

Notices

- No wheeled vehicles are allowed in the Meadows.
- A Special Thanks to Ron Schaafsma and Don Martin for grading the roads.
- A Special Thanks to Stacy Bartoletti & Family for donating new decking for the lodge and the pool.
- Snowmobiles & Trailers must be removed from the meadow and parking lots by May 1st or will be removed at owner's expense.
- The roads weight limit has been lifted.
- Information on Dust Control for members will be provided at the next meeting.
- If you are developing a lot you must remove all of the debris.
- The Burn Pile will no longer be in effect starting June 1st. A Debris pile will be located in the lower parking lot for firewise cleanup from your yard. NO stumps or lot development debris. The debris will be hauled away and chipped.
- Volunteers are needed to assist with road signing on May 19. Contact John Tedeschi at 425-837-0552 to volunteer.

Sky Meadows Ranch & Country Club Board of Trustees Meeting Saturday April 21 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 AM.

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

2. Board Members Absent John Tedeschi

3. Presidents Remarks

1) The Pederson Lawsuit is ongoing. The Hearing Date is May 4th. SM offered a settlement which was denied by the plaintiff.

4. Members Input Part 1:

1) A Member expressed concern regarding parking Plan on Lot 3 of Wilcox Short Plat do to the proximity of the land to his property. And further due to the amount of drainage and grading issues. He acknowledged that it is not part of the designated meadows. He also offered to purchase the lot to reserve his interest.

2) Another member who lives in close proximity of the proposed parking area on Lot 3 expressed concern regarding the proposed parking plan.

3) A member, also who lives in close proximity to the Lot 3 parking area expressed his concerns. He asked how many letters the board received regarding the parking Plan. It was reported that 8 members wrote with concerns. There was also letters in favor of expanding parking for members from representation of 13 members.

- 4) Concern was expressed by another member regarding accommodating parking for snowmobilers.
- 5) A member expressed his support in developing more parking stating that access by snowmobiling is the only means of getting to properties in the winter and stated his opinion that more parking needs to be developed and that he likes the plan.
- 6) A letter from the individual who is the plaintiff in the lawsuit to allow him to plow the road was read in opposition to the development of parking, threatening more litigation.
- 7) A letter was read by a member who opposed the parking plan as it pertains to Lot 3, and opposing the plowing of Fawn Road.
- 8) A letter from a member who lives on Fawn Road was read asking that the Parking Plan be abolished. This letter threatened an attempt to remove the members who proposed the parking plan to be removed from the board.
- 9) Another letter read stated that parking of members should occur on their lots. The member also stated that snowmobiles and all other vehicles should be limited in time.
- 10) Members who snowmobile into their cabins expressed concern as to how they can get to our properties if there is no plan to expand parking. There have been 200 lots developed since the year 2000.
- 11) Alternative parking plans were discussed.
- 12) A letter was read, that was signed by several lot owners commended the board for taking action to try and enhance the community, including clean up of meadow parking, and addressing the parking issues. This correspondence also expressed concern regarding long term trailer parking. The letter expressed that if the proposed parking plan was acted on that it would minimally affect the owners of property in close proximity as it would be primarily overflow parking. This letter expressed concern over any future thoughts leading to expansion of the upper lot. The letter represented 13 property owners.
- 13) A letter was read which opposed any parking expansion to accommodate snowmobilers.
- 14) A letter stated that no more parking should be added to accommodate visitors to the members of the community. It also expressed concern of the grading required to develop parking on Fawn Road. Also opposed long term snowmobile parking.
- 15) Another letter stated that the parking plan was ludicrous. This letter placed the blame on one board member.

A Motion made DeGour/Munson to rescind the parking plan approved at the last meeting and to reevaluate the parking plan with more member input. Unanimous.

- 16) A member's letter was read regarding the March Board meeting minutes specifically stating that he wanted to state the name of a local business which he had a bad experience with.
- 17) A letter from a member was read regarding the private rental of a property by another member on a nightly basis. The board is to inform that owner that any use of tenants of community facilities must be arranged in advance by written notification to the Secretary per the By-Laws.

5. Caretaker's Report

- 1) A call was made to a company to remove all of the scrap metal and old groomer. So far he hasn't found anyone who will come this far.
- 2) Meter reading will begin this coming week. Volunteers will help.
- 3) We are still waiting for results of the Water test from last month.
- 4) The swimming pool fence must be modified with slats or other product so that it cannot be easily climbed by children.
- 5) Harold reported progress on the 'to do' list.
- 6) Roads are now open for all vehicular traffic including construction vehicles.
- 7) Snowmobiles and trailers must be removed by May first. Harold has suggested that fining the owners has not worked and that he suggests having the vehicles, including snowmobiles removed at the expense of the owner.
- 8) There was a water leak recently at a water meter that caused the Taneum Tank to lose 15,000 gallons.
- 9) The ecology blocks being moved were discussed.
- 10) The owner of the old trailer in the woods by lower parking area was asked to have it removed.

