

Notices

- **A men's ring was found in the upper parking lot on the far left hand side. Please call 509-674-2544 to claim it.**
- **All snowmobiles must be out of the meadow by May 1st. If left, they will be towed at the owner's expense. The meadow needs to be clear so that we can spray for noxious weeds.**

Un-approved Minutes Saturday March 17, 2007

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 9:05a.m.

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

2.Board Members Absent

Dave Anderson

3.President's Remarks

None

4. Minutes

1) *Motion Swenson/Tedeschi to approve February minutes. Passed.*

5. Members' Input

None

6. Caretaker's Report

1) Harold reported that the old snowmobile bidding process was completed as previously agreed.

A) *Motion Swenson/Ely to sell the broken snowmobile to the highest bidder. Passed.*

2) An Engineer is scheduled to come out to look at placement of the new tank for Sawmill road.

3) Harold reported that he has refused to pull out individuals that drive up groomed roads. Once the roads are open, driving is at your own risk and Sky Meadows is not responsible to pull people out who get stuck.

4) A Board member asked who made the decision to stop drilling the new well at its current depth of ~200 feet since the board authorized drilling to 800 feet. The production of the new well has diminished to less than half of expected output in a few months. Irene made the decision.

7. Correspondence

1) Email from member objecting to new water fee system.

2) Letter from members requesting we refund their road deposit. They are claiming they paid the fee and have not been refunded. If the records are not accurate, the member may have to submit proof of payment.

8.Treasurer’s Report

- 1) Three Liens are being filed, all other members are current if dues paid by April.
 - 2) Checks 8425 through 8446 reviewed for approval. *Motion Swenson/Tedeschi to approve the checks. Passed.*
 - 3) Meter reading will be done in April and statements sent in May. Statements from this time forward will contain Sky Meadows contact information.
 - 4) An audit committee is being organized.
 - 5) Treasurer reported that the Culvert report has been misplaced. Dale expressed the importance of this to analyze the need for standards and comparison of what we have.
 - 6) Treasurer was asked why we still have a balance of caretaker bonus on our balance sheet. She explained that it was account interest and will be moved.
- Some Statements reported a Road Assessment which was incorrect, it is the Road Service Utility Fee.

General Bank	\$3081.45
MRS Club Dues	\$79,381.86
MRS Water Capital	\$28,285.05
MRS Water Operation	\$5,324.27
Water Capital CD	\$74,688.61
Caretakers Bonus Account Interest	\$2.88
Savings	\$14,772.02
Collection	\$103.53
Total	\$205,639.67

9.Water Chairman’s Report

- 1) Trent is working with well specialists seeking bids to refurbish wells (Cleaning filtering screens and such that may be restricting flow) Wells one, two, three and four D are the wells identified that appear not to be producing to potential capacity. The Request for Bids will be sent out this month, with the requirement that we have information back to review at the next meeting.
- 2) Trent requested information from caretaker as to amount of water that is being produced by wells for the Department of Ecology.
- 3) Irene stated that she is managing the placement of the new tank and has found a

contractor who is going to come out on March 28 and review the project. She has another contractor also who is going to bid on the project.

4) *Motion Locati/Swenson to have drillers evaluate the drilling of a new well on Div. 1C Lot 1, and for the board to analyze the cost of the well and connecting it to the system. Passed.*

10. Roads & Parking Report

1) An estimate for winter plowing of roads around the entrance, lodge and parking lots was presented. No action requested at this time.

2) A Plan was submitted for expansion of parking areas including grading of a lot, which is the area directly above the lower lot, for parking of small open trailers. This would free up approximately 20 spaces in the lower lot. The initial phase of the proposal also included the development of parking on the southwest side of Fawn Road for 10 to 12 vehicles. The proposal provided for additional parking of up to 40 vehicles in one spot on the southwest side of Fawn Road and approximately 80 spaces on the north side of Fawn Road as needed. The proposal also calls for snow plowing of Fawn Road as it passes through the lower meadow to the parking areas and to the beginning of members' private properties. Board members concurred that the amount of work needing to be done to satisfy this proposal was minimal expense and it would yield significant additional parking. The Fawn Road parking proposal also allows a few owners to drive to their property during the winter months. Members still desiring or needing to snowmobile on Fawn Road can still do so via the community meadow area to connect to the remaining portion of Fawn Road that is not plowed.

A) Motion Swenson/Locati to implement the 2007 parking plan as described and laid out by the Roads Chairman. This plan calls for a parking areas to be established immediately above the lower parking lot and at the edge of the common grounds on Fawn Road. Snow removal of Fawn Road through the meadow area would occur in the winter similar to the snow removal that is conducted on the Cassasa entrance road. This plan will net approximately 32 additional spaces. Snowmobilers on Fawn road would use the meadow areas for access to their properties beyond the snow removal area.

Discussion included whether the budget would allow for this? The road chairman reported that we do have sufficient funds. The roads chairman expressed that this has been a long standing issue that needs to be finally resolved.

Motion Failed 4 to 3.

B) Motion Tedeschi/Ely to walk to the proposed plan area to view the parking area. Passed

Discussion included adding the 40 additional spots on the southwest side of Fawn Road to the 2007 expansion plan.

