

Sky Meadows Ranch & Country Club
Board of Trustees Meeting
Saturday Sept. 15, 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 was called to order at 11:12AM.

1. Board Members Present Bob Swenson, Steve Locati, Joyce Munson, Dale DeGour, Bob Poole, Trent Ely

2. Board Members Absent Kris Johnson, Irene Burke

3. Presidents Remarks None

4. Minutes

1) Motion Munson/Ely to approve minutes from last meeting. Unanimous

5. Members Input

- 1) Member asked how we will solve the water problems. *Trent reported that he is working with the Department of Health regarding clarification of usage and permitting for drilling.*
- 2) Statement was made regarding the fact that additional water storage will not solve water allocation status, allocation capabilities are directly related to production capacity.
- 3) Question was asked whether policies and bylaw amendments are available. *Copies are available on the web site.*
- 4) Member reported there is a lot of heavy construction vehicle activity and asked if they are participating in helping with our roads. *The board thanked Norm Cook for doing so. Also mention was made that All Around Underground was helpful in coordinating construction trips.*
- 5) Member asked about placing speed limit signs and offered to volunteer.
- 6) Member reported property owner with his own dump truck was speeding on roads and was not cordial when requested to observe the speed limit.
- 7) Members expressed that the newsletter was very informative. However, board member reports could be more explanatory. Robin reported that board members could provide more information.
- 8) Member asked that his neighbor be approached regarding damage to the road caused by recent construction.
- 9) It was asked if email correspondence was forwarded to all board members. *It is.*
- 10) Member asked regarding filling newly installed septic tanks. *Caretaker asked that he be informed in advance of such water usage*

6. Caretaker's Report

- 1) Flow meters were re-installed in wells one, two and three and are now working. The total cost was about 30% of amount budgeted.
- 2) With meters working we will be able to monitor and better determine production capacity.
- 3) Check valves will be installed in near future to stop water from back flowing into adjoining wells.

- 4) Pool has been closed for the Season.

7. Correspondence

- 1) Several email notices were received regarding lack of information regarding change in fees prior to the billing cycle.
- 2) Several emails were received regarding perceived issues regarding the voting process.

8. Treasurers Report

- 1) *Motion Poole/Degour to approve checks 8400 through 8402, 8564, 8565 and 8567 through 8590. Unanimous*
- 2) It was requested that breakout of costs for owners of Thornton Creek be made.
- 3) Joyce reported that Petty Cash is to be kept in the office and will be audited by the bookkeeper each month.

Caretaker Bonus	2.88
Collection	103.68
General Bank Acc.	7,410.27
MRS Club Dues	37,134.05
MRS Water Capital	16,803.73
MRS Water Operation	470.19
Savings	16,695.41
Water Capital CD	74,688.61
Total	153,308.82

9. Water Report

- 1) Trent reported that he has been working with well drillers to have test holes drilled on potential sites. He is investigating as to what data the process will provide as far as improving our odds of success of drilling.
- 2) Discussed potential of buying water rights or purchasing property with water rights and transferring rights to Sky Meadows' property.
- 3) Discussion occurred regarding the plan in the making to raise revenue by selling land not suitable for well development to put into our water fund.
- 4) The storage tank installation project was discussed. The water tank which was purchased is larger than is necessary; therefore the cost for installation is significantly more than what is necessary since the extra storage will not resolve production issues. It may save a significant amount of money to abandon that project and install a smaller tank. The foundation design for the larger tank could still be used for another location where more storage would be more advantageous for reserve. Trent will work with the rest of the board to choose the best resolution. *MOTION Ely/Locati to purchase a less expensive*

5000 gallon tank to put in place of the existing Sawmill tank that needs to be replaced. Discussion Motion amended by Swenson/Locati to identify the process and costs to replace the existing tank by the next meeting to take action. Unanimous.

- 5) Trent reported that he shared actual water usage with Department of Health and is hopeful that we can lower the allocation amounts due to actual usage as opposed to amounts originally projected when current plan was developed
- 6) Refurbishing of well no. 1 was discussed and it was agreed that since well 1 was not a high producer when it was originally drilled that it would probably not be a good investment to spend money refurbishing it to attempt to increase production at this time.

10.Roads & Parking Report

- 1) Bob Poole thanked everyone for trying to stay off roads and drive carefully during times of treatment.
- 2) Gravel was spread by contractor in some area where it was not planned.
- 3) Bob suggested that we look at our architectural requirements and include proper rip rap on the upside of culverts. Also that there are utilities in culverts in some areas that need to be addressed.
- 4) Bob presented a winter parking proposal for consideration. It is proposed that there will be no long term parking in the lower lot. The proposal is to allow long term trailer parking, all season, in the middle lot east of Casassa Road. Long term single axle trailer parking will be in the new small lot above the lower lot. Short term trailer and guest parking only will be allowed in the lower lot.
- 5) Debris removal pile will be closed November 1st.

11.Buildings & Grounds Report

- 1) Diane reported that the bunkhouse level of occupancy has been high for the summer season.
- 2) Caretakers reported that the pool fence can be replaced this fall still. A date will be chosen and volunteers solicited.
- 3) Diane reported that bunkhouse window replacement is still being looked in to.

12.Architectural Report

- 1) None
- 2) Comments made regarding site plan approval and the need for closer review.

13.Activities Report (Also Posted on Website Calendar)

- 1) Sky Riders Potluck Social October 6th at 7:00. Bring your favorite dish or dessert. (Bring your own plate, silverware and drink).

14.Fire Safety

- 1) Dale reported he will talk to the lot owner who had a dump truck load of debris from lot cleanup dumped at the firewise pile.
- 2) Reports of contact being made regarding chain saws, weed-eaters and brush saws being used during burn ban.
- 3) Discussion occurred regarding the fact that Sky Meadows considers itself at one level higher than the County due to the fact that there is so much combustible material.
- 4) Dale has been discussing the timber harvest area outside of Sky Meadows with DNR. They are stating that they are not able to honor their proposal of a buffer area due to removal of diseased trees.

- 5) Surveillance system is still a high priority. Dale has concerns regarding the software that runs the security system he is donating. The board will consider purchasing a different system at a future date.
- 6) Dale reported that the Fire District is stating that not making a provision for a fire truck at Sky Meadows will affect our insurance rating. He is working on attempting to verify this information.
- 7) The information request that went out in the newsletter resulted in a significantly favorable response that members would like to have a fire truck housed at Sky Meadows.
- 8) Discussion occurred regarding the property which Sky Meadows conveyed to the fire district 18 year ago. The conveyance contained a reversionary clause that the property reverted if a Fire Station was not constructed on the property. We have informed the Fire District that we expect that the title has been reverted unless they have immediate plans to construct a fire house at their expense in the immediate future.

15.Old Business

- 1) *Motion to confirm Policy # FIN-03 Munson/Locati. Unanimous.*
- 2) Steve reported on potential Elk Mountain Resort Purchase of 54 acres Southerly of Sky Meadows. The project is being reviewed to ensure that before a vote of the membership is requested, that all feasibility requirements, possibly including test holes for water well have been considered and costs per lot owner are calculated as accurately as possible.
- 3) Hearing date has been set regarding the Pedersen Lawsuit.

16.New Business None

17.Members Input – Part 2

- 1) It requested to allow Harold the authority to remove dead trees within road easement areas. *Harold has that authority as it is part of his normal job.*
- 2) It was asked if the old sign which was removed from the meadow was being replaced. *Joyce reported that Kris was working on it.*

The meeting adjourned at 2:25 PM.

Respectfully Submitted,
Steve Locati, Secretary