

Sky Meadows Ranch & Country Club
Board of Trustees Meeting
Saturday November 17, 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 9:04am.

Board Members Present

Bob Swenson , Bob Poole, Brenda Martin, Colin Ferrin, Trent Ely, Dale DeGour, Steve Locati, Kris Johnson (Kris Johnson had to leave the meeting early as she just had knee surgery. We hope Kris is feeling better very soon.)

2.Board Members Absent

None

3.Presidents Remarks

1)Bob restated the rules of conduct of the meeting.

4. Member Input

- 1) A member reported for another party that there was concern regarding an outdoor fire burning when a property owner left at the end of the prior weekend. Dale asked for the name and the Lot number of the member so he could follow up regarding notification not to leave fires unattended. The member requested a weekend security run should be considered.
- 2) It was reported that a residence had been broken into and vandalized.
- 3) Betty Nance recommended that members should pay particular attention to locking up fuel.

5.Caretaker's Report

- 1) The water tank has been moved from the lower Meadow and is being stored on Sky Meadows owned Lot 53 Division 1 until its use is determined.
- 2) Entrance sign has been reinstalled. Thanks to all who volunteered.
- 3) Water supply has been adequate, mostly due to the newest well, No.4D.
- 4) Water storage tanks have been full.
- 5) Harold suggested trailer parking in lower lot be adjusted. Bob Poole reported he is working on a plan to re-adjust them. They will be moved to angle the opposite direction so they can fit closer to the bank.
- 6) The Sky Meadows snowmobile has not sold yet. It is a 1997 Polaris RMK 700 with reverse. The price is \$2,500.00.
- 7) The rescue sled is ready to go. Hopefully we will not have to use it this year!

6.Minutes

1) Motion Locati/Martin to approve minutes. Unanimous.

7. Buildings & Grounds

1) Kris thanked Norm Cook for helping with the Tank relocation and all the volunteers who helped reinstall the entrance sign.

8. Treasurers Report

1) Attorney fees which are being paid were discussed.

2) Motion to approve Checks Numbered 8618 through 8651 Ferin/DeGour. Unanimous.

Caretaker Bonus	2.88
Collection	103.76
General Bank Acc.	7,930.49
MRS Club Dues	71,724.40
MRS Water Capital	37,643.89
MRS Water Operation	16,785.28
Savings	17,414.53
Water Capital CD	74,688.61
Total	226,293.84

9. Fire & Safety

- 1) Dale requested a list of members and corresponding lot numbers for the fire wise project. He will prepare a map showing lots which have been Fire-wised and those that need to be cleaned up.
- 2) Rescue Sled procedure and emergency contact information will be posted in the lodge and at the back door of the Cabana.
- 3) There was a fire near Rodeo and Tom and Nita Roads. A large fire was made the previous week on the property that smoldered and re-ignited, Harold got it under control and the owner extinguished it when he returned for the weekend. The fire had smoldered underground all week and had not been properly extinguished when the owner left. All fires must be attended until extinguished.
- 4) A Fire wise grant has been applied for. All members who spend time clearing, thinning, pruning and removing slash are asked to report their time spent, gas cost, including transportation to Sky Meadows and include the time and estimated fuel hauling debris to the pile. This information should be reported to Dale tweety16@aol.com or call 253-630-8638 and leave message. The grant has a matching funds requirement and this information will be reported to satisfy that requirement.
- 5) We will need volunteers in the spring to work on fire danger cleanup.
- 6) Cost of debris removal from lower lot will be included in grant application for reimbursement.

10. Roads & Parking

- 1) A tree was removed from the Memory Lane Cul-de-Sac to better accommodate emergency vehicle turn- around.
- 2) It was discussed that some trees in road easement areas are being considered for removal this spring. The board will work with property owners in cases where it will be advantageous for the road system and members' access to have trees within easement areas removed. This will be done on a case by case basis as some trees are advantageous to the steep terrain. In other situations de-limbing may occur.
- 3) Snow plowing plans for clearing Casassa Road and parking areas were discussed.
- 4) There was a proposal to purchase dump truck with a snow plow currently owned by a member.

Consensus opinion was that it is a larger piece of equipment than is necessary and most likely difficult maneuvering with poor visibility to clear the parking areas. The purchase cost and potential cost of maintenance and insuring such a vehicle was also discussed as possibly an overburden to our budget.

5) The bid for a plow to attach to a Ford Bronco which the board has considered was discussed.

A) Motion Poole/Martin for Sky Meadows to buy a 1994 Four Wheel Drive Ford Bronco with chains and purchase a snow plow for a total cost of \$8,400.00.

Discussion:

1) The vehicle was purchased by Bob & Linda Poole from a municipal auction. They are willing to sell it to Sky Meadows at a cost less than their investment. The proposal is that it would cost approximately the same as a snow plow contract for the year.

