

Sky Meadows Ranch
Board of Trustees Meeting
Saturday May 17, 2008
Un-approved Minutes

The meeting of the Board of Trustees of Sky Meadows Ranch was held in the cabana. A quorum was present and the meeting was called to order at 8:57am.

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

2. Board Members Absent: None

3. Presidents Remarks:

1) Thanks to all the volunteers for the work they did to accomplish these projects: **Pool Fencing-** Ralph Munson, Vern Wood, and Colin Ferrin. **Pool decking-** Bob Poole, Bob Johnson, Steve Locati, Bob & Mike Brutsche, Doug Haas. **Water meter reading-** Vern Wood, Ralph Munson, Bob Asbury. **Office cleaning-** Peggy Locati, Robin Swenson. **Brush cleaning in the meadow-** Kris Johnson, Tim Thakas, Ron Schaafsma, Fred Vantroen, Mike Wyllys, Robin & Bob Swenson. **Design of water usage pricing program -** Joe Porka.

4. Minutes:

1) *Motion Peggy/Poole to approve the April minutes, Unanimous*

5. Caretaker's Report:

Kris Johnson gave the caretakers report.

- 1) Water System Report: Evergreen Rural Water Resources will be here on June 2 to test for leaks on Gunther Loop.
- 2) Harold requested Kris to report that he repaired a leak on Gunther Loop in the pressurized line that feeds the upper Taneum tank.
- 3) Kris reported that the insulation around the valve at the Taneum tank will be improved since it froze last winter.

6. Architectural Chairman Report

1) Confirmation Architectural Control & Land Use Policy;

*a) Motion Colin/Peggy to confirm approval of the Architecture and Land Use Policy.
Unanimous*

2) Architectural Activity Report; Colin reported he has several requests for architectural approvals.

7. Water Chairman Report

1) Electronic Meter Reading (Fire Fly) validation with 3 cities;

a) Trent reported that the municipalities he checked with which use the Firefly system reported that they are very happy with it. All of the municipalities he contacted were happy with the product, the system results, tech support and software.

2) Sawmill Tank Replacement; the Sawmill replacement tank is on order at a cost of \$2,180.00

3) Well Plan for 1C1: Trent reported the possible necessity to have our water system completed by October of 2010. Our water rights documents will be further investigated to verify this.

- a) Discussion occurred regarding the goal to drill the well with a goal of producing 7 - 10 gallons per minute to meet our ten year projected needs.
 - b) Trent is still working on quotes for drilling.
 - c) *Motion Swenson/Poole to authorize the expenditure of up to \$35,000.00 to drill the well on Lot 1C1. Unanimous.*
- 4) Confirmation of Water Service Upgrade Policy;
- a) *Motion Trent/Colin to confirm the water allocation policy. Unanimous*
- 5) Water Upgrade Approvals; Trent reported that we have 6 new upgrade requests to approve at this time. The increased usage would be within our allocation amounts.
- a) *Motion Steve/Peggy to approve the 6 current upgrade applications. Unanimous*
 - b) This meeting is the conclusion of the open time period to approve water upgrade applications for the current year. Applications for upgrades will still be accepted. The next discussion regarding water upgrade approvals will occur at the September meeting.
- 6). Discussion regarding the Gunther Loop Water Line Repairs Needed;
- a) Trent stated that there is a