

**Sky Meadows Ranch & Country Club**  
**Board of Trustees Meeting**  
**Saturday October 13, 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 9:00am.

**1. Board Members Present** Bob Swenson , Bob Poole, Brenda Martin, Colin Ferrin, Trent Ely, Kris Johnson

**2. Board Members Absent** Dale DeGour, Steve Locati

**3. Presidents Remarks**

1) Announcement of Board positions: Bob Swenson, president; Bob Poole, vice president & roads chairman; Brenda Martin, treasurer; Colin Ferrin, architecture; Trent Ely, water; Steve Locati, secretary; Dale DeGour, fire & safety and Kris Johnson, building and grounds.

*A. Motion Ely/Johnson to approve the Board of Trustees positions .Approved unanimously.*

2) Meeting etiquette: This is a business meeting to discuss important issues facing Sky Meadows. In order to keep the meetings to a reasonable time frame we would like the audience members to hold their comments except during members input at the beginning and ending of each Board meeting. Any important thoughts can be jotted down on the erase board. The focus of today's meeting will be the water system.

**4. Member Input**

1) Member does not like the meeting etiquette because the Board will have voted without members input. President explained the members have an agenda and can ask questions at the beginning and end of the meeting and it is not in any way to stop members from getting answers to their questions. It is necessary to keep the monthly meetings within a reasonable time frame and get matters of importance finalized by the Board. Each Board has set up different meeting procedures and we would like to try this format.

2) Member expressed concern of road easements; what should be done about a neighbor who has encroached on Sky Meadows road easement and created a dangerous situation? In the future this should be addressed by the architecture plan of ingress and egress to the lot under development. Colin Ferrin and Bob Poole will look at the problem and determine a solution.

3) Member has an excessive water bill and feels he may have a defective meter. No leak is present from checks made by Trent and Kris. Trent and Brenda will look into past precedents with regard to contested large water bills, discuss with the other board members and let him know of solution. He will not be sent a late bill on water charges while this action is pending.

4) Member has some Trex Decking for pool area through Sea Tac Marine at 1/4 normal cost but must receive order ASAP or the opportunity will be gone.

*A) Motion made by Poole/Ely to purchase 1,000 lineal ft of decking from the bunkhouse funds. Approved unanimously. Kris & Pool will make arrangements to haul materials.*

**5. Caretaker's Report**

1) Bob Poole and Bob Brutsche repaired the groomer. Poole expressed his concern that it is not made to push much snow, it is only made to flatten snow and not very good to drive around cars in parking lot because it does not have cleats on the tracks and slides around too much.

- 2) There was a major leak on Gunther loop that was repaired. The PVC pipes are deteriorating and starting to split even though they are made to withstand 250 lbs of pressure. Eventually we will need to replace these.
- 3) Home owner installed utility lines on Eastgate Rd and now the road way has a depression in it after the rains. Harold dumped gravel on it to help cover it.
- 4) Board has determined the daily 2 hour security run is too time consuming taking up to 1/4 of the caretakers daily time. He will do security while making his daily water run and other duties around Sky Meadows.

**6.Minutes**

- 1) *Motion made by Ely/Ferrin to the accept minutes. Approve unanimously.*
- 2) Member mentioned that the newsletter stated we could not get a burn permit which was incorrect. Kris & Dale met with the DNR and were told we can get a burn permit next year if necessary and it is not needed for this year at this late date. State and local agencies prefer we do not burn.

**7. Treasurers Report**

- 1) Some people haven't paid their water bills from June. Brenda will contact them to verify that they did receive these bills.
- 2) *Motion Johnson/Ferrin to approve checks #8592-8616.Approve unanimously.*

Caretaker Bonus	2.88
Collection	103.78
General Bank Acc.	9,898.17
MRS Club Dues	68,556.70
MRS Water Capital	33,612.93
MRS Water Operation	19,888.06
Savings	17,110.41
Water Capital CD	74,688.61
Total	223,861.52

**8. Fire & Safety**

- 1) Kris reported on behalf of Dale that they had met with Mr. Weeks for DNR and he gave them papers to complete by the end of the month for Firewise Grants. Also that members clearing their own lots as firewise should tell Dale the number of hours they spent firewising and it will help us get up to \$15.00 and hour to use towards our community Firewise Grant.
- 2) If we are able to obtain grant funds possibly next year members will be able to leave clearing debris on side of their property/road and a chipper will be used to shred it. The chips are considered a fire retardant. Mr. Weeks who is the head of the DNR in our area will help Dale apply for the grant. It was also noted that the Fire dept. would prefer we not burn in our area

because we are at a higher risk for fires. Also, there may be Federal money available for us to clean up our area. Volunteers may be required to do some of the work. More information will be forth coming in the spring.

3) Topping of trees in the SM right of way is not allowed. The current rules for tree cutting is only for diseased or dead trees or trees up to 3" diameter without Board approval except when fire wising around a building where trees with a limb canopy within 10' of bldg should be removed. Turn in architectural form to Colin Ferrin for approval before other tree removal is done.

4) Russ Hobbs from fire district was not available to come to the meeting as planned and gave no word yet on fire truck or return of the land.

