

**Sky Meadows Ranch & Country Club**  
**Board of Trustees Meeting**  
**Saturday March 15, 2008**  
**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, Collin Ferrin, Steve Locati, Trent Ely, Bob Poole, Kris Johnson

**2. Board Members Absent:** Dale DeGour

**3. Presidents Remarks:**

1) Trustee Candidate Applications discussed. Peggy Locati applied for Trustee position. Kris Johnson informed the board that Joyce Munson also sent an application that was not brought to the board and it was left in the office. A board member retrieved the application and it is on file.

2) *Motion Swenson/Ely to approve Peggy Locati as a trustee to the board. Board members discussed whether position should be further advertised in the newsletter. It was discussed that the position resigned by Dave had been advertised and that notification of Brenda Martin's resignation was advertised. The board discussed deficiency of technicality.*

3) *Motion amended Poole/Johnson to appoint Peggy Locati as Interim Trustee to act as treasurer and advertise the position again and affirm or elect a different candidate. Passed. Opposed by Ely and Ferrin.*

**4. Minutes:**

1) *Motion Bob Poole/Peggy Locati to approve minutes of last meeting. Unanimous.*

**5. Caretaker's Report:**

1) Harold reported out of control snowmobile hit the snow plow damaging the electronics on the plow. The snowmobile started with a stuck throttle so nobody was on the machine. Fortunately no one was injured. The cost of repair of the plow is estimated to cost \$250.00.

2) There have been reports that gas has been stolen from snowmobiles parked in common areas.

3) There was a large leak that resulted from frozen pipes and the members' meter wasn't turned off at the road. **THERE WAS A CRITICAL WATER SHORTAGE DUE TO THIS LEAK AND A MAIN PUMP WAS RUINED.**

4) There was discussion regarding the re-implementation of fines for leaving water main valves on when the member will be absent for 24 hours or more in violation of the covenants. Discussion was tabled for a later time.

5) Harold and Diane will be gone on vacation from March 18<sup>th</sup> to 26<sup>th</sup>.

## **6. Water Chairman Report**

- 1) Regarding plans for drilling on Lot 1C1, Trent is estimating that the cost of bringing a well on line in that location will be an approximate maximum amount of \$40,000.00 depending on the route chosen to run the water line and the preferred location to tie into the system.
- 2) Status of Additional Allocations: Trent reported that we have two applications at this time. 19,880 GPD is our current allocation level in accordance with the most recent allocation calculations approved by the Department of Health. It was discussed that we should amend our water policy so that the approved allocations match the DOH approved levels.
- 3) *Motion Ely/Poole to continue to accept applications for water upgrades and make decisions on applications for water upgrade approvals at the May Meeting. Unanimous.*
- 4) *Water Service Downgrade Policy: Motion Ely/ Poole to accept and finalize the Water Policy which was approved at last meeting but required approval at a second meeting. Unanimous.* This Policy allows for the downgrade of members' status from full time to part time with a guarantee that they will not have to pay a fee to upgrade at a future date. This is a result of properties changing hands or otherwise changing in use from full time to part time.
- 5) Trent brought for discussion the Gunther Loop water line apparent leakage. Discussion again occurred regarding shutoff valves and flow meter needs to isolate problems as discussed at the last meeting. It was discussed that it is believed that that entire section is 80 psi pipe. Trent will be getting a bid for replacing the line in order to discuss the options.
- 6) Trent reported that his priority over the next two months will be completing the DOE paperwork.
- 7) Bob Swenson offered to take the action to change the water policy to match the new allocated Department of Health usage and bring to the next meeting for consideration.

## **7. Architectural Chairman Report**

- 1) Architectural Control and Land Use Policy #ARCH-01.
  - a) Discussion occurred regarding the contents which deviate from the covenants. The board discussed that the deviations being allowed are observing intention past and present of non-enforcement of that portion of the covenants.
  - b) Changes to Architectural Control and Land Use Policy were made and will be presented again at the next meeting.

## **8. Roads and Parking:**

- 1) Sky Meadows' Groomer is in terrible condition. Bob Poole, Bob Brutsche and other volunteers have spent a magnitude of hours repairing this machine this year. Bob is working on options to purchase a newer groomer which he will provide update on as progress occurs.
- 2) Poole is also looking at options to chip seal or pave Casassa Road.

## **9. Treasurers Report:**

- 1) *Motion Steve/Peggy to approve signing of checks 8737 through 8756. Unanimous.*

- 2) Note was made that Balance Sheet needs to have an asset account added for accounts receivable.
- 3) Discussion regarding a complaint of a Thornton Creek property owner who does not want to pay the same water user fees as Sky Meadows members. It was discussed and the Board decided to take no action.

Collection	103.84
General Bank Acc.	3,377.65
MRS Club Dues	40,863.05
MRS Water Capital	39,902.29
MRS Water Operation	12,414.79
Savings	17,662.70
Water Capital CD	73,527.96
Total	187,852.28

#### **10. Buildings and Grounds:**

- 1) Kris acknowledged that the project planning list will be maintained and updated as project leaders are appointed.
- 2) It was noted that as part of the meadow cleanup project brush will be removed along Fawn Road which should allow widening to help with grooming for snowmobile access along side the winter plowing.

#### **11. Fire and Safety:**

- 1) Dale reported through Kris that there has been no feedback from DNR regarding Firewise grant.

#### **12. Member Input:**

- 1) Member requested update of Pederson Lawsuit. It was reported that attorneys on both sides are working on an Order reflecting the attention of the judges ruling. More information will be available when that order is entered and signed.

#### **13. Old Business:**

- 1) Sky Meadows' web site is now up and running. [www.skymeadowsranch.org](http://www.skymeadowsranch.org)
- 2) There is now an unsecured high speed wireless network for members' use in the lodge, Access is limited to 90 minutes per day per individual.
- 3) A weather station and video surveillance will be added to the system in the future.

#### **14. New Business:**

- 1) DataBar Company came to give a presentation on an electronic water metering system they market. Electronic metering would drastically reduce the water lost to leaks in our system by early detection of a leak location.

**15. Adjourn to executive session**

*1) Motion, Poole/Peggy Locati, to adjourn to executive session at 1:51 PM. Unanimous.*

**16. Adjourn executive meeting & resume regular meeting**

1) Executive Session called to order at 1:55 PM

2) *Motion Steve/ Trent to adjourn Executive Session at 2:15*

3) Regular meeting called to order to re-open at 2:15 PM

4) *Motion Locati/Poole to advertise for the part time general manager position that the board has been working on. Unanimous.*

**17. Adjournment February meeting**

*1) Motion Peggy Locati/Trent Ely to adjourn regular meeting at 2:16 PM. Unanimous*

**Respectfully Submitted, Steve Locati, Secretary**