

**Sky Meadows Ranch & Country Club  
Board of Trustees Meeting  
Saturday August 18  
Un-approved Minutes**

**Notices**

- A new 2 year position is open for the board due to the resignation of Dave Anderson. Dave has been the Architectural Committee Chairman. We thank Dave for his service. The process to fill a vacated position is to advertise for applicants. Request for applicants will occur in the next newsletter after the new board has been elected.
- We are at Fire Level 3-TOTAL SHUTDOWN. NO burning, chainsaws, weed-eaters etc.
- To report a fire call, 800-562-6010 or 911. The 800 number is directly to DNR fire response.
- Please mail in your election ballot by Sept. 7<sup>th</sup> or hand deliver Sept. 15<sup>th</sup> at the Annual Meeting.
- Join us for the Arch dedication, Sept. 1st at 3:00.
- The October Board meeting will be on the 13<sup>th</sup> to avoid conflict with the Annual WSSA Swap Meet in Puyallup on October 20-21st.

**Un-Approved Minutes**

Meeting called to order at 9:00 AM

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

**2. Members Absent:** Dave Anderson

**3.Presidents Remarks:**

1) Irene reported on the meeting last weekend that there was some confusion regarding the meeting being specific to the possibilities of purchasing property South of Sky Meadows owned by Elk Mountain Resort.

**4.Members Concerns:**

1) Member asked about property that is for sale near Sky Meadows that has a well we could use. He stated that the well has significant output, that there are two lots for sale at a price of \$185,000.00 per lot and that both lots would have to be purchased. He suggested that Sky Meadows purchase the property for water. Irene agreed to explore the possibilities.

2) Members asked what occurred at the special meeting to discuss the Purchase of the Elk Mountain Resort.

A) Bob Poole explained the implications that Sky Meadows is landlocked from Public Land access and at the mercy of neighboring property owners. So far the neighbors have been gracious and allowed winter access, but been closed the remainder of the year. It would be a miracle to have this situation last and as the properties are sold over time it is likely our access will be jeopardized and lost. The 54 acres to the south is currently for

sale and many members would like Sky Meadows to buy it to preserve/gain year round access to LT Murray. The special meeting was called to discuss this with the members.

B) Steve and Bob Poole explained that there are other options than buying the property which will be explored if the membership does not approve the purchase. That it is the duty of the board to first allow the members to decide whether it is in their interest to attempt to purchase the property.

3) It was asked if purchasing another portion of property bordering Sky Meadows might be more feasible.

4) The Board Thanked Nancy Exe, Elk Mountain Resort, Jackson Timber Company, and the Randlett's for allowing their property roads to be open and groomed in the winter.

5) A concern was expressed regarding the private property gates being closed in the summer due to the lack of fire escapement.

6) A concern was mentioned that correspondence was not detailed in the minutes. The board explained that correspondence is not necessarily part of the meeting. There was consensus that value added information will be summarized in the newsletter. It was reported by the board that all letters are kept in a file in the office.

7) A letter was read regarding lack of support toward purchasing property and favorable support to housing a fire truck.

8) A member asked about water bills, stating that he received late notices and has paid his bill. The Treasurer reported that she will follow up with him.

9) Another member expressed concern regarding the fact he hasn't received a bill.

It was explained that not all of the bills went out at the same time and some were delayed.

The board asked that members mail there bills in instead of handing it to a board member.

#### **5. Caretaker Report:**

1) Harold Thanked all that helped when he was on vacation.

2) He reported there was a water leak from a service off of Skull Springs Road that was a new installation and drained the 15,000 gallon storage tank. The owner is also experiencing low pressure at the end of the run at their property. Trent reported that Sky Meadows is responsible for delivery of 30 psi at the meter.

#### **6.Minutes:**

1) The Treasurer reported that the minutes should be corrected to reflect that outstanding balances due are the lowest in the history of Sky Meadows.