6. Minutes

- 1) Correction to be made as a typographical error of the spelling of "Country Club" in the minutes.

Motion, Johnson/Swenson to approve minutes. Unanimous

7. Correspondence

- 1) A letter was read regarding a burglary. The member reported that on a second burglary attempt the Sheriff's department was on site within 12 minutes. The member suggested that we consider security cameras on the entrance from Eastgate. The letter also expressed concern regarding the easements along the property lines.

8. Treasurers Report

Motion Swenson/Burke to approve Checks 8447 through 8467. Unanimous

It was reported that the Audit committee will meet the weekend of the 28th.

Collection	\$103.60
General Bank	\$5,439.46
MRS Club Dues	\$90,124.77
MRS Water Capital	\$40,094.78
MRS Water Operation	\$15,619.85
Water Capital CD	\$74,688.61
Caretaker Bonus	\$2.88
SAVINGS	14,772.02
Total	\$240,845.97

9. Water Report

1) Trent reported that most members have acted on their water allocation permits and we now have a better grasp on how much water is being used.

2) He has contacted several companies regarding the well refurbishing project. He has selected one company that has been the most reasonable to work with. The mobilization cost is \$2,640. Individual well costs are as follows; Well 1- \$4,260, Well 2- \$4,320, Well 3- \$4,410 and Well 4- \$4,680.

The diagnostic part of this process was deemed to be the best method to determine why the wells are not producing to the original capacity.

Motion, Swenson/Burke to authorize the expenditure, up to the amount of four wells, for cleaning and refurbishing the four wells in question subject to Trents checking of the references of the company. The decision as to whether to continue after the first well is cleaned or stop the process at any point depending on the circumstances shall be the responsibility of the caretaker with one or more board members present. Unanimous.

10. Roads & Parking Report

1) Volunteers are needed for the installation of signs on the weekend of May 19. Volunteers should contact John Tedeschi.

2) 30 loads of gravel were dumped on the roads this spring. Next years budget established in the fall should allow for more gravel on the roads in the fall.

11. Buildings & Grounds Report

1) There has been little activity on the bunkhouses.

2) A member has offered to supply new decking for the lodge and the pool. It will be used to replace the decking. A special thanks to Stacy Bartoletti & Family for donating this.

12. Architectural Report

1) It was reported that there are many new building projects.

2) There was discussion among the board and members present regarding members cutting trees without permission. Concern expressed regarding the need for more enforcement.

13. Activities Report (Also Posted on Website Calendar)

Sat.	May 6	Jeep & Sami Run(weather permitting) Cindy Bergley 425-337-5324.
Wed.	May 16	Potluck at 5:00 in the lodge.
Sun.	May 20	Snow Park Clean Up, Dave Chambers 425-864-2965
Sat.	May 26	Easton Memorial Day Parade, Festival and Car Show

14. Fire Safety

- 1) Dale presented a map he is working on to be posted disclosing where Fire Hydrants, Escape Routes and such other features are located.
- 2) Dale presented an Information and Policies handout he is working on.
- 3) A reminder that the removal of debris from lot clearing is the responsibility of the lot owner. The lot firewise clean up (burn) pile is not to be used for lot clearing debris.
- 4) Sky Meadows is considered one of the most severe fire hazard communities in the area. The County, working with DNR and FEMA and Fire District 7, is considering a grant for a fire break in our area.

Any Fire larger than four feet in diameter must be approved by the Fire District. 674-5371. The Fire District will be stepping up enforcement this year.

- 5) The board has been seeking bids to dispose of slash pile debris that has been left on road rights of way. The cost is \$375.00 per hour for this grinding service. The preferred alternative is to have the Piles removed for grinding. That cost is \$350 for a 77 yard pile/load.
- 6) Dale reported that the burn pile is not going to be allowed this year due to the new regulations on burning.

Motion Locati/Swenson to close the meadow debris collection site effective June 1, and move the debris collection site from the meadow to the lower parking lot from where the debris will be hauled away regularly at the expense of Sky Meadows. The material must only be organic firewise material, not lot clearing stumps and trees. Unanimous.

- 7) Dale reported that he is working with the company that maintains the towers above Sky Meadows to possibly mount the emergency alarm at that location.

15. Old Business

- 1) Irene reported on the engineering firm that is being consulted regarding the new Sawmill water tank installation. They are proposing to move the tank to its installation location with a helicopter. They have quoted a charge of \$3,000.00 for the engineering to compare the trade offs and costs associated with the two tank locations.

