

**Sky Meadows Ranch & Country Club
Board of Trustees Meeting
Saturday February 17, 2007
Un-approved Minutes**

The meeting of the Board of Trustees of Sky Meadows Ranch & Country Club was held in the Lodge. A quorum was present and the meeting opened at 9:08AM.

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

2. Board Members Absent John Tedeschi

3. Presidents Remarks

1) Pederson Lawsuit Trial Date is still scheduled for June.

4. Minutes

1) *Motion Swenson/Locati to accept minutes as written. Approved unanimously*

5. Members Input

NONE

6. Caretaker's Report

1) Harold asked what the board would like to do with the old snowmobile.

2) *Motion Locati/Swenson that the board advertise the old snowmobile for sale in the newsletter and will accept sealed bids to be opened at the next meeting. Approved unanimously*

3) Harold reported that he has been going to water certification continuing education courses.

4) He reported that he will locate an engineer to review our previous plan to place the new water tank for operation. The board asked him to contact an engineer as soon as possible.

5) He reported that he spoke with the regional Eastern Washington Engineer for the Department of Health regarding the status of building permit issuances due to our water system. He reported that as long as our chlorination and bacteria tests are in order, there is no problem. The issue will be resolved completely as long as we have no bad bacteria tests by November.

6) Harold suggested that we should consider selling the ozinator system which we no longer use. This system does not work because we currently do not have steady pressure to run it. It would cost approximately another \$3,000.00 to possibly make the system work, whereas the chlorination system is working fine now and we don't have a mineral problem.

- A) Trent suggested that we should keep it do to the possibility of having a mineral issue with any future wells that are drilled.
- B) Harold was asked to see what the chlorinator is worth on the market so the board could consider whether to keep it for possible future use or sell.

7. Correspondence

- 1) A letter of thank you to Sky Meadows was acknowledged from the Vintage Snowmobile Club for the hospitality associated with the Sky Riders Play Day.
- 2) A letter of concern was acknowledged regarding parking issues and included a request that maintenance and plowing be performed regularly.

8. Treasurers Report

- 1) There will be a separate billing for water useage in the spring when the meters can be read.
- 2) *Motion Swenson/Locati to approve Checks 8406 through 8424. Approved unanimously*
- 3) Joyce reported that the audit committee is being formed and going to meet in the near future.
- 4) The Road utility fee is going to be included in the March dues billing and due by the first of April.
- 5) There is an owner requesting reimbursement for an overpayment of the old road fee that was abolished last year.

Collection	\$103.53
General Bank	\$2,782.75
MRS Club Dues	\$79,322.89
MRS Water Capital	\$21,481.38
MRS Water Operation	\$195.30
Water Capital CD	\$74,688.61
Caretakers Bonus	\$2.88
Savings	\$14,568.69
Total	\$193,146.03

9. Water Report

- 1) Trent reported that he is still working hard on the allocation vs. supply study.
 - A) We have been able to confirm the compliance status of about ½ of the owners who had applied for water upgrades. Owners who have complied need to confirm with the Water Chairman, Trent Ely. Owners completed water upgrades under previously issued applications are not subject to the new upgrade fees.
- 2) We are currently producing about 12 gallons per minute of water as opposed to the 22 gallons per minute total that we should be producing to satisfy the water upgrades issued.

The good news is our actual consumption is currently running around 6 gallons per minute. The amount needed to assure every lot in Sky Meadows water at the part time level is approximately 30 gallons per minute. The board is very hopeful that refurbishing the older wells will increase our capacity.

10. Roads & Parking Report

- 1) Bob reported for John in his absence. He presented a draft to expand the parking areas. This draft plan will be included in the newsletter for review and input.
- 2) John is contacting contractors and getting estimates for costs of snowplowing for next winter.
- 3) Owner of the property on North side of lower meadow reported that he is in the process of moving any items he has that encroach onto Sky Meadows' property.

11. Buildings & Grounds Report

- 1) Window in bunkhouse which broke is to be repaired.
- 2) Kris gave a report of the current 'projects / to do' list for the caretakers for the spring and summer season. Inputs should be submitted to Kris.

