

Notices

- The caretaker work hours are 8:00 AM to 5:00 Pm Friday through Tuesday.
- The fire station on Peoh Point Road has a recycling center. You are encouraged to use recycling to reduce the amount of garbage and be environmentally conscience.
- Incorrect parking is going to be strictly enforced, no vehicles will be allowed to park in such a fashion that they block entrance roads or block other people from being able to remove their vehicle.
- Be aware that parents are responsible to supervise their children using snowmobiles, sledding and/or other activities in Sky Meadows.
- Monthly Potluck is Wednesday February 21st.

Sky Meadows Ranch & Country Club Board of Trustees Meeting Saturday Jan 20, 2007 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: 00 a.m. January 20,2007.

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

2.Members Absent; Dave Anderson

3. Presidents Remarks:

1) Irene reported that the trial date for the Pederson lawsuit has been postponed to June.

4. Minutes:

1) Question was asked regarding the minutes from the last meeting that there is a policy in place regarding a fine of \$150.00 for causing damage to the groomed surface on the roads after grooming starts. Irene suggested that, since this was a board motion passed and approved that it be added to our published road policy.

2) Correction to the minutes that, Item 10, paragraph 2, that it was not waste management that Harold was asked to contact to have the old fuel tank from the lower lot removed. He was asked to try and find a company which could remove and dispose of the tank.

3) It is noted that the minutes correctly reflect that the Caretakers Christmas Bonus was to be \$500.00 gross. The Treasurer paid more than that amount.

4) *Motion Johnson/Munson to accept minutes as written and corrected and/or noted above.*

5. Members Input:

- 1) Question asked as to why we meet in the Cabana and pay the additional cost of heating instead of the lodge.
 - A) Bob reported that the meetings are held in the Cabana due to traffic of members and guests using the lodge, privacy issues of having closed meetings to discuss employment and legal issues and the configuration for meetings is better.
- 2) It was asked as to why we have closed meetings.
 - A) Irene reported that closed meetings are for discussion of employment and legal issues only.
- 3) It was asked if we could have a recycle bin to cut down on the garbage and to be more environmentally conscience.
 - A) Kris reported that it was a matter of expense for the recycling service and that we would look into it again.
 - B) Caretakers reported that the service is not available in our area.
 - C) It was mentioned that the fire station has a recycling center.
- 4) It was suggested that there be a safety policy in place regarding the usage of the rescue sled. The fire and safety chair stated that he will start working on this.

6. Caretaker's Report:

- 1) Water leaks during Christmas and New Years were a substantial strain on our system. One leak was in the bunkhouse and was not reported by the guest for several days. A large leak was from an owner who did not turn off his water; 87,660 gallons were lost by this owner. The leak will result in a substantial water charge.
- 2) The recovery of the system is going well now.
- 3) The caretakers snowmobile is broken again. He is currently using the rescue sled.
- 4) The propane company has reported that the deliveries service will change and that we need to designate the preferred vendor.
- 5) Harold will be in water service continuing education class February 6 through the 8th.
- 6) Harold was asked if he assists people when they get stuck. It was reported that previously he had instructions from the board to not pull people out.
- 7) *Motion Locati/Swenson that the board authorizes Harold to assist members who are stuck in the parking lots, at his discretion, when his schedule allows, and only during his normal working hours. Passed*

7. Correspondence:

- 1) A note was received from a member stating several members concerns. The issues not otherwise addressed in these minutes are;
 - A) Is it true that Sky Meadows is considered a recreational community only and therefore the main road and the back parking lot is only cleared for the weekenders?

Answer – No it is not true. As stated in the Covenants, the Real Property is to be used for recreational and residential. Snow removal is to occur as needed based on conditions, not based on weekend usage.

B) Request again that garbage bin be crushed at least once a week and more on big weekends of Christmas, New Years and 4th of July. Also can snow be moved away so it is accessible from more than one end of the bin?

Answer – The garbage bin is to be crushed as suggested and the snow removed all around the bin.

C) There have been trailers parked in the weekend parking area for over a month now. Why is this allowed?

Answer – Enforcement of guidelines is always difficult. The caretaker will address the situation.

D) What happened with the lady who was hit by a snowmobiler in the parking lot and broke her leg?

Answer – No one at the meeting had any knowledge of this situation.

8. Treasurers Report:

1) There has been only one lien this last billing cycle.

Collection	\$2.88
General Bank	\$103.53
MRS Club Dues	\$97,200.56
MRS Water Capital	\$
MRS Water Operation	\$
Water Capital CD	\$
Caretaker Bonus	\$
Total	\$

2) *Motion Swenson/Tedeschi approve Checks 8382 through 8398 be approved.*

Unanimous

3) The last road escrow fee refund has now been sent out and no money is left in the account. If anyone who thinks they have a refund due them and did not receive, they should contact Joyce.