### **9. Roads & Parking**

1) Groomer repairs were done with new injectors and seals, track, etc. not in best shape but should get us thru this season. Thank you to Bob Poole, Bob Brutsche and the Callaway Family who donated many hours of labor. Harold's snow removal is limited by the Case 580 bucket and groomer which are not good to try to remove snow from roads and parking lots. A snow plow is needed or we need to hire a service. A Service will cost us approx. \$6,000.00 for the season. Or we can facilitize adequately with a plow and chained 4 wheel drive vehicle for approximately \$8000 which we can use for many seasons.

2) We need a better understanding from our attorney about plowing all of SM roads but decision may not be made until spring time. Poole recommends we buy a plow and do our own plowing of Casassa and parking lots.

### **10. Water Report**

1) There was concern of horses being near our well heads. Trent checked the RCW & WAC rules and talked to Tom Justice (DOE) and he told Trent there should be no problem because the horses are not staked there permanently and can move around the area. Kris is currently working on a Corral Policy.

2) Trent presented a list of people currently waiting for water approval and posted it in the lodge. If your name is not on it and want to be added be sure to contact Trent. Also, if you are not a full time person or part time person, please let Trent know so we can keep our records up to date.

3) There was discussion of changing meter readings from twice a year to once a year which would save on time and money required to do the 2 times a year billings. Brenda and Trent will review if this will cause a cash flow problem and report back to the Board.

4) Please provide information on all Sales of property. This needs to be given to SM Board in order to keep water records straight and owners names up to date.

5) Discussion of Well # 4A has taken place at the last 3 meetings and we need to know if we should spend the \$1500.00 to put it back on line. Trent will meet with Kelly from Midstate Co-Op on 11/6 to discuss fixing the pump. Well # 1A is not worth fixing, it is too small of a producer.

6) Discussion took place about either replacing the Sawmill 5,000 gal tank vs. the 25,000 gal tank. Mr. Berger, the current land owner of the tank property is willing to sign a statement that it is OK to replace the 5,000 gal tank with another 5,000 gal tank as long as it is aesthetically pleasing .

*A) Motion made by Poole/Ely to replace the 5,000 gal tank with another 5,000 gal tank in the same place as the old tank next spring. Approved unanimously.*

7) The main goal at this time is **not** for more storage but for more water production. Therefore, drilling on lot 1C1 and running lines along our upper boundary to the sawmill system for connection is more feasible. Later when money is available a tank for additional storage may make sense.

8) Further discussion took place as to the best use of the big white 25,000 gal tank. Trent stated that money has already been spent for engineering of the SM lot 53 for this tank but would cost at

least 5 times more to set up this system and get it on board.

*A) Motion was made by Ely/Poole to spend up to \$1200.00 to Norm Cook Excavating Co. to move the big white tank to lot 52. Approved unanimously.*

9) It was also stated that Well #6 is a consistent producer and if the Big Tank is ever without water we have the capability of transferring water from #6(Sawmill) to the Big Tank. If future water storage is put on lot 53 that could also be plumbed to supply the big tank.

10) Meadow clean up: there is excess concrete that Poole said could be buried because it may damage the backhoe if it is used to break it up and he could have Harold dig the hole in the next 2 weeks.

11) Trent stated a foundation needs to be built around the booster tank lids to protect the wells and then a shed built over them. The booster tanks have been exposed for several years and require significant care to keep them contaminant free.

*A) Motion made by Ely/Ferrin to spend \$1200.00 to build foundation around booster tanks. Approved unanimously.*

*B) Bob Poole and Harold will work on roof structure, they are hopeful it can be done before the snow falls but may need volunteers to help.*

12) Removal of Ozonator: Per Trent, Harold said he can remove it but then what do we do with it? We may be able to sell through the water co-op. Swenson suggests taking pictures before removal to go along with the sales pitch. Direction was given to move out on this.

13) Moving the Chlorinator: Discussion with Kris about moving it from the top of the hill to the bottom of the hill for better chlorination of all the water. Kris will see when Harold can do this work.

14) Flow Meters: For many years there has been discussion of installing flow meters in our main lines to assist leak detection. Meters and valves cost about \$600.00 each but Colin and Kris think there may already be 2 meters here. Kris will check and see. She will also check and see who can install them. Trent will talk to Midstate co-op on 11/6 and get an estimate.

15) Water leaks: Poole stated his appreciation to Kris & Bob Johnson for their efforts in fixing the last water leak and we should find a way in the future to compensate them for all their hard work for SM. Without all the volunteer work SM would not be able to function as well as it does and property assessments would be much higher in order to get things done. All volunteers should be appreciated and valued not harassed with mean comments.

## **11. Old Business**

1) Property to the South: Steve is still working on it.

2) Fire District and property transfer: the Attorney is working to get the land in the lower parking lot back after 18 years without development

3) Lawsuit: Swenson stated there will be a hearing 2/20/08. Poole and Swenson are working on getting a clear understanding on Summary Judgment defined and posted in lodge for members review.

4) Thomson sign: Kris stated that the new poles, like the ones by the arch, are here and the sign will be posted on the East side of the road at the bottom of Andy Maib's (Wasson's) property. Volunteers will be needed to place the sign.

5) Poole asked if there is a better way to protect people sledding in the lower meadow from hitting the pump house? Hay bales are usually placed there. Maybe the fencing that is now around the white tank could be used along with hay bales?

## **12. Executive meeting**

*M/S/P to adjourn to executive meeting at 12:10pm*

*M/S/P to adjourn executive meeting at 12:40pm*

*M/S/P to adjourn October meeting at 12:41pm*

Respectfully Submitted, Brenda Martin, for Steve Locati, Secretary

