

Sky Meadows Ranch & Country Club
Board of Trustees Meeting
Saturday February 23, 2008
Un-approved Minutes

The meeting of the Board of Trustees of Sky Meadows Ranch & Country Club was held in the Lodge. A quorum was present and the meeting was called to order at 9:04am.

1. Board Members Present: Dale DeGour, Kris Johnson, Bob Poole, Bob Swenson, Steve Locati, Trent Ely

2. Board Members Absent: Brenda Martin, Colin Ferrin

3. Presidents Remarks:

- 1) Resignation was received from Brenda Martin. She will not be spending as much time here as in the past. We thank Brenda for her service and wish her the best.
- 2) *Motion Swenson/ Locati to authorize \$1,000.00 donation to the Henry Hyatt memorial fund. Unanimous. It was asked that the Secretary deliver the check when it is prepared.*

4. Minutes:

- 1) *Motion Locati/Poole to accept minutes from last meeting. Unanimous.*

5. Caretaker's Report:

- 1) Harold reported he attended a conference and some classes gaining Continuing Education Units credits toward his water certification. Information Harold received is in the newsletter.
- 2) Harold suggested that the Water Chair attend one of these conferences in the future.
- 3) Harold discussed the merits of a plan to convert meters to electronic radio frequency devices. It was suggested that we look into grants and installations for new upgrades and repairs to convert meters to these types of devices. Trent will look into these products with Harold.
- 4) Harold reported that water production is currently approximately 11,000 gallons per day, down from the normal amount of approximately 25,000 gallons per day. This is typical for the late winter season.
- 5) Discussion occurred regarding standards for water line and valve installation requirements to be adhered to for new installations as part of the architectural approval.
- 6) Harold agreed to install gate valves where possible whenever he locates water mains to enhance the ability to isolate sections of the system for troubleshooting water leaks.

6. Member Input:

- 1) Member who owns cabin on Fawn Road expressed concern and displeasure regarding the fact that they must traverse gravel from plowing to the Pedersen residence to access their property via snowmobile. The plowing this winter has caused the remaining snow to melt off the road early.

Board members reported that alternative snowmobile access options for Fawn Road will be considered after the judge makes his ruling in the Pederson law suit following the February 20 trial.

7. Water:

- 1) Trent reported the main line replacement cost estimate he received was approximately \$4.00 per foot. The board discussed seeking accurate quotes for water line replacements for consideration.
- 2) Trent has submitted to the Department of Environmental Health the names of members who have qualified for water upgrades. 18 of the 22 members who qualified for water status upgrades are planning to build. 14 of these applicants have paid the fee for their upgrade.
- 3) Trent anticipates that the proposed sale of the out of service water system ozinator will work out.
- 4) The proposed updated water system program project is still ongoing. Swenson offered to help.
- 5) *Motion, Ely/Poole to amend our water policy to put a maximum of \$2,000.00 on water bills by rewriting the water policy and approving and ratifying it at 2 consecutive meetings. Motion failed 4 to 1.*
- 6) A water service downgrade policy to help increase allotment levels has been reviewed by Swenson and Ely. One individual who is currently allocated as a full time resident but only resides part time has agreed to downgrade to part time status, they would not be charged a fee to upgrade at a later date should they become full time residents in the future.
- 7) Water Service Upgrade Policy WTR04 was presented.
Motion, Locati/Ely, to adopt the Water Service Upgrade Policy, WTR 04 as presented. Passed Unanimously. Policy will be voted on again at the next meeting in order to adopt per the Bylaws.

8. Roads&Parking:

- 1) Poole reported that the Association's groomer has needed many repairs this winter. Bob Poole and Bob Brutsche have put many hours into working on the groomer to keep it running this winter. (MANY THANKS!)
- 2) Pledges to purchase a replacement groomer are coming in although we are behind in total for where we need to be.

9. Financial Report:

- 1) Checks 8708 through 8733 were presented for approval. *Motion Locati/Poole to approve checks 8708 through 8733. Discussion included whether garbage was charged on an as picked up basis, it was confirmed that it was. Motion passed unanimously.*
- 2) Swenson reported on mid-year budget review. Review of last years budget disclosed previous year general budget overrun of \$7,283. The good news is that our current year income is expected to be more than anticipated as a result of additional water upgrade allowances and the deficit from last year should be totally made up this year.
- 3) Website design is complete. URL is skymeadowsranch.org. The lodge will host a non-secure wireless internet access hub for members. The lodge network will eventually host a weather station, web cameras and security cameras.

4) Non-payment of delinquent dues was discussed.

Motion, Locati/Poole that delinquent assessment notices be sent. Motion passed unanimously.

Collection	103.84
General Bank Acc.	3,747.85
MRS Club Dues	51,616.99
MRS Water Capital	39,117.96
MRS Water Operation	-7,108.12
Savings	17,662.70
Water Capital CD	74,688.61
Total	179,829.83

10. Buildings & Grounds:

- 1) A cost estimate was received for replacing bunkhouse windows with insulated windows. The cost is too expensive to justify.
- 2) The board will work on the spring/summer/fall project list to be presented at the next meeting.

11. Fire & Safety:

- 1) Dale reported that he hasn't heard from DNR regarding amount of firewise grant award. This money will be utilized in part for the debris removal.

12. New Business:

- 1) Trial was held on February 20, 2008 in the Pederson vs. Sky Meadows Ranch lawsuit. The judge is expected to rule by the end of the month regarding the plowing of roads for winter vehicular access.
- 2) The board budgeted for increase costs associated with increasing the association's liability policy limits. Steve reported that the insurance company underwriters are considering whether they will increase our liability limits.
- 3) Caretakers were asked to stop private companies from giving demonstrations on Association property without proper arrangements being made.
- 4) The desire for the occurrences of closer communications from Sky Rider's Snowmobile Club regarding events was discussed.

13. Adjourn to executive session

- 1) *Motion to adjourn to executive meeting at 12:20pm. Unanimous.*

14. Adjourn executive meeting & resume regular meeting

*1) Motion to adjourn executive session at 1:00 PM and resume regular meeting.
Unanimous.*

15. Adjournment February meeting

1) Motion to adjourn occurred at 1:01 PM.

**Respectfully Submitted,
Steve Locati, Secretary**