Motion, Locati/Swenson to expend the \$3,000.00 for the engineering necessary to make the best informed decision regarding this matter. Unanimous.

2) Discussion occurred regarding the Caretakers incentive contract proposals. Irene reported that the previous attempt to resolve this was a draft Continuing Employment Contract which contained the Purchase, with annual credits made to the land contract. The original lot purchase did not occur because of an encumbrance on the property which was not acceptable to the Caretakers. Sky Meadows has sold another lot, Lot 1C, Division 1, to the Caretakers. Discussion occurred regarding whether the caretaker's incentive contract needs to be tied to performance. It was discussed that this purchase of land resulted in lieu of a retirement fund which the Association was never able to accomplish.

Motion, Swenson/Munson to set the 2007 Employment bonus to the caretakers at \$3,000.00 and for it to be paid immediately. Unanimous.

3) Entrance Project update by Swenson. The logs are ready to be shipped to Bellingham where they are to be treated and then will return to the sight in about a month for installation. The project consists of three phases; The Arch, The sign at the top of the Arch, and a fence along the meadow. **THANK YOU TO ALL WHO HAVE CONTRIBUTED TO THIS PROJECT. IT IS A GREAT COMMUNITY PROJECT. 59 MEMBERS HAVE CONTRIBUTED TO THIS PROJECT SO FAR.**

4) Our attorney has sent a letter to Fire District 7 regarding exercising the reversionary clause in the deed of the 100' by 100' parcel of land located in the lower parking lot. This land was deeded to the Fire District 18 years ago with the expectation of a fire station being constructed on it.

5) The current By-laws contain the following under Article IX, Section 4, A:
"When an application for water service is approved, service pipe and connections from the main line to and including the curb valve and meter will be installed and maintained by the Association, and shall be kept within the exclusive control of the Association. The Association will lay its connection to the premises upon payment of actual costs of installation plus ten (10%) percent."

This statement is in conflict with the Water Service Upgrade Policy WTR 03.

Motion, Swenson/Locati to revise Article IX, Section 4, A of the By-Laws to strike the last sentence "The Association will lay its connection to the premises upon payment of actual costs of installation plus ten (10%) percent." Unanimous

Motion Ely/ Swenson to allow the water chair to charge the previous fee for those pending hookups to stand pipe that was in place prior to the amendment to the By-laws above. Unanimous.

Motion Swenson/Burke to reconfirm the Water Upgrade Policy WTR 03 that was adopted on Sept. 16, 2006 and confirmed Jan. 20, 2007. Unanimous.

6) Sky Meadows attorney worked with the board to draft the following resolution with regard to snow level maintenance on Fawn Road.

RESOLUTION – Snow level maintenance of Fawn Road
April 21, 2007

Sky Meadows has maintained a policy of not removing snow from its roadways since at least 1977. It has instead adopted a policy of grooming these roadways for the benefit of snowmobilers, and it being the stated concern of the Board of Trustees to keep the roads as safe as possible following heavy snowfall, and it being the clear preference for the majority of members of Sky Meadows that the roadways be maintained for the safe operation of snowmobiles, but it being presented to the Board that member Conrad Pedersen of Fawn Road desires year round access to his home on Fawn Road by his personal vehicle, and the Board being advised of the following factors:

- a) Fawn Road is the lowest elevation of all private roads at Sky Meadows, that is not a thoroughfare for vehicular traffic of properties outside of Sky Meadows, and that it has the least incline to present dangers for the simultaneous operation of snowmobiles and street vehicles;
- b) Conrad Pedersen purchased his lot on Fawn Road in 1969 prior to the adoption of the Restrictive Covenants and policies governing road maintenance at Sky Meadows,

IT IS THEREFORE resolved as follows:

1. Sky Meadows will be responsible for maintaining the main entrance road to Sky Meadows (Casassa Road), the upper parking lot and the expanse of Fawn Road to the property of member Conrad Pedersen. Sky Meadows will remove snow from Casassa Road and the upper parking area to the extent possible without damaging the roadbed.
2. Sky Meadows will maintain Fawn Road beyond the public parking area to the property of member Conrad Pedersen. Sky Meadows will maintain the snow level so as to allow both street vehicles and snowmobiles to use this expanse of roadway.
3. Maintenance of the roadway is reserved to Sky Meadows and the Board of Trustees and shall not be conducted by individual members subject to repayment of costs incurred for violation of this subparagraph and penalties to be considered by the Board.

Motion Locati/Swenson to adopt resolution Regarding Snow Level Maintenance of Fawn Road dated April 21, 2007. Unanimous.

16.New Business

None

17.Members Input – Part 2

None

The meeting adjourned at 3:20 PM
Respectfully Submitted,
Steve Locati, Secretary