

Sky Meadows Ranch & Country Club

Board of Trustees Meeting

Saturday August 19, 2006

Unapproved Minutes

Notices

- ❖ **The FIRE LEVEL IS EXTREME.** NO briquettes, NO Campfires. NO chainsaws. Conditions are VERY DRY. Please be careful.
- ❖ Thank you to Sky Riders for donation of chairs at the pool.
- ❖ Water meter billing does include recording of beginning and ending meter data. This information is not included to limit the amount of work for our bookkeeping service. If you would like data regarding your meter usage, please contact Treasurer, Joyce Munson.
- ❖ General Membership Meeting will be held on September 16 at the Lodge. The meeting agenda is Election of Trustees and Approval of Budget. We hope that you can attend, but you may vote by mailing in the enclosed ballot form, or you may appoint a proxy prior to the meeting.
- ❖ There are 3 board member positions up for election at the September meeting. Please mail in your ballot.
- ❖ Reminder that those with pending water upgrades must have conditions met by October 1, 2006. (See page 7 for details.)
- ❖ 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.
- ❖ Speed limit. **15MPH unless otherwise posted 10MPH around the lodge and parking lots**

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

2. Board Members Present: Irene Burke, Kris Johnson, Steve Locati, Dave Anderson, John Tedeschi, Dale DeGour. Joyce Munson.

3. Members Absent: Scott Taberey, Bill Ring

4. Presidents Remarks

A) Irene reported that a well driller has been retained to begin drilling a new well in the lower meadow. Work will start in the next week. The bid is to drill up to 800 feet for a cost of \$52,489.00. Costs of hooking the well up to the water system, if successful, will

be additional.

B) A court date of December 19 has been set regarding The Conrad Pederson vs. Sky Meadows Ranch owner's Association pending action in Kittitas County Superior Court. This is in regards to the plowing of Fawn Road.

5. Minutes : June and July Minutes, approved unanimously.

6. Members Input

A) There is an application for a new Short Plat on a Thornton Creek lot which utilizes Sky Meadows' water. The applicant has the additional water hookup for the lot to be created. There was concern regarding the new lot having rights to Sky Meadows facilities. The board reported that they have rights only for water and garbage.

B) Concern was expressed regarding the dumpster being too full to hold all the garbage. The caretaker reported that the over filling is due to abuse by people dumping construction waste and other items other than household waste.

7. Caretaker's Report

A) When lot owners have trees logged, be aware that frequently the logs are placed in the ditches which fills them up with debris. Please clean out the ditches so that water can flow .

B) The Board is checking to see who has culverts and what condition they are in along with checking ditch conditions and will report back on this.

C) A reminder that each year snowmobiles and trailers have to be removed by May 1. Those not removed will be towed May 15.

8. Correspondence

A) A Letter was received regarding rocks in ditch blocking on Rodeo and Indian Hill roads.

Harold reported that he has done some work on that area, but there is a driveway which needs a culvert.

B) A letter was sent to individuals who left snowmobiles in the meadows. One member was fined \$150.00 which was paid. Another member has been billed for a fine of \$250.00.

Both of these fines were reduced amounts. Some members present voiced objections to the fines being reduced.

9. Treasurers Report

Collection	\$103.33
General Bank	\$621.40

MRS Club Dues	\$79,314.69
MRS Water Capital	\$11,529.69
MRS Water Operation	\$11,325.69
Water Capital CD	\$74,688.61
Caretaker Bonus	\$2.88
Total	\$177,584.61

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

Motion Munson/Johnson to approve Checks # 8161, 8162 and 8210 to 8227. Approved

Motion Munson/Locati to approve checks # 8163-8165 and 8228 to 8252. Approved

10. Water Report

Irene reported that Bill Ring is still in Turkey and will be back for next months meeting. Bill is being active and corresponding regularly by email. We thank Bill for keeping up on his duties even while working outside of the Country.

11. Roads & Parking Report

Survey of Culverts and Development of Road Mitigation fee change will be presented by member/owner volunteers at next meeting.

12. Buildings & Grounds Report None

13. Architectural Report

Dave reported that an owner/member who previously applied for a permit to remove trees for view purposes has now requested to remove trees for a driveway in the same location. Both requests were denied. The owner has been invited to address the issue to the board at any regularly scheduled board meeting.

14. Activities Report

A) Wood splitting party will be at 9:30 on September 9th. A barbecue will follow.

- B) The garage sale was a big success. It will be held again next year.
- C) Activities committee has \$720.00 in savings.
- D) There is a pot luck every 3rd Wednesday at the lodge at 5:00. All are welcome.
- E) Pancake breakfast will be on Sunday of Labor Day weekend at the lodge at 8:30 AM. Cost is only \$1.00!

15. Fire Safety

A) Dale reported that there were a couple of instances involving individuals running chain saws to clear lots during the current burn ban.

We ask that any such activities be reported to the Caretaker.

B) The Department of Natural Resources made a presentation regarding fire safety and awareness. We thank Gary Berndt and T.J. for taking the time to help provide fire prevention and safety education. (Please see article on page 5)

C) Dale is still working on an alert system proposal that will alert owners regarding fire danger in the event we do have a fire in the area. Our central fire alarm isn't heard by all.

16. Old Business

A) Elections will be held at our General Membership Meeting on September 19. Three board seats are open for election. Candidates so far are Dave Anderson, Kris Johnson and Bob Swenson.

B) The Budget will be presented to owner/members for approval at the annual meeting.

C) There has been discussion regarding raising the bunkhouse fee. It was suggested by many that the price be raised to \$25.00

Motion Tedeschi/Munson to raise the bunkhouse fee starting immediately to \$25.00 per night. Unanimously approved.

D) Proposals discussed to increase garbage fee to \$30.00 per Owner. Our garbage costs are not covering our current expenses. This increase would cover the projected cost for the next year.

Motion Anderson/ Tedeschi made to raise the Garbage fee by \$5.00 to \$30.00 per year per owner, effective immediately and that costs may increase each year by the same percentage as our garbage expense increases. Passed unanimously.

E) Proposal by Bill Ring was discussed to change water fees to a graduated scale based on usage . *Motion Locati/Tedeschi to change water fees to a graduated scale based on usage to be effective after the current billing cycle. Approved unanimously.*

Scale shown on p.5.

F) Discussion was had regarding a Community utility fee for propane and electricity for the lodge, bunkhouse Cabana and pool. The current proposal is to increase the fee to \$55.00 per year.

Motion Tedeschi/Munson to increase Utility fee to \$55.00 annually, beginning immediately, and to be subsequently annually increased by the percentage of any

propane and electricity rate increases.

17. New Business

A) Dave Anderson ,John Anderson , Bob Swenson, and John Tedeschi volunteered to draft a road mitigation fee structure .

B) *Motion made to change policy regarding the snowmobiles and trailers left in the meadow after May 1st will be impounded after May 15. Approved Unanimously.*

18. Members Input – Part 2

Question was asked as to what can be done about a neighbor who has dead trees that should be removed for fire protection and potential damage from falling. The board reported that they should contact the owner and ask permission to remove the trees.

The meeting adjourned at 12:05 P.M.

Respectfully submitted,

Steve Locati/Secretary