodge area. This is the water that is used for the outdoor watering around the lodge and is available for your use from a spigot by the fence above the lodge. You can wash vehicles there or haul the water for landscaping purposes.
- ❖ **The Burn Ban is on**, NO briquettes, NO Campfires.
- ❖ Weed eaters and chainsaws are still O.K. at this time.
- ❖ The Burn Ban is enforced by district 7 Fire Marshal.
- ❖ Department of Natural Resources will respond to put out illegal fires & may fine offenders.
- ❖ Please check the reader board and website as conditions change.
- ❖ It is important for you to know that the fire level posted at the Ranger Station in Cle Elum will usually be 1 level less than ours. This is due to our location per the Fire Marshall.
- ❖ We need volunteers for the morning water run, checking tanks & chlorine tests on occasional Wednesday & Thursdays. Let Harold know if you are interested.
- ❖ Please don't let your children play on the pay phone by the lodge. There was a 911 call placed and caused a false response.
Noise Level. Please be considerate. Quiet times are 10:00pm to 7:00am.

1. A quorum was not present at the meeting which opened at 9: 05 A.M.

2. Board Members Present: Irene Burke, Kris Johnson, Steve Locati, Dale Degour.

3. Members Absent: Dave Anderson, Joyce Munson, Bill Ring, John Tedeschi, Scott

Taberey.

4. Presidents Remarks: None

5. Minutes: Couldn't be approved because a quorum wasn't present.

6. Members Input:

- A. Lots 31 & 32 Div 7 need the culvert repaired.
- B. Compliments were given to Kris and Bob Johnson on the condition of the grounds. They voluntarily took care of all the normal duties of Harold and Diane while they were on vacation. Nice Job Kris & Bob! Thank You.
- C. Question asked regarding how quorums work, and if proxy is acceptable. Board reported that they only can be used on existing issues and must be specified to an issue.
- D. Request made to put gravel onto Skull Springs Road after member construction damage.

7. Caretaker's Report

- A. The pool heater is broken. A repair person is scheduled to fix it hopefully this week.
- B. We are still waiting for a well driller to correspond regarding price. It was suggested to get prices from other companies.
- C. We still don't have bids to replace all the water main lines.
- D. There is an offer to grade roads in exchange for the old groomer. The Board members present said that Harold was empowered to make the decision without board approval.

8. Correspondence

- A. Reported that any responded to complaint regarding pending court action Pederson vs. Sky Meadows Ranch. Court action is a matter of public record. Answer included.
- B. Letters will be sent to owners with pending water upgrade which are dependant upon septic installation.

9. Treasurers Report

Collection	\$ 103,33
General Bank	\$3,121.33

MRS Club Dues	\$80,166.99
MRS Water Capital	\$29,915.51
MRS Water Operation	\$15,376.39
Water Capital CD	\$74,688.61
Caretaker Bonus	\$2.88
Total	\$203,374.94

MRS Water Capital and Water Capital CD are water infrastructure reserve funds and is not money that can be used for other purposes.

10. Water Report

Bill Ring, our Water Chairman, is still working out of the Country. He is corresponding via email and has been working on water tank upgrade bids for the tank on Sawmill Road.

A. He has located a 13, 500 gallon steel tank with a ladder and ladder cage for \$19,500. Bill's research has determined that the best decision is to purchase the metal tank.

B. The Water Chair is proposing to change the water rates to a tiered system dependant on usage and eliminate fines.

The Basic per gallon charge would be:

0 to 20,000 gallons.	.0075
20,001 to 40,000 gallons	.01
40,000 to 60,000 gallons	.02
Over 60,001 gallons	.03

The Board will check local municipalities about their current charges before making a decision.

As an example, one full time residence was 9,950 gallons, another uses 18,850. The largest user is 26,490 gallons. This is for a 6 month period.

11. Roads & Parking Report : None

12. Buildings & Grounds Report

A. We are looking at replacing the windows in the bunkhouse.

13. Architectural Report: None

14. Activities Report (Also Posted on Website Calendar)

A. The Pancake breakfast on June 4th was well attended. Costs were covered and a small profit was made for the activities fund.

B. Potluck dinners are still occurring every third Wednesday, all are welcome. It was discussed about potluck dinners on Saturdays. No decision was reached.

15. Fire Safety

A. Gary Berndt from DNR has been invited to give a firewise presentation on Aug. 19th at 10:00.

B. The Fire Marshal will be contacted for an evacuation plan.

C. We will be looking into a better fire alarm system.

16. Old Business

A. Web Cam concerns have been made regarding the zoom lens.

1)Board reported that the camera belongs to an owner and is not operated by the association.

B. Budget disclosed garbage fees are not covering the cost of garbage. Options to increase garbage fee is being discussed.

1)Tiered charges for full or part time residents was discussed.

C. Increased propane and electricity costs have caused the utility assessments to be short of covering costs.

1)Suggestion to raise rates minimally or increase bunkhouse rental an additional five dollars to offset the costs. Tabled for next meeting.

17. New Business

A. A survey of the conditions of culverts needs to be conducted.

1)Culverts must be 10" minimum in

diameter. Owners are responsible to maintain & keep culverts clear. Make sure that rocks aren't causing any obstructions.

18. Members Input – Part 2

- A. Discussion was had regarding installing security cameras. No action at this time.
- B. A comment was made regarding litter on upper Peoh Points & Casassa roads. A suggestion was made that Sky Meadows form an Adopt a Highway Program. A Board member will look into this.
- C. Complaints continue regarding loud music after 10:00 pm. As a reminder from 10:00pm until 7:00am is quiet time. Please respect your neighbors.
- D. Joyce Munson's (our Treasurer) convalescence is progressing well. We wish her the best.

The meeting adjourned at 10: 55 AM.

Respectfully submitted,
Steve Locati, Secretary