2) *Motion Swenson/Poole to approve minutes as amended passes unanimously.*

#### **7. Correspondence:** None

#### **8.Treasurers Report:**

1) Outstanding invoices- Joyce reported that they worked on the file system and are working on the audit compliance measures.

2) *Motion Locati/Swenson to approve checks 8541-8563 and payment of additional invoices presented. Unanimous.*

3) Concern was expressed regarding the fact we are over budget. Attorney fees regarding the Conrad Pederson lawsuit are impacting our budget.

4) Joyce expressed concern regarding amount of money in Water operations. She was asked to come to the next meeting with proposed solutions.

5) A balance sheet was presented and it was commented that the property owned by Sky Meadows needs to be represented as assets.

Caretaker Bonus	2.88
Collection	103.68
General Bank Acc.	5,545.21
MRS Club Dues	54,817.95
MRS Water Capital	18,916.22
MRS Water Operation	346.97
Savings	16,691.16
Water Capital CD	74,688.61
Total	171,112.68

**9. Architectural Report:** No Report.

1) Dave Anderson resigned his position as the Architectural Committee Chairman and a member of the Board.

2) *Motion Locati/Pooler to accept resignation of Mr. Anderson. Unanimous*

**10. Water Report:**

1) Trent reported that he has not been able to schedule test holes due to the schedule of the contractor.

2) He discussed whether the expense of putting well 4A back on line is feasible and suggests having it analyzed first. The well produced about 1500 gallons per day. The anticipated cost is less than \$2500.00. This action was approved at the last meeting and the board instructed that it be completed.

3) Harold agreed that he could re-plumb the back flow valve in well # 1.

4) The flow meters that were taken to be repaired should be ready by next week hopefully.

5) The contractor said that they are proposing to start excavation and site work for the installation of the water tank on lot 53 after the Labor Day weekend.

6) Bob Swenson asked to see a master water system plan prior to seeing this project through. The board agreed to continue to work on a master plan but not to forestall this water storage project as long as we can do it within our budget means since the tank replacement is necessary to keep the existing system successfully running.

**11. Buildings and Grounds:**

1) Kris reported that Cindy Thomson requested the sign to be placed that was removed in the building of the Entrance Arch somewhere along the roadway to the lodge.

- 2) Irrigation pipe and culvert are on site and is to be completed.
- 3) A pressure reducer valve at the bunkhouse was installed. A Window in the lodge has been repaired. Pool fencing is here and Kris would like to have it installed by this fall if possible. The money was from Building and Grounds Budget. Bunkhouse rental will reimburse for these expenditures.
- 4) Thanks to all who helped with the installation of decking at the entrance to the lodge.
- 5) Kris reminded that the Bunkhouse rental offsets many of the expenditures of the lodge, pool and Cabana.
- 6) The track tension repair of the groomer was discussed.
- 7) The Caretaker job description for consideration of a Part Time job description was presented. There is ongoing discussion and applications being sought for part time person for Harold and Diane's days off and vacation time.

### **12. Fire and Safety:**

- 1) Dale displayed the finished map sign for the reader board project. Donations will be sought for this project to replace the existing reader board with a new log structure design with lighting and the addition of the property location map. The completion goal is next spring.
- 2) Dale asked to be aware of fire danger. The Phone number 800-562-6010 is for fire emergencies. This number is directly to DNR fire response. Calling 911 also works.
- 3) The siren alarm relay is still being investigated.
- 4) Letter was read by Dale from the Fire Marshal regarding the availability of a fire truck and objecting to Sky Meadows' exercising of the reversion of the property that was donated to the fire department. The general board consensus was that if the Fire District would like to construct a building on the property, the reversion would not apply. If they expect Sky Meadows to pay for the construction of the building, they should not expect to own the property.
- 5) A member commented that the tax base in the new development in Kittitas County is such that the fire district should build their own facility.
- 6) Dale reported that DNR replied to his concern regarding the trees that are marked for logging(out Eastgate) and that he is concerned they are not honoring their original statement that they would leave a buffer around Sky Meadows.
- 7) Dale is anticipating seeking grants to help maintain Sky Meadows road Rights of Way and common areas for fire danger.
- 8) Sky Meadows is currently operating under Fire Level 3, NO Chain saws, weed eaters etc. at this time.
- 9) The Ellensburg Daily record, featured a front page article August 4, Newspaper Volume 106 No.184, that interviewed Dale and spoke about what our development is doing to Firewise. This can be reviewed at [www.kvnews.com](http://www.kvnews.com).

