

Sky Meadows Ranch Country Club Association

Annual Membership Meeting

Sept.16, 2006

Un Approved Minutes

Notices

- ❖ Members wishing to Present at Board Meetings should email the board or contact a board member in advance to be added to the agenda. This will allow adequate time and attention to the subject.
- ❖ Please verify that your parking stickers have numbers on them. If not, please ask Harold or Diane to issue you new ones.
- ❖ As winter approaches, be aware that unauthorized parked vehicles will be towed at the owner's expense. This includes vehicles parked in a manner that they block other vehicles.
- ❖ **FIRE LEVEL:Small campfires allowed.** Please be careful, conditions are still dry.
- ❖ Reminder that those with pending water upgrades must have conditions met by October 1,2006
- ❖ Speed limit. **15 MPH unless otherwise posted 10 MPH around the lodge and parking lots**

Meeting opened at 9:03 am Saturday, September 16.

Budget discussion:

1. Budget detail was explained by Irene Burke.
2. Question asked regarding whether records of maintenance and repairs was kept. The board confirmed that proper records were kept.
3. Question asked regarding how much money was spent on the propane to heat the pool. The Board reported approximately \$3,200.00 of the propane costs for the current year was for the pool heating.
4. It was asked how much money has been spent on the Conrad Pederson Lawsuit defense. Irene reported that the bookkeeper hasn't broken out the Attorney fees. Members of the board requested the Treasurer to instruct the bookkeeping service to have these figures available by the October Board Meeting.

Budget approval voted on & passed unanimously.

5. Board election votes counted, newly elected Board Member was Bob Swenson. Re-elected were Dave Anderson, & Kris Johnson.
6. Annual meeting adjourned at 9:15 AM

Un-approved Minutes

1. The meeting of the Board of Trustees of Sky Meadows Ranch & Country Club was held in the Cabana. A quorum was present and the meeting opened at 9:15 A.M.

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

3. Board Members Absent : Bill Ring

4. Presidents Remarks : None

5. Minutes of Previous Meeting

Motion Anderson /Tedeschi to approve. Unanimous.

6. Members Input

A) A member expressed concern about hearing of break ins and would like to be informed of such occurrences in some fashion so that people can be on the alert. It was discussed and there is no efficient way to be informed of every incident and members discussed that we should always be vigilant.

B) There was discussion regarding gating the road. The fact that the roads are dedicated public roads was mentioned as a deterrent to ability to gate the roads.

C) Dale reported that he is looking into camera security systems.

D) A member asked about rules of people camping in the parking area. Harold reported that he gives permission to campers who are guests of members. It was asked that the caretaker enforce the noise covenant. It was suggested that campers be charged.

E) Trucks and trailers parking in the parking lot was mentioned. It was reported that Harold is checking to make sure that they are members with the proper passes on the vehicles.

F) A member asked if solar panels have been considered to heat the pool. The board reported that yes, it has been investigated and the company which consulted reported that it would take more roof area than is available. It was also stated that the system which was previous investigated would have to be removed each year because the snow load could harm the panels. Harold will check with another contractor regarding the viability of solar panels.

G) Another Question asked regarding burglary incident awareness. A member volunteered to put a red flag at the reader board to notify members to check the bulletin board regarding any urgent information.

H) A member requested garbage be crushed at least once weekly. Harold reported he crushes it several times weekly, and often times daily.

I) It was mentioned that Thornton Creek owners received a garbage assessment in their invoice. It was reported that the owners in Thornton Creek who also own lots in Sky Meadows are only assessed one fee as are all other owners of more than one lot.

7. Caretaker's Report

A) Harold asked that all owners be aware of where their lot lines and right of ways are before making improvements. He reported that the board has been asked to look into a situation where a

retaining wall and driveway was built into the road right of way and the recreational trail easement.

1. Dave reported that he will pursue the matter and contact the county regarding the violation.

B) Harold reported that the well driller stopped at 200 feet because they found ten to twelve gallons per minute at that depth. He reported that he and Irene made the decision to have the driller stop. There was concern expressed by board members regarding the direction not being per the boards decision. The driller was hired to drill deep and the driller was stopped at the same level as the other well in the same area that didn't hold the same level as tested at the time the wells were drilled.

C) Harold reported that it is possible that the screens in some of our other wells may be plugged and obstructing the flow. Dale offered to research regarding contractors for the possible refurbishing of existing wells and analyzing whether it is a viable option.

D) Diane reported that a surplus 25,000 gallon fiberglass tank was located and is being purchased for \$500 plus shipping.

