

Sky Meadows Ranch & Country Club
Board of Trustees Meeting
Saturday July 21, 2007
Un-approved Minutes

Notices

- Neighbors on Buffalo Springs Road property owners are expressing concerns about off road vehicle travel on Buffalo Springs Road. Buffalo Springs is a private road. They request that Sky Meadows users not trespass on their road.
- SPECIAL MEETING: Sky Meadows Members are asked to attend a special meeting to explore the possibilities of buying property to the south of Sky Meadows (54 acres) currently owned by Elk Mountain Resorts, LLC for the purpose of ensuring recreational access to LT Murray on Saturday, August 11, 2007 at 9:00 AM at the Cabana.
- Board Elections- Please read the enclosed candidate forms and fill out your ballot. They can be mailed in by Sept. 7 or returned at the Sept. 15 Annual Meeting.
- We want your input on the possibility of housing a Fire Truck at Sky Meadows. Please fill out the attached form and mail it in.
- There will be a Dedication Ceremony for the Entrance Arch the Saturday of Labor Day Weekend, Sept. 1 at 3:00 PM. A plaque honoring memorials and those that contributed will be mounted and the entrance will be dedicated to Sky Meadows Ranch. Please join in the dedication.
- Anyone wishing additional road treatment this summer should contact Bob Banister at Roadtek directly at 509-304-9688.

Un-Approved Minutes

Meeting called to order at 9:00 AM

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

2. Members Absent: Dave Anderson

3.Presidents Remarks:

- 1) There will be an executive Meeting at 12:00 PM during this meeting.
- 2) Irene expressed thanks to Stewart Title and Robin Swenson for contributions, financial and time spent for publication of the newsletter.

4.Members Concerns:

- 1) Letter from member Sherri Stockman was read.
- 2) Letter from Martha Bonne was read.
- 3) Letter from Eileen and Bruce Polanski was read.
- 4) Concern from member expressed re damage to roads by contractors after road dust control.
- 5) Member expressed concern that they purchased property here in February, but has been very unsatisfied that they have not been able to use their property for their intended use. They stated that they have been threatened by a board members' husband for starting their motorcycles before 9:00 AM. Also feels they are being harassed unnecessarily by the neighboring board member and

threatened of putting a lien on their property. Bob Poole offered to mediate since the neighbor relationship does involve a board member.

6) The Secretary asked if there was an expectation of the President that correspondences in there entirety be placed in the minutes. The President responded that mention of the correspondence was adequate.

5. Caretaker Report:

1) Harold reported that there was a significant water leak on Sky Meadows Drive and Harold and Bob Swenson repaired it.

2) Wells are doing better after refurbishing. Well 4D is pumping up to 10,666 gallons per day. Trent suggested investing in devices to measure the static levels in the wells that don't already have the devices so that we don't overdraw them. And to make sure that the existing devices are working.

3) Harold thanked everyone who has given him support and volunteered to help with extra projects.

4) Caretakers thanked the Wood's for doing the water run while on their vacation.

5) The deck materials are on site and the caretaker's supervisor will schedule the re-construction in the near future.

6) We still need material for the Pool decks.

7) Member asked for a project list to be posted on the web site so that volunteers can know what they can do to contribute.

6.Minutes:

1) Comments solicited by the President.

2) Irene suggested that the minutes as reflected boarding of horses should be amended to pasturing. Swenson/Poole moved to amend minutes as suggested. Passed.

7. Correspondence:

1) Letter from neighbors on Buffalo Springs Road property owners expressing concerns about off road vehicle travel on Buffalo Springs Road. They represented that Buffalo Springs is a private road. They request that Sky Meadows users not trespass on their road. The cooperation of winter grooming being blocked as a result of this, needs to be considered by our members.

2) Letter from Attorney re the Cebe Easement was received. Mr. Cebe has sold the lot and our new tank location will be surveyed before engineering is complete.

8.Treasurers Report:

Caretaker Bonus:	2.88
Collection	103.66
General Bank Account	4869.39
MRS Club Dues	59,253.77
MRS Water Capital	23,074.09
MRS Water Operation	200.00
Savings	16,472.02
Water Capital CD	74,688.61
Total Assets	\$178,664.44

1) *Motion to approve Munson/Burke 8513-8540 and 8399. Passed.*

- 2) Road projects have been under budget.
- 3) The newsletter costs have been minimal due to the sales of advertising and it is expected to make a profit this month.
- 4) Audit Report: The audit was conducted on June 24. A briefing was given by Linda Wood. The board will work on and report the actions being taken at the next meeting.
- 5) Joyce reported that we are at the highest level of successful collections of dues during her tenure.
- 6) It was requested that as part of the budget approval process that a total asset list be provided.

- 7) Irene expressed concern regarding lack of water capital as compared to the demand to develop more water.
- 8) Irene reported that she is reviewing the Association and board member Liability Insurance Limits. The current coverage is low and will be considered in the new budget.
- 9) It was suggested that members review their property liability policies to ensure that they have Homeowner's Association Member Class Action Suit Liability insurance.

9. Architectural Report:

- 1) Board members have been reviewing and comparing architectural policies from other associations for consideration in the development of our policies.