### **13.Roads:**

- 1) Grading will occur on Casassa Entrance prior to the next dust Control applications. RoadTech, Bob Bannister, can be contacted directly if any member would like additional dust control applications.
- 2) Bob Poole is working on a winter parking plan to be presented. He asked for any input from members.

### **14.Activity Report:**

- 1) Pancake Breakfast August 5<sup>th</sup> made 24 dollars.
- 2) Next Pancake Breakfast is 8:30-10:30 September 2.

### **15.Old Business:**

1) *Motion Swenson/Munson to confirm Dog Leash Policy Document Fire and Safety Policy-02 Unanimously passed.*

2) Discussion occurred regarding the fact that Conrad Pederson Law suit is still ongoing, an evidentiary hearing date is being set. There were complaints from those attending about the lack of information being shared. The Board has been restricted in what can be said due to on going litigation. There was a hearing for summary judgment on Aug. 6 however the court has not completed the determination in this case. The judge has said that Mr. Pederson cannot snowplow. The responsibility of Sky Meadows for snowplowing is still under discussion.

3) A member asked why we don't offer to plow Fawn road to satisfy Mr. Pederson. The board reported that we have offered to do so and Mr. Pederson refused a settlement that would limit winter road maintenance to only Fawn road.

4) Assessments, Service Charges and Utility Charges Policy Document was presented as amended, Policy # FIN -03 Adopted 8/20/05. Updated 01/20/07, Updated 8/18/07. Confirmed Previously on 2/17/07.

5) *Motion Swenson/Munson to accept Revision of FIN – 03 Assessment Policy with the reduction of the increases discussed. Unanimous.*

12:20 PM, Steve Locati and Bob Swenson had to leave due to other commitments.

### **16.New Business:**

1) Discussion of buying the properties to the South-The possible purchase of the Elk Mountain Resort 54 acres at the South boundary of Sky Meadows was discussed. Bob Poole listed three possible options for making the purchase:

1. Assessing each lot enough to cover the price. Payment could be made in full or divided in payment over 5 years. Several people found this an objectionable option.
2. Forming a profit making subsidiary of Sky Meadows and having interested parties invest in shares of preferred and common stock was part of a detailed plan submitted by Rick Burke. The investment could be returned with interest if the property was sold in the future.
3. Purchase of the property by a different group of people but similar to the current group of owners.

2) There were questions of use of the easement with the various options.

3) Bob Poole reported that Steve Locati is negotiating a price with the current owner.

4) Nancy Exe suggested contacting Dennis Kinsfield of Jackson Timber about purchase of part of his property that abuts Sky Meadows as an alternative way of gaining the easement. She agreed to make an initial contact with him on behalf of Sky Meadows.

### **17.Members input #2**

1) Survey follow up- Dale DeGour suggested that a one page statement be written to correct the misinformation that members wrote about in their survey responses.

2) Water leak log- Dale asked that data be collected on the water leaks to determine if there were common causes. Harold was asked to keep a log with brief descriptions of when, where, amount and cause of leaks from now on. Past leak information would be helpful but difficult to recall. The log would be a list on the computer in a file that could be added with each occurrence.

3) Financial information- Brenda Martin asked that more of Sky Meadows financial information

be shared at meetings. The statements that the bookkeeper prints out for the Board each month will also be made available for those attending the meetings.

The meeting was adjourned at 1:20 PM.

Respectfully submitted,

Steve Locati, Secretary

*The minutes of the last hour of the meeting have been submitted by Irene Burke.*