12. Architectural Report

NONE

13. Activities Report (Also Posted on Website Calendar)

- 1) Potluck is still on the third Wednesday of every month at the lodge.

14. Fire Safety

- 1) Dale reported that he is still working on an alert system. He states that in order to make such a system affordable, he would like to seek volunteers who would allow sirens to be located on their property. It was suggested that the existing siren be moved to the eve of the shop to see if it would be heard.
- 2) The video security system that he is proposing would cost approximately \$1,400.00 plus labor.
- 3) Dale is working on a protocol for the use of the safety sled.
- 4) Dale expressed concern regarding lot clearing debris being left on lots are a fire safety concern. He also would like to see Sky Meadows remove any slash on easements and property owned by the Association.

15. Old Business

- 1) Assessment Policy FIN03 was presented for final vote of approval. Typographical corrections were read by Irene.

- 2) *Motion Swenson/Degour to approve the assessment Policy FIN03. Approved unanimously*
- 3) Covenants change draft was presented for review and comments to be discussed at the next meeting.
- 4) Dale has reviewed guidelines for culverts and is to make a proposal to the Roads Chairperson for standards.
- 5) Dale reported a plan to mail an information and regulations package to all owners and have the packet of materials sent to all new owners as lots transfer. More work is required on this packet of information before action is taken to mail them.
- 6) Further discussion as follows occurred regarding the ongoing proposal by the Caretakers to purchase a lot owned by Sky Meadows;
- A) Trent reported that the status of lot 1C, Division 1 being a well site is basically answered in that it is the lot owned by Sky Meadows in the area where we have designated as a future well location. This information was confirmed with a prior Water Chairman.
 - B) Lot 17, Division 7 or lot 25, Division 7, was approved to be offered for sale to the caretakers at the last meeting.
 - C) Lot 52, Division 2, which was previously offered for sale to Harold and Diane is subject to a well radius covenant regarding Sky Meadows' well located on the adjoining Lot 53, which makes the lot less desirable.
 - D) Trent proposed that Lot 1C be kept as a possible well site, or if it is sold that Sky Meadows would need to reserve a well site easement. Trent proposed further that a time frame be put onto the requirement of using the well.
 - E) It was discussed that it may be reasonable to sell both lots 52 and 53, Division 2, with the reservation of easements for the existing well facilities and placement of the water tank.
 - F) *Motion, Swenson/Locati that any potential sale of property by Sky Meadows be tabled for further discussion. Failed*
 - G) *Motion Ely/Munson that we offer to sell Lot 1c, Division 1 for the amount of \$25,000.00, under a contract of sale with a term of ten years, seller to pay all closing costs, with 10% down payment due at closing, with annual payments due each year beginning 1 year from the date of closing, including interest at the rate of 7%, said interest to begin only at such time as buyers' employment terminates, subject to the reservation of a well site for a period of three years from the date of sale with the stipulation that a payment of \$15,000.00 be made to the buyer for the privilege of the development of such well either in cash or by relief from debt owed under the contract of sale at the boards option. It will be understood that the compensation to be paid will be only at such time as such well is deemed functional by the board. If any well is not drilled and deemed functional within a period of five years, no compensation will be paid and the well site easement will terminate. Passed.*
 - H) Clarification by the board that Lot 17, Division 7, was not intended to be offered for sale to the public at the last meeting. The board was attempting to resolve the issue of the offer to purchase a lot by the caretaker.

16. New Business

1) Bob reported on a plan for a Log Entrance Arch and Fencing that members are discussing volunteering funds for. This would be a great community enhancement and is proposed to be achieved with donations as the association does not have the funding sources available. It is believed this will also enhance security as there will be more of a definitive entrance/exit with the potential of an added security measures. The newsletter will contain the draft plan and donation pledge information.

17. Members Input – Part 2

NONE

The meeting adjourned at 12:30pm.

Respectfully Submitted,
Steve Locati, Secretary