E) Harold is working with contractors for the installation of the tank and hooking up the new well.

F) Harold asked that stickers be posted in windows of all vehicles. They are available from the caretakers office. Lot owners are only allowed three vehicle stickers.

G) All guests must have guest passes posted. Lot owners must be present for guests to be parked in the lots.

H) Phone numbers of lot owners must be made available to the caretaker in case of emergency.

I) No more water meters will be installed after October 1st.

J) Pool heater replacement should occur by next week at a cost of \$1,600 plus \$200.00 installation. This is a savings of several thousand dollars because it is being donated by a lot owner who works for a pool company. Thank you Rick Atha.

K) The Web site is down currently due to a computer problem.

8. Correspondence

A) A Member wrote a letter regarding owners using water to wash vehicles. *There is non potable water available at the south side of the lodge for the purpose of washing vehicles and other non-household use.*

9. Treasurers Report

A) There are currently \$4,819 in outstanding dues, down from over \$20,000.00 earlier in the year.

Motion to approve Checks 8166 and 8253 Through 8277 made Locati/Munson. Approved Unanimous

Two liens were filed for delinquent dues. Two more will be recorded if not paid by end of September.

Collection	103.33
General Bank	1484.20
MRS Club Dues	77941.40
MRS Water Capital	7,272.50
MRS Water Operation	3327.74
Water Capital CD	74,688.61
Caretaker Bonus	2.88
Savings	14962.66
Total	179783.32

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

- A) Bill Ring will be back at the next meeting.
- B) Dale reported that he has located a company who may be interested in installing water lines from Rodeo road to the upper tank. This project would allow for the chlorination system to work better by increasing the volume of water in the tank as it needs to have more contact time in the tank to become properly treated. The goal is to have this project done in the spring.

11. Roads and Parking Report

- A) A road policy is being worked on by Dave Anderson, Bob Swenson and John Tedeschi. They will have a proposal at the next meeting.
- B) Culvert survey has been started by Dale DeGour. He has comprised a rating system. Dale will complete his study and make recommendations for a policy. It is the homeowners responsibility to dig out around their culverts and keep them in working order.

12. Buildings & Grounds Report

- A) Bunkhouse deposits have increased substantially.
- B) Any malfunctioning devises in the bunkhouses and lodge should not be tampered with. The caretaker must be contacted if there is a problem.

13. Architectural Report

- A) All members must contact the Board before any construction, including driveways begins. The architectural design must be approved.

B) An owner reported that construction problems exist regarding individuals not knowing where the property lines are. Two trees were cut on his property in error. He asked that the Architectural approval form be amended to request that all owners notify their neighbors regarding proposed projects.

14. Activities Report

- A) The Pancake Breakfast on Labor day weekend was a success. Over 80 people attended.
- B) There will be another pancake breakfast on the Saturday of Thanksgiving weekend.

15. Fire and Safety

- A) Dale is still investigating fire alert systems.
- B) A question was asked whether the lower meadow should be mowed and the trees on Sky Meadows owned property should be trimmed for fire safety.

1. Kris reported that according to the DNR trimming of the trees was the most important factor.

16. Old Business

- A) Assessment policy regarding assessment increases approved last month was presented. *Motion Johnson/Tedeschi to confirm the policy adopted 8/19/06. Passed unanimously*
- B) Revision of covenants is being reviewed by the individuals who volunteered to work on a proposal at last months meeting.
- C) Caretakers' continuing employment contract is near completion.
- D) Discussion occurred among the board regarding the need to more diligently enforce covenants and policies of the board.

17. New Business

- A) Scott Taber resigned from the board. His cabin is being sold.

1. Irene offered to be a candidate to serve on the board for the remainder of Scott's term. *Motion Munson/Johnson to appoint Irene Burke to fill Scott's position. Passed.*

18. Members Input – Part 2

- A) A question was asked regarding bunkhouse income. It was reported that the money is receipted by the caretakers and the deposits are tracked by Kris Johnson. The money goes into Lodge, Cabana, and Bunkhouse supplies and maintenance. This money is maintaining the buildings.
- B) Question asked as to how the water held up during the increased activity of Labor Day Weekend. Harold reported the supply held up well.
- C) Question asked about gate on Microwave road being removed. It was reported that it is private property.

Approved Board Motions: (M/S/P - Motion/Second/Passed)

The meeting adjourned at 11:55 A.M Respectfully Submitted, Steve Locati, Secretary