4) The audit review is in need of being completed. Volunteers will coordinate with Joyce and Irene.

5) A report of all of the duties that the bookkeeping service performs was presented.

9. Water Report:

- 1) The Caretaker reported that there were four bad bacteria tests in 2005 and 2006. This was caused by the cleaning of the tank and the conversion from the the ozinator to the chlorinator system. The State has mandated that there should be no building permits approved until there is a history of one year of acceptable water tests, starting from November 27, 2006. The negative tests were chloroform, and is not considered a health risk.
- 2) The water policy update which was approved at last months meeting was reviewed after correction of section 3, item D, and amendment of Residential Part-time status under Table 1.
- 3) *Motion #, Tedeschi/Munson, to approve the water Policy as written. Passed Unanimously.*
- 4) Trent reported that he is currently working on an adequate and complete records system as to the water upgrade status. He feels that incorrect designations are possibly causing members to not have opportunity for upgrades that may be available.
- 5) His further goal is to solve the water shortage issues and availability by system upgrades.
- 6) It was reported that the actual usage of water is approximately twenty five percent of allocations according to our records. There are many upgrades which are not completed and work will be done to determine who has complied and who has not to determine actual projected usage.
- 7) It was further reiterated that the main goal to solve the water usage is to make more water available.
- 8) There was 39 man hours involved in finding the recent leak.
- 9) The new Sawmill tank installation and refurbishing of the existing wells are the first issue on the water chair's criteria for spring.
It is noted that storage will help existing users but will not in itself increase production to allow more capacities.
- 10) It was asked if the water upgrade policy is based on allocation or usage. It is based on allocation.
- 11) It was asked whether there is a list of denied applicants who would receive priority. The answer is no, please refer to the Water Service Upgrade Policy which states lot ownership seniority as the priority. The policy is posted on the website.
- 12) Annual water consumer confidence report is due in July and should be completed by April.

10. Roads & Parking Report:

- 1) Harold was asked what his understanding is regarding the enforcement of parking problems. He states that he understands it is his responsibility.
- 2) Harold was asked by the road chair to have violators towed if there are parking violations which cause blockage of access to parking areas or block other members for being able to exit their vehicle.

- 3) The road chair reported that additional parking area development will be studied in the spring. It has been expressed that with increased usage and the growth occurring a plan for additional parking must be addressed.
- 4) Discussion was had regarding snow removal in the parking lots and main access road.
- 5) *Motion, Locati/Tedeschi, to seek bids from local contractors for snow removal for further consideration. Unanimous.*

11. Buildings & Grounds Report:

- 1) Two heaters in bunkhouse were replaced for a cost of \$1850.28. This money was from the income of bunkhouse rentals.
- 2) A new vacuum was purchased for the bunkhouse.
- 3) Future earnings from bunkhouse rentals will be earmarked for new windows in bunkhouse and doors for lodge.
- 4) It was reported that the owner of property on North side of the lower lodge has been contacted regarding removal of his personal property located on Sky Meadows' land. There has been no apparent action on this by the land owner. The president will send a letter to the owner giving a date of May 15th to have the items removed and informing him that he will not be allowed to store personal property on Sky Meadows' property in the future.

12. Architectural Report:

No report made.

13. Fire & Safety:

- 1) Progress has been made on fire alert system upgrade proposal. Fire and Safety chair will work on a plan with costs to present.
- 2) Video surveillance system proposal is also being worked on and a proposal will be made in the near future.

14. Old Business:

- 1) Proposed Covenants amendments are being worked on by the committee so assigned and proposed covenants changes will be presented at the next meeting. Discussion will occur regarding a membership meeting to vote on proposed changes.
- 2) *Motion Swenson/ Munson that the proposed update of Policy number FIN-03 be approved. Unanimous.*

15. New Business:

- 1) *Motion Locati/Tedeschi that a part time person be employed to cover for Caretakers days off and vacation. Passed unanimously.*
- 2) A job description and proposed cost regarding the part time position will be presented for consideration at the next meeting
- 3) Caretakers' continuing employment incentive contract was discussed.
 - A) *Motion Burke/Johnson that notwithstanding the caretaker employment contract, the current caretakers may purchase a lot in Sky Meadows at their discretion. Passed.*
 - B) *Motion Burke/Johnson that we sell lot 1 Division 1c for a purchase price of \$25,000.00, being a value based on a 2005 market analysis the board obtained from a real estate agent. Failed.*
 - C) The board will do research regarding the potential of lot 1 Division 1C being a well site between now and the next meeting.
 - D) *Motion Burke/Tedeschi that we offer to sell lot 25 Division 7 or Lot 7 Division 17 for \$25,000.00. Passed, 2 opposed.*

The meeting adjourned at 1:05 PM.

Respectfully Submitted,
Steve Locati, Secretary