

**Sky Meadows Ranch & Country Club  
Board of Trustees Meeting  
Saturday June 16, 2007  
Un-approved Minutes**

**NOTICES**

- Garbage dumpster is for household use only. NO CONSTRUCTION DEBRIS. This is for bagged garbage.
- Burn ban is in effect- FIRE LEVEL 2-NO FIRES OR BBQs,WEED EATERS AND SAWS OK UNTIL 1 PM.
- NO FIREWORKS ALLOWED.
- October board meeting is changed to October 13th.
- There are 3 board positions open. If you are interested please fill out the enclosed form and mail in. Information on the candidates will be provided in the newsletter along with the ballot.
- Please mail in your survey before June 30th.
- Aug 4-Annual Sky Meadows Garage.Sale 9-5.  
Mark your calendars and start rounding up your treasures.

**Un-Approved Minutes**

Meeting was called to order at 9:00 AM

**1.Board Members Present:** Irene Burke, Bob Swenson, Steve Locati, Dale DeGour, Bob Poole. Kris Johnson, Joyce Munson.

**2.Members Absent:** Trent Ely, Dave Anderson.

**3.DNR Presentation:**

- 1) Erin Kreutz from DNR Spoke about the timber sale occurring in our area. She stated that the timber cutting will be selective and is to minimize fire danger and diseased trees.
- 2) She asked for input regarding Timber cutting in close proximity to the development. She stated that the activity will include feathering near the subdivision boundaries. The harvest area will be in Section 18 East of Sky Meadows(The section outside of Eastgate).
- 3) They will be burning the slash and make a best effort to clean up existing slash in the area. There was much input regarding the need to clean up the existing slash that is considered a fire hazard. Board members made statements regarding the fact that DNR is encouraging us to fire wise our subdivision, but that DNR is not giving the same consideration in their management policies on their property bordering our development.
- 4) The timber sale will occur next fall and harvesting will most likely occur early next summer. Access for the cutting will be out Elk Heights.
- 5) Erin asked whether we would like to have a fire break. The board requested that there be a taper outside of the subdivision, to keep it aesthetically acceptable and place a more aggressive fire break on the outside of that buffer.
- 6) Erin announced that THERE WILL BE A FAMILY FOREST OWNERS FIELD DAY ON GOLF COURSE ROAD Saturday The 24<sup>th</sup>.
- 7) Anyone who feels strongly about not harvesting a particular tree or trees in the vicinity of their property should mark them with pink tape for consideration.

#### **4.Presidents remarks:**

- 1) Irene thanked all the volunteers who have worked on the road dust control and the entrance gate.
- 2) *Motion Poole/Swenson to have an executive meeting at the end of the regular meeting to discuss legal and employment matters. Passed Unanimously.*

#### **5.Members Concerns:**

- 1) Member expressed concern about cost of having firewise material hauled away instead of burned. He is concerned about fiduciary responsibility.
  - A) The fire chair reported that some of the expense of cleaning up Sky Meadows is due to previous years of neglect.
  - B) Irene reported that we are operating within our budget.
- 2) It was asked if the standpipes were for fire. Harold reported that the only hydrant is at the corner of Rodeo Road and Sky Meadows Drive.
- 3) Concern was expressed regarding purported neglect of the well system. The member also expressed concern regarding horses within the well radius areas. Kris reported that the DOE has stated that it is permissible. She was asked to provide documentation regarding the matter. The rules were further discussed.
- 4) Winter fencing and berming of well heads for safety was discussed.
- 5) Members complained that horses are causing noxious odors and horse flies around the pool and Cabana.
- 6) The board reported that Kris Johnson has been assigned to create a proposal regarding the management of the boarding of members' horses.
- 7) It was discussed that the horses should be moved to the lower part of the meadow during pool times.
- 8) Another member reported that she hasn't smelled the horses at the pool area.
- 9) The board discussed better rotation of the pasturing as a solution.

#### **6.Caretaker Report:**

- 1) Well refurbishing is still in process. Well number three was the first well to be worked on and the results should be evident in the next week or so. The process of putting Carbon Dioxide Dry Ice into the wells to open the area takes time.
- 2) Well number two treatment in process.
- 3) The company doing the work has reported that it is taking longer due to some of the problems not anticipated. Such as, there were restrictors put at the bottom of the wells, above the pump, by the company that installed the ozinator. These were 3 GPM restrictors that were designed to keep the pumps running more continuously, but were apparently too small, and some are plugged.
  - A) All of the restrictors will be removed, and if we need restrictors, they will be placed at a location where they can be accessed and maintained rather than within the well.
- 4) A member asked why the new well wasn't drilled deeper. Harold reported that the well driller hit water that he thought was significant and the decision was made to stop instead of drilling deeper.
- 5) A member reported that there has been trash dumped on his lot and asked if he could put in the dumpster. He was told that it must be hauled to solid waste disposal in Cle Elum.

