

Notices:

- A special Thanks to John Tedeschi for his service as a Trustee and Roads Committee Chairman. John resigned his position at the May meeting.
- Welcome to Bob Poole who was appointed as a Trustee to fill the opening left by John's resignation.
- All snowmobiles and trailers were to be removed from the meadows and parking lots by May 1st. A few still remain. If not removed they will be towed at the owner's expense on June 1st.
- A Survey is included in the Newsletter which will help the Board determine areas of focus. Please complete and return in the attached self addressed and stamped envelopes.

Sky Meadows Ranch & Country Club Board of Trustees Meeting Saturday May 19, 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 9:03AM.

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

2. Board Members Absent John Tedeschi, Dave Anderson, Steve Locati.

3. Fire-Wise Presentation

1) Kittitas County Fire Marshall Brenda Larsen and firefighters D.J. Evans and Kay Evans gave an excellent Firewise presentation. The Board and members present participated in a Fire Risk and Hazard Severity Assessment. The Assessment ranges from Low Hazard which is less than 40 points to Extreme Hazard which is more than 112 points. Sky Meadows scored 169 points, significantly above the threshold to be considered Extreme Hazard. It was identified by the Fire Department to gather in the middle parking lot and lower meadow in the event of a fire or other emergency. More detailed information is provided in this newsletter.

4. Presidents Remarks

1) Thank you to Bob & Kris Johnson for their help in clearing around the shed, Bob & Robin Swenson for cutting and splitting the firewood for the lodge and coordinating the removal of over 200 yards of debris along the Sky Meadows roads, Don Martin for grading the roads and the many people that read the water meters.

5. Minutes

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

6. Members Input

- 1) A member brought up that people have been dumping stumps in section 16(out Eastgate) and that DNR is watching. Always be respectful of others property inside Sky Meadows and outside Sky Meadows. There is NO dumping allowed anywhere.
- 2) A member sent a note asking about an individual's use of meadow property. Irene reported that

she had talked to the person and it was being taken care of.

3) A member asked about putting in handrails in some areas. Harold will address those areas pointed out.

4) A member expressed dissatisfaction with the unsightliness of the temporary fencing along the entrance road to the lodge parking area and how close it is to the roadway. The member would like to have a pathway alongside the road for walking. It was noted and the fence will be moved further away from the road.

5) *Motion Swenson/Munson that any use or alteration of common grounds must be authorized each occurrence by the board of trustees. This include but not limited to use as storage of building materials, vehicles, yard waste, logs and junk in general, pasturing and water system and roads facilitation. The trustees' authorization will take into consideration the esthetic impact.*

Discussion followed.

Motion amended Swenson/Ely to remove pasturing from the motion. Approved Unanimously.

6) Suggestion that a policy be put in place under buildings & grounds for full time and part time boarding of horses to address meadow and esthetic concerns. Kris Johnson took the action to draft a policy for review.

7) There was a complaint about a trailer stashed in the woods by the lower parking lot. The owner was contacted and it will be removed soon.

8) There was a question about clarifying what yard debris can be put in the lower lot?

The lower parking area is the NEW site for collecting firewise debris from your lot. This does not include lot development clean up. No Stumps. This pile will be hauled away routinely. We will no longer burn the debris.

9) A member asked a question about property lines and a supposed cul-de-sac at the top of Horsehaven Road.

10) A member is setting up a CPR and First Aid Class. Contact Irene at 509-674-5061 if interested.

7. Caretaker's Report

1) The water meter readings are done. Some people might be surprised at their usage. Thank you to the volunteers Bob Asbury, Linda & Verne Wood and Bob & Kris Johnson (and any others not mentioned) for helping in reading the meters.

2) Harold is in the process of spraying for noxious weeds.

3) The pool will be ready for Memorial Day, weather permitting 65 degrees outside or above. A new pool cover was ordered. The new heater is working.

4) Harold thanked Bob & Robin Swenson for cutting and splitting the firewood.

5) Snowmobiles & trailers MUST be out of the meadows and parking lots. Any vehicles left after June 1st will be towed.

6) Harold asked for a courtesy call if any Board Member brings a contractor onto his lot for the purposes of exploring it as a well site.

8. Correspondence

1) The member that is renting out their cabin sent a letter of explanation. There was discussion about the situation. The member must abide by the covenants and notify the secretary in writing when someone other than immediate family is staying there and using community property each occurrence. The notification must include individuals' names. Irene will contact the member.

2) The bookkeeping service we use is increasing their rates as of October 1st. If a member has

questions please contact Joyce and she will communicate with the bookkeeper.

9. Treasurers Report

- 1) *Motion Munson/Swenson to approve checks #8469-8488. Approved unanimously.*
- 2) The Audit is set up for June 23rd at 9:00am
- 3) The Budget Meeting is set for June 23rd at 1:00pm.
- 4) Water bills are going out.
- 5) All the pending liens have been removed. 2 more were applied and another will be applied this week.

Caretaker Bonus	2.88
Collection	103.60
General Bank Acc.	4,366.15
MRS Club Dues	86,033.31
MRS Water Capital	40,442.54
MRS Water Operation	4,754.56
Savings	14,772.02
Water Capital CD	74,668.61
Total	\$225,163.67

10. Water Report

- 1) Trent has finished compiling all the data so we have a solid understanding of how much water we have allocated out vs. production level and usage.
- 2) The water readings are done. A question was made about the billing of the owners on Corral Road. Their meters are underwater in the spring and therefore aren't read 2 times a year. Consideration will be taken into account when figuring the water usage fees.
- 3) The contractor's time frame was pushed back for performing the well maintenance. They are looking at being here the week of June 4th.
- 4) A contract bid of \$11,700 was received from the Gray & Osborne Engineering firm for the design activities required for the installation of the water tank in the Saw Mill system. The bid and contract was discussed with general agreement that the price fit the scope of work. The concern was how to control work statement growth. Irene & Bob are reviewing and will make a decision.
- 5) Irene and Steve are working with our attorney on researching the details of an easement for the placing of the new water tank.
- 6) A few people have applied for a septic permit with the county. Harold spoke with the county

and asked them to stop issuing permits. (Our current water production level doesn't support more building at this time.) Two are in the process and a halt was put on all others.

7) Four members have been authorized to install a standpipe at the prior hookup fee of \$300. Their applications were pre the By-Laws update.

11. Roads & Parking Report

1) Harold and Bob spoke with Bob Banister, the owner of Roadtek Company, about applying an asphalt dust control product on our roads. The past several years we have used a pulp liquor product and been quite dissatisfied with the results. We received a bid for the areas recently graveled per our road plan. The cost of the product starts at 6.5 cents a square foot and reduces to 5.5 cents if enough product is applied. This product builds up a road base at the same time it controls the dust. It is messy for a few days. Cleaning information is published in the Newsletter. Where possible it is best to stay off the roads for 2 days. The main road will be done half at a time. The roads receiving the treatment will be graded prior to treating. The road servicing plan is to continue to progress over our road system with gravel, grading and treatment. We cannot do it all at once. We encourage individual property owners outside the current scope that would like to have road treatment done by their property to coordinate with our new roads chairman, Bob Poole. More information is published in the Newsletter along with Bob's contact info. Sky Meadows will provide invoicing for this activity.

2) John Tedeschi provided a written resignation.

3) Bob Poole sent a note stating his interest in filling this position. There was also a letter of endorsement from property owners. *Motion Swenson/Ely to accept Bob Poole as a Board of Trustee. Passed unanimously.*

4) Brief discussion occurred with regard to election and appointment of Trustees. Bob took the action to draft a candidate information sheet and process to be reviewed at the next meeting. Intent is to have this process in place for September elections.

12. Buildings & Grounds Report

1) Harold has started spraying for noxious weeds. Members are reminded that they are responsible for spraying on their property. Pictures of the weeds are in the newsletter.

2) Projects report

a) The tree and brush removal behind the shed is done in preparation of moving the ecology blocks.

b) There is a new irrigation pipe that runs along the fence. We were short some pipe. It is ordered. When we get the material the job will be completed including burying the pipe in the ground.

c) The decking is here for the lodge. Thank you again to Stacy Bartoletti and family for donating this. More material is coming for the pool decking.

d) Discussion occurred about what type of markers can be used to mark the water meters so that they can be seen in the snow.

e) The bunkhouse rental activity is slow.

f) New regulations are requiring us to put slats in the fencing around the pool or replace the fencing with a smaller size holes. This is a safety issue to prevent children from climbing over the fence. Kris will look into the cost of new fencing as this would allow view of the pool for safety as opposed to putting in slats.

13. Architectural Report

1) An Architectural Control and Land Use Policy is being drafted.

14. Activities Report (Also Posted on Website Calendar)

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

2) Pancake breakfast Sunday July 1st from 8:30am-10:30am. Cost is \$1. Fourth of July Quad parade to follow at 11:30. Decorate your quad and join in the parade around the development.

15. Fire & Safety

1) Dale is finalizing the Sky Meadows road system map to be posted. This map will be an aid in emergencies and for the general public to locate specific properties.

2) On Monday, May 14th, approximately 210 cubic yards of debris from slash piles along Klancie Lane, Skull Springs and the lower parking lot were removed. This is a start toward association clean up and firewise activity.

3) Dale has a price quote of \$8,000 for an industrial grade video surveillance system. This price includes all of the parts minus the poles and labor for 2 systems with multiple cameras, one system at the Entrance and another at Eastgate. The sheriff believes that some people are coming in or leaving from Eastgate. The thought is to install cameras and record activity in hopes of deterring and catching inappropriate activity.

a) The survey in the newsletter has a question regarding security. We need to know what the level of importance it is to everyone. If concern is high we need to work it into the budget.

4) Dale is continuing to work on a General Information sheet that can be mailed out and posted online. He will have a draft ready to send out in the July newsletter.

16. Old Business

1) The Cebe easement is not signed. There are still concerns that need to be addressed.

2) We are including a survey in the Newsletter which will be used to gather members input and help in guiding the board on areas that need attention.

3) The logs for the arch are in Bellingham being treated. To date we have raised \$10,450. Your donations are still needed. The arch will be constructed when the logs return from treatment in a few weeks. The sign is in work also. 4) A down payment was made on the SM snowmobile. We will receive it next Fall.

5) Our Attorney is sending out a letter to the Fire District in regards to the property reversion.

6) *Motion to cancel the existing motion to have a covenants revision vote at the July meeting. Budget requirements need to be understood better. Burke/Munson. Passed unanimously.*

17. New Business

1) Discussion on the Pedersen Lawsuit Judgment. The Summary Judgment states that Sky Meadows Association must plow all roads in the winter and build snowmobile recreation paths. Four options were discussed; a) File a motion for reconsideration; b) File an appeal; c) Ask what Pedersen will settle for; d) Do nothing. Also discussed was seeking a second opinion from a prominent Real Estate Attorney. *Motion Munson/Ely to appeal the ruling and seek a second opinion on the ruling from a Real Estate Attorney. Passed unanimously.*

2) Discussion continued that we need to build a plan for the future in regards to roads and snowmobile use.

3) Denny Moriarty, our local Groomer has sold his business. The grooming contract for the Taneum / Manastash area will be re-bid and the buyer of Denny's equipment will no doubt

submit a bid. Suggestion was made that we may want to allow the new grooming contractor to keep a groomer on Sky Meadows property so we would still benefit from excellent trails leading out of Sky Meadows.

4) Bob Swenson on behalf of Sky Riders Snowmobile Club submitted 4 grant applications to National Recreational Trails Program. One of these grants is for the purchase of a newer groomer to replace the early 70s vintage Thiokol we now have. If the grant is accepted Sky Riders would be responsible for paying 20% of the cost. Joyce will look into options Sky Meadows has available to assist and Bob will proceed on the grant process.

18. Members Input – Part 2

1) A Member asked about removing a tree next to his cabin, does he need approval? If there is a dead tree on your property or you have a tree within a 10 foot drip line (drip line means the extension of branches) of your structure you may take it down without board approval. This is a firewise standard.

The meeting adjourned at 3:00.

Respectfully Submitted,

Bob Swenson for Steve Locati, Secretary