

Notice

Reminder: There is a policy in place that fines individuals \$150.00 who drive on the roads after they are closed for grooming .

Sky Meadows Ranch & Country Club Board of Trustees Meeting Saturday December 16, 2006 Un-approved Minutes

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 9:12 A.M.

1. Board Members Present: Bob Swenson, Kris Johnson, Steve Locati, Dale DeGour, Joyce Munson, Trent Ely.

2.Members Absent: Irene Burke, Dave Anderson, John Tedeschi.

3.Presidents Remarks:

1) Bob asked Kris for comments regarding the Pederson Lawsuit. Locati volunteered to check on status of the action.

4.Minutes

1) Motion to approve November meeting minutes Munson/Johnson. Approved.

5.Members Input

1) Discussion regarding parked vehicles blocking other vehicles and trailers. Enforcement by Caretaker requested.

2) Discussion regarding alternative storage of open place snowmobile trailers.

3) Question asked as to whether trailers were allowed to park in upper lots. Harold stated that the main upper lots are for vehicles. The area at the top of the meadow and by the dumpster is designated open for weekenders with trailers.

4) Suggestion was made as to charging for snowmobile trailer parking.

5) Suggestion made as to developing more parking area.

6) Suggestion made that people who do not mind being blocked leave a note on their trailer.

7) Report that a snowmobile was stolen from the meadow between Dec.1st and Dec. 16. It was a Polaris Black 2005 25th anniversary edition 2 up machine.

A) It was suggested that individuals purchase throttle locks or cable locks to help secure their machines to deter theft.

6. Caretaker's Report

- 1) Sheriff has been up twice. Both were false alarms. A 911 hang-up and a faulty burglar alarm. He reported that he has allowed the Sheriff's office to have emergency access to the Sky Meadows' sled. The Sheriff Deputy requested meeting with Caretakers to discuss emergency access and use of snowmobile in emergency situations.
- 2) In any emergency, such as the recent power outage, the water tank reserve would supply the lodge for water in the winter for up to two weeks. Based on lot locations, any members that run out can come to the lodge for emergency water.
- 3) Harold reported that he plowed the main road in order to keep the lodge and the parking areas more accessible. It really helped the traffic up the hill. This effort took a long time with the backhoe. It would be much easier with a plow blade fabricated for the tractor. If anyone knows of a plow blade that can be donated or acquired inexpensively please bring to Harold's attention or the attention of any board member.

7. Correspondence: None

8. Treasurers Report:

- 1) A financial report wasn't available due to weather and power outages. The bookkeeper was not able to work on Friday.
- 2) There are only about eight members who have still not paid delinquent assessments. This is the lowest we have ever had.
- 3) Escrow road fee checks will be sent out soon.

9. Water Report

- 1) Bob and Trent reported on the *Allocation* versus *Supply*. A handout was presented which is a spreadsheet of the current water status as known of the allocations existing, those outstanding and an estimate of the needs over the next five years. We are using about a fourth of the water allocated, but are short the capacity required for allocations issued. There are several members that have not completed the requirements of Upgrade Requests that were approved in prior years. Board members took the action to validate the allocation designations on the spreadsheet and report out at the next meeting. Also, there are several Upgrade Requests from this year that were never acted on (approved or denied) by the board.

- 2) Motion by Munson/Locati that a letter which has been drafted be sent to members who have outstanding water Upgrade Requests from this year denying them at this time. This letter states the measures that the Association is taking to increase capacity. Approved.
- 3) Trent and Dale took the action to determine possible measures, such as removing/replacing clogged well screens, to increase capacity of existing wells and will report out at the next meeting.
- 4) Water tank installation plan is in progress. There will need to be engineering contracted to design the pad for the installation of the tank.
- 5) The Proposed Water Upgrade Policy Revision was presented for review. This revision clarifies the service categories to alleviate confusion with regard to septic system requirements and increases the upgrade fees to be more inline with other community water systems with full time residents. The proposed upgrade costs for a full time resident would be \$3600. Minimum hook up costs including a meter would be \$1500. Each upgrade level increases the fee by \$700 adding up to \$3600 for full time. Existing levels would be grandfathered at their current level. This policy increases funds available for water system maintenance and expansion to cover community needs.
- 6) Motion Locati/DeGour to implement proposed Water Service Upgrade Policy as presented. Approved.

9.Roads & Parking Report:

- 1) The Proposed Road Servicing Plan presented at the last meeting was further discussed along with Funding Option considerations.
- 2) It was suggested that water bars or speed bumps may need to be installed for speed control as roads are improved.
- 3) Motion Locati/Munson to add a Community Service Utility Fee of \$65.00 per year for the road improvement and maintenance fund to be adjusted annually based on cost of living changes. Approved. Note: the fee will be billed bi-annually starting spring 2007.
- 4) It was noted that the current parking situation is inadequate. A better plan needs to be developed that can be acted on during the summer to ease the situation that exists during the winter months.

10.Buildings & Grounds Report:

- 1) Bob volunteered to speak with the owner of the property on the North side of the lower meadow regarding encroachment of Meadow Property Lines.
- 2) Discussion of plan to clean up the buildings and around the grounds. Kris reported that there needs to be a dump run which will be arranged. The tank in lower lot is an old fuel tank that belongs to Sky Meadows. The board instructed the Caretakers to contact Waste Management to have it removed. The Caretakers were asked that dump runs be made as necessary rather than allowing staging of materials.

3) Caretakers reported that internet failures and computer problems have caused intermittency in updating website. Robin Swenson volunteered to take over the condition posting to the web site.

11. Architectural Report: NONE

12. Activities Report (Also Posted on Website Calendar): No upcoming events other than Sky Rider events.

13. Fire Safety: NONE

14. Old Business:

1) The committee which volunteered to work on the revision of covenants has not reported. A new committee was selected to take this over and have a draft by the next meeting.

15. New Business:

1) Annual audit needs to be scheduled. Joyce will schedule it with the volunteers who have offered to help.

2) Discussion regarding the Caretakers continuing employment incentive which is still outstanding.

3) Motion Locati/Munson that the caretaker incentive contract and the possible sale of real property are kept separate. Approved

4) Motion Locati/Swenson that any sale of real property owned by Sky Meadows be put to a vote of the members. Motion Failed.

5) Motion Locati/Munson that the overdue bonus currently owed to the caretaker is paid. Approved.

6) Motion, Degour/Ely to increase the caretaker incentive owed to \$2,900.00 on a one-time basis. Approved.

7) Motion Locati/Munson to pay caretaker Christmas bonus of \$500.00. Approved.

16. Members Input – Part 2: NONE

The meeting adjourned at 12:52 PM .
Respectfully Submitted,
Steve Locati, Secretary