**7.Minutes:**

- 1) Comments solicited by the President.
- 2) The caretaker reported that his opinion of the motion made at a previous meeting regarding the payment of his incentive bonus was not handled to his satisfaction because he had to pay taxes on the money. The treasurer reported that she would like any motions regarding payment of compensation should include the fact that the money is to be taxable.
- 3) *Motion Swenson/Johnson to approve minutes from last meeting. Unanimously approved.*

**8.Correspondence:**

- 1) Correspondence was read from a member regarding members not keeping their pets on leashes. The board discussed and acknowledged this as a problem.
  - A) Dale reported that the policy guidelines in process will address this.

**9. Treasurers Report:**

- 1) Joyce reported that notices are going out to all property owners who have not paid their dues.
- 2) She reported that the budget is in good order.
- 3) The Treasurer offered an apology to anyone who did not receive their water billing. She states that they are all out now. Joyce asked that if you have not received your bill, or need a statement, to contact her. Amounts less than Five Dollars are not being billed. Water bills are due June 30<sup>th</sup>.
- 4) Audit and budget Meeting is Saturday the 23<sup>rd</sup>.
- 5) *Motion Munson/ Swenson to approve Checks 8489 through 8512. Unanimously approved.*
- 6) Due to the expense of dumpster increasing, the Treasurer asked to remind that the dumpster is for household waste only.

Caretaker Bonus	2.88
Collection	103.60
General Bank Acc.	4,479.61
MRS Club Dues	85,131.17
MRS Water Capital	41,693.10
MRS Water Operation	2,078.96
Savings	14,972.02
Water Capital CD	74,668.61
Total	\$223,149.95

**10.Architectural Report:**

- 1) In Dave’s absence, Bob Swenson reported that we are working on and architectural and land use policy to be introduced for action.
- 2) It was suggested that we look at other subdivisions’

architecture guidelines for comparisons.

3) A board member asked Bob Swenson if he cut an elderberry tree down. He reported that a member removed that tree with equipment while cleaning debris that was entangled in it.

### **11. Water Report:**

1) Harold reported that the consumer confidence report, which is included in the newsletter, is a requirement of the state Health Department.

2) Water tank will be placed on Sky Meadows Lot No. 53 and the Tank on the Cebe Lot, 45 will be removed.

3) Irene reported that the engineering firm has sent a contract to work with the contractor for installation of the tank. The firm stated that they want to stay under \$10,000.00, but the cost could be as much as \$15,000.00.

4) *Motion Locati/Burke that we enter into the above referenced contract with Grey and Osborne engineering. Unanimously approved.*

### **12. Buildings & Grounds:**

1) Kris reported that Harold has been spraying weeds in the meadows as needed and as weather permits.

2) She reported that volunteers have made dump runs of junk in the lower lot and from the lodge basement. The old trailer has finally been removed from the lower meadow.

3) Bob Poole is hauling more items away.

4) Thanks to Janet and Laurel Fischer, Rita Ficks and Kris Johnson for helping remove some firewood from the meadow.

5) The ecology blocks removal is ongoing.

6) Kris offered a Draft policy for Horse Boarding. Certain additional standards and requirements were suggested.

7) Irene offered a Draft policy for Safety Standards for Animals for review and discussion. Suggestions were made regarding a fee schedule for fines.

### **13. Fire and Safety:**

1) Dale reported on a map that is being proposed to be installed in a common area. The cost of this is approximately \$400.00 for the sign. The placement in Plexiglas and mounting would be additional.

2) *Motion DeGour/Locati to expend the \$400 more or less to have the sign made at this time. Unanimously passed.*

3) The alert system is being worked on and a definitive plan will be presented at the next meeting per Dale.

4) The Burn Ban is in effect. Small campfires only are allowed. PLEASE READ THE READER BOARD AND CHECK THE WEB SITE REGARDING BURN BANS. THE TIME TO FIREWISE IS NOW.