C) Motion Tedeschi/Swenson to implement the 2007 parking plan as described and laid out and include the 40 additional spaces to the southwest of Fawn Road between Fawn Road and lot 23E. The plan calls for parking areas to be established immediately above the lower parking lot and at the edge of the common grounds on Fawn Road. Snow removal of Fawn Road through the meadow area would occur in the winter similar to the snow removal that is conducted on the Cassasa entrance road. This plan will net

approximately 72 additional spaces. Snowmobilers on Fawn road would use the meadow areas for access to their properties beyond the snow removal area. This plan allows a few owners to drive to their property during the winter months. Passed.

3) Ownership of a portion of the lower parking lot was conveyed to Fire District 7 in 1989 for a Fire Station. The deed contained a reversionary clause.

A) Motion Swenson/Tedeschi to have our attorney send a letter to the Board of Fire Commissioners, Kittitas County Fire District 7 stating; On May 13, 1989 Sky Meadows County Club conveyed on a Quit Claim Deed for a 100' x 100' parcel of land to Fire District 7 for the express use as a public fire station with the intent that a fire station be constructed in the near future. Eighteen years have passed and there is no fire station constructed on this land. Sky Meadows County Club plans to exercise its right of the property reverting to the Grantor on May 1, 2007. Passed.

11. Buildings & Grounds Report

No Report from Chairman

1) Board member addressed Spring/Summer/Fall project list and requested that we publish the list in the Newsletter and ask for input from our members.

12. Architectural Report

No Report from Chairman

13. Activities Report

We currently do not have an Activities Chair. Anyone interested please contact a Board member.

1) Wednesday the 18th Potluck Dinner in the lodge at 5:00 pm.

14. Fire Safety

1) Draft report made of General Information and Policies Publication was presented.

2) Cleaning of any slash piles occurring as a result of Sky Meadows association is being looked into.

3) Dale reported progress of alert system.

A) Motion Locati/Swenson to authorize Dale to proceed as he sees fit. Passed

15. Old Business

1) Contract for sale of real estate is still in process by attorney.

2) Covenants Revision draft as amended was presented.

A) Motion Swenson/Tedeschi to set the July regular meeting as the date for the meeting of the members' vote for the covenants revision. Passed.

3) Part Time Caretaker hiring tabled to next meeting.

4) It was reported that the response to the Entrance Project has been very positive. Additional bids have been received that have lowered the project costs and more cost reduction opportunities are being explored. To date over \$6500 has been pledged by members and neighbors of Sky Meadows. An update report will be published in the Newsletter.

16. New Business

1) A report was given that PSE desires expansion of services and we are asking them to

consider, and we think it is promising, that natural gas service be made available to and within Sky Meadows. Information will be provided in the Newsletter for details.

2) Proposed utility snowmobile replacement comparison information was presented. The use of the snowmobile will be for winter water system and grounds maintenance and for emergency use of pulling the rescue sled.

A) *Motion Swenson/Munson to authorize the procurement of a new utility snowmobile to satisfy the criteria as discussed. Passed.*

17. Members Input – Part 2

1) A Board member brought up that there was a closed meeting prior to the board meeting which is in violation of RCW (Revised Code of Washington) 64.38.035, Association Meetings, paragraph 2.

A) The RCW specifically states; *“Except as provided in this subsection, all meetings of the board of directors shall be open for observation by all owners of record and their authorized agents. The board of directors shall keep minutes of all actions taken by the board, which shall be available to all owners. Upon the affirmative vote in open meeting to assemble in closed session, the board of directors may convene in closed executive session to consider personnel matters; consult with legal counsel or consider communications with legal counsel; and discuss likely or pending litigation, matters involving possible violations of the governing documents of the association, and matters involving the possible liability of an owner to the association. The motion shall state specifically the purpose for the closed session. Reference to the motion and the stated purpose for the closed session shall be included in the minutes. The board of directors shall restrict the consideration of matters during the closed portions of meetings only to those purposes specifically exempted and stated in the motion. No motion, or other action adopted, passed, or agreed to in closed session may become effective unless the board of directors, following the closed session, reconvenes in open meeting and votes in the open meeting on such motion, or other action which is reasonably identified. The requirements of this subsection shall not require the disclosure of information in violation of law or which is otherwise exempt from disclosure.”*

B) The violation was noted and the practice of these unauthorized closed meetings will stop.

2) *Motion Swenson/Tedeschi with input from the members of the Sky Meadows Board, the President is to establish a detail agenda stating meeting date, time and location along with approximate times for discussion of topics a minimum of 10 days in advance of the monthly meeting. The agenda is to be displayed in the Lodge and on the Sky Meadows website a week prior to the meeting. Passed.*

3) *Motion Swenson/Tedeschi to have a meeting prior to the April 21st meeting to discuss the pending lawsuit if needed. Failed for lack of a vote.*

18. Correspondence-2

1) Irene read a letter from a Thornton Creek property owner in regards to the recent billings and Thornton Creek properties obligation to pay the roads service utility fee. The property owner is willingly paying the fee, but would like to see some accountability of road expenses.

A) John Tedeschi will follow up with the property owner.

2) A member had questions in regards to the new water hook up fees. Some of his questions were resolved and some require follow up.

A) Bob Swenson and Trent Ely will follow up with the member.

3) A member complained about a local business and the poor service and experience he had.

The meeting adjourned at 1:35

Respectfully Submitted,
Steve Locati, Secretary