2) There are currently 3 volunteers who will help Harold plow snow if necessary.

3) There is currently \$6,000.00 in the budget for snow plowing which would have been paid to a contractor. The sale of the Polaris snowmobile will also go toward this expenditure.

E) Motion Approved Unanimously.

Thank you to Bob & Linda Poole

11. Water Report

1) The Sawmill 5000 gallon water tank replacement installation is planned for spring.

2) Grey and Osborne Engineering Contract has been terminated regarding the foundation for the large tank at Sawmill. It has been determined that a tank of this size is not necessary for the Sawmill location. The engineering work will be saved in the event the large tank which is now stored on lot 53 is utilized in the future.

3) There was discussion regarding the ongoing cost of this engineering work. It was requested that they give us a detailed statement of percentage of work completed and costs remaining to close out the contract.

4) It was decided to not continue bringing well #4a back on line. At a cost of \$2500 the output of this well of 1500 gallons per day which history and logs show reduces the output of well #4 accordingly cannot be justified.

5) Expanding the footprint of the pump house in the lower meadow to encompass the outside in ground tanks is on hold until spring due to the winter weather.

6) The large Water tank which was originally purchased for the Sawmill tank replacement was moved to be stored as it was determined that it wasn't necessary to expend the amount of money necessary for the installation of that tank at Sawmill. A smaller tank can be installed for approximately \$3000 rather than spending the \$25,000.00 to \$40,000.00 additional which would cost for the installation of that tank.

7) We may have a buyer for the ozinator which is not being utilized. Trent will follow up.

8) The mainline flow meter installations are being scheduled for the spring.

9) The main line on Gunther Loop is losing an estimated 4,000 gallons per day. This is not a new problem; it has been ongoing for several years. The project of replacing the main supply line on Gunther Loop will be estimated and the project priority will be evaluated in the spring.

10) It has been determined that Sky Meadows owned Lot 17 Division 7 and Lot 18 Division 5 are not potential well sites due to the lack of area for a well protection radius. Options of selling lots that are not potential sites are being considered as part of the long term water plan. Further analysis will be made.

11) Trent is continuing work and dialogue with the Department of Health to determine whether additional allocations can be made for individuals needing water to develop their lots based on actual water usage data versus water allocation figures.

12) A plan is in progress for drilling a new well on lot 1C1 this spring/summer along with options

for hooking it up to the water system. More details will be discussed at future meetings.

12. Architectural Report

1) Architectural approval for trees with limbs within ten feet of the eave of a structure is not necessary.

13. Old Business

1) Property purchase to the South is still being considered and the board will continue to look into this possibility. The owners have reported that they are contemplating exploring for water on this property which would add to the interest of the purchase by Sky Meadows.

2) The status of property previously conveyed to the Fire District over 18 years ago with reversionary clause back to Sky Meadows was discussed. The progress to date is slow. Steve will further pursue this with the law firm involved.

3) Pedersen lawsuit, hearing date still set for February 20, 2008.

4) Discussion occurred regarding the water bill of a member who had a leak. The board discussed the fact that other members who have had leaks past their meters have paid the appropriate usage fees. This leak, which caused a water usage cost of close to \$3,000.00, would have been avoided if the water had been shut off at the meter when the owner was not at the property for an extended period of time. It was agreed that we would not amend our policy, but that the Treasurer would have the latitude to work out a payment plan with the member.

5) PLEASE NOTE THAT A ¾ INCH SUPPLY LINE CAN PRODUCE 5800 GALLONS OF WATER PER DAY THAT CAN BE LOST DUE TO A LEAK IF YOUR WATER IS NOT SHUTOFF.

14. New Business

1) Bob Swenson requested a standard letter of understanding be produced for the State contracted grooming service provider to groom through Sky Meadows.

2) *Motion Locati/ Poole to allow Bob Swenson, as President, to execute the letter to the groomer for a 3 year period. Unanimous.*

15. Members Input

1) Member asked if a board position is open. There is still an opportunity for a vacancy to be filled. The application was mailed out in the October Newsletter and is available on line for anyone interested. The board can decide on the quantity of members up to a maximum of 9. There are currently 8 trustees. The positions they hold on the board are decided by the trustees.

2) It was requested that we put greater emphasis on the dangers of having fires unattended at any time in the development.

3) Betty Nance asked if the Snowmobile Club could utilize some storage area in the Cabana Basement for the trophy parts. The board told her that it was alright.

12. Executive meeting

1) *Motion Locati/Ferin to adjourn to executive session at 12:33 PM .*

2) Executive Session adjourned back to regular meeting at 2:19 PM.

3) *Motion Ferin/ Poole that Sky Meadows follow the direction of our attorney regarding the Pedersen Lawsuit. Unanimous.*

4) *Motion Poole/Martin to adjourn regular meeting at 2:20 PM. Unanimous.*

**Respectfully Submitted,
Steve Locati, Secretary**