5) Dale also reported that he met with Brenda Larsen, Kittitas County Fire Marshall and she discussed the following points:

A) Fuels around propane tanks must be removed.

B) No campfires should occur around any ground fuel

(Burnable Materials, Natural or unnatural)

C) All porches should be enclosed.

D) All new construction should comply with firewise policy.

- E) No wood should be stored on porches.
- F) All firewood should be stored at least 30 feet from structures.
- 6) Dale thanked Bob and Robin Swenson, and also thanks to Dale and his wife for trimming over 50 trees along Casassa and in the meadow for fire wise.
- 7) The representative from Fire District No. 7 reported that most of Sky Meadows is outside of the 5 mile radius of a fire station, which will increase fire insurance rates dramatically as Insurance Companies discover this. He suggested that we work with the district to construct a heated structure to house a fire truck.

#### **14. Roads:**

- 1) Bob Poole thanked Bob Swenson for all of the effort and help with the road treatment project.
- 2) Poole reported that the Asphalt Emulsion treatment is in place and should last much longer than the previous Wood Pulp treatment product of prior years.
- 3) Bob Poole also asked if we are within budget on this. The Treasurer reported that we are.
- 4) He also reported that they hand raked the lower side of Casassa to remove as much of the round rock as possible. He commented that round rock should not be utilized on our roads in the future.
- 5) His goal is to deal with grading and drainage as our fall project, and treat again in the future.
- 6) The cost to the Association was approximately \$8,000.00 in addition to the amount that members contributed individually.
- 7) Any member wishing a second application should contact Mr. Poole to be arranged. We may arrange this for individuals in August. Any member wishing first or additional treatment before that time should contact the contractor directly.
- 8) *Motion Poole/Swenson that track construction vehicles not be allowed on the roads. That all tracked construction vehicles be delivered to the construction site. Any violation of this will result in the property owner be assessed for the repair of the road. Unanimously passed.*
- 9) Cement droppings are not allowed to be dumped on common properties including parking lots.

#### **15. Activity Report(Also on the website calendar)**

- 1) The Annual Sky Meadows Garage sale will be held August 4<sup>th</sup> from 9:00 to 5:00 in the upper lot.
- 2) Pancake Breakfast, July 1, 8:30-10:30. Cost is \$1.00.
- 3) Quad Parade, July 1, 11:30. Decorate your quad and ride through the development.
- 4) Horseshoe Tournament, July 14, sign up at 9:30 at the lodge. We will have hotdogs and popcorn at the championship game.
- 5) Hit & Giggle Golf Tournament, August 18<sup>th</sup>. Contact Cindy Bergley 425-337-5324 to sign up.

#### **13. Old Business:**

- 1) The groomer grant was not successfully submitted. The total cost of the groomer was \$41,200.00. The grant would have funded 80% of the cost. The goal was to replace the old groomer we own and to have a better, updated groomer to help maintain the roads and trails in the winter. Board members, since, expressed reservations about the expenditure of monies to this purchase, so the grant application process was dropped for this year.
- 2) Denny Moriarty has sold his business and the grooming contract for the Taneum and Manastash areas are out for bid.
- 3) Member Surveys are coming in, 128 have been returned so far. Surveys need to be in by June 30 for consideration.
- 4) The Entrance Arch is in process, the uprights were installed last week. Thank you to Bob and

Robin Swenson, Kurt Lohnes-All Natural Fence Company, and all the other members who contributed time and money.

5) Irene introduced a boundary survey bid for the lower, northern lot line. Irene will seek bids for boundary pins to be set at corners of properties along Casassa road and records of survey be recorded.

6) Bylaws amendment draft was presented by Irene.

7) *Motion Swenson/Burke to approve Bylaws amendment as presented, with the correction of a typographical error. Unanimously approved.*

8) The current Lawsuit is ongoing; Sky Meadows has retained additional Counsel to assist the firm which was retained by our insurance carrier.

9) Irene introduced a draft policy regarding filling of vacancies of the board, and a Trustee candidate information sheet. Further consideration will be had at the next meeting.

10) *Motion Swenson/Locati to change the date of the October Meeting to October 13, 2007. Unanimously approved.*

#### **14.Executive Session:**

1) The Board adjourned to an executive session.

#### **15.Adjourned:**

1) *Motion Swenson/Locati to adjourn the executive session. Unanimously approved.*

2) *Motion Swenson/Locati to adjourn the regular meeting at 1:20 PM. Unanimously approved.*

Respectfully Submitted,  
Steve Locati, Secretary