10. Water Report:

- 1) Trent reported that the water usage is less than what we have on our tables due to many 'full time' status' which are not actually full time occupancies. He suggested that clarification of those status' may positively affect our ability to allow more water upgrades.
- 2) No. 2 and 3 wells have been approved; Well No 4 has been significantly increased. There is a proposal to look into well number 1.
- 3) Trent gave details of his water development plan and will come back to the board with a proposed priority and budget proposal.
- 4) *Motion Poole/Swenson to approve \$2,500.00 to provide geology work and test drilling on lot 1C. Approved.*
- 5) *Motion Swenson/Munson. to allocate the expenditure of up to \$2500 to put well no. 4A on line by purchasing and installing a new pump, and to repair meters and have back flow valves installed for wells one, two and three. Approved.*
- 6) Irene reported the Engineering firm is working on tank installation, no date of expected completion at this point.

11. Buildings and Grounds:

- 1) Kris mentioned that there have been complaints about the removal of the sign in the meadow. She suggested replacing the sign with better setup.
- 2) Ecology block retaining walls for storage of the winter sand pile is ongoing.
- 3) The firewood is out of the meadow and the leftover debris will be burned in the fall.
- 4) There is another dump run to be made.
- 5) The lodge basement cleanup is close to complete.
- 6) Knapweed spraying has been done.
- 7) Progress has been made on Ditch cleaning.
- 8) Irrigation pipe has been replaced and will be buried along the fence line.
- 9) Windows are still on order for the lodge.
- 10) Fencing for around the pool as been ordered. It will be 1-1/4 galvanized, which was advised by the fence company rather than a colored fence which would block the view of the pool.
- 11) A Member's snowmobile and trailer was impounded for being left in the parking area

- 12) Horse pasturing policy is being worked on.
- 13) Part time help has been discussed and will be considered as part of budget review.

12. Fire and Safety:

- 1) Dale presented a copy of the map to be placed at reader board for members, guests and fire and rescue. Dale will have costs by next meeting. Sign will be 3 feet by 5 feet. A new reader board with the sign will be lit.
- 2) The Fire District Manager is attempting to locate a firewise sign for us.
- 3) Dale reported that the Fire Marshall still insists that we must clean up burnable debris within Sky Meadows.
- 4) Dale reported that the costs of what has been spent to date on debris removal from the ongoing firewise due to the cleanup that the Association has done as a result of years of neglect. 2 ½ loads of material has been hauled from the fire wise pile as opposed to 3 ½ loads from the cleanup along the roads. Dale estimates there will be 2 or possibly three more loads. Dale also mentioned that in the past when we have burned, the costs of paying Harold to operate the backhoe and monitor the pile were a factor that had not been considered.
- 5) Dale is going to apply for grants to help with the cost of this cleanup activity.
- 6) Discussion occurred regarding charging more for garbage fees for full time residents to help defray garbage and refuse removal costs. Several full time residents in attendance supported this philosophy.
- 7) Many part time users in attendance reported that they would like to pay higher refuse disposal fees to help out.

13.Roads:

- 1) Most members have paid for their private road treatment. Thank you for helping out our roads system.
- 2) Bob Poole is looking at methods of improvement of Casassa Road.
- 3) Members expressed thanks to Bob Poole for all the personal follow up he did with members.

14.Activity Report:

Pancake Breakfast in July was a success and fun was had by all.

Pancake Breakfast- Sunday Aug. 5, 8:30-10:30

Sunday Sept. 2 8:30-10:30

Garage Sale- Saturday Aug 4 Upper Parking Lot

Sky Rider's Hit & Giggle Tournament Aug 18

15.Old Business:

- 1) Dog Leash Policy Draft was approved (Fire Safety Policy-02).
Motion Swenson/Poole to accept the Dog Leash Policy. Approved.
- 2) Fire District proposal to have Sky Meadows build a building was discussed. Steve suggested that we should allow our members the opportunity to make a decision as to whether we should provide a building for a fire truck. Having a fire truck located here could significantly reduce our fire insurance rates.
- 3) *Motion Locati/Munson that we ask members for input as to whether we should provide a building on or near Sky Meadows' property for the housing of one of Fire District 7's truck which was proposed by the fire district. Passed.*

4) Policy entitled filling of Vacancies on the Board of Trustees was presented by Irene and reviewed.

Motion Swenson/Locati to approve, with the addition of the repeat of the Policy filling of Vacancies on the Board of Trustees, Policy # POL-02. Approved.

5) We currently have 5 applied candidates for board positions in September.

6) Irene presented Trustee's Policy Document entitled Assessments, Service Charges and Utility Charges, Policy #FIN – 03 adopted 8/2/05. and updated 01/20/0 and on 7/21/07

16.New Business:

1) Locati requested permission to include Central Washington ATV Association membership application in the newsletter and to leave copies at the lodge.

2) Locati gave an overview of the member's survey results.

3) Steve also expressed his thanks to Robin Swenson who spent many hours helping to compile the data.

Motion Swenson/Burke to publish survey results in newsletter. Passed

4) Bob reported that 28% of the members have donated to the entrance project and it is nearing completion. There is some fencing work left to be accomplished and we are still short funds. A dedication plaque with the names of those that participated and memorials will be mounted on the archway. A dedication ceremony is planned.

5) Trent spoke of the fact that the 54 acres above Sky Meadows is for sale. He would like to discuss purchasing an easement.

6) Steve discussed the possibility of purchasing the acreage that is for sale to secure access for Sky Meadows' Members.

Motion Locati/Trent, to authorize Poole and Locati to negotiate a purchase and sale agreement to purchase the property subject to the approval of the board and the necessary approval of the membership. Passed. Bob Swenson abstained.

Adjourned to executive session at 2:35 PM

Executive Session adjourned at 4:15 PM

Regular meeting reopened at 4:16PM

Meeting adjourned at 4:17PM

Respectfully submitted,
Steve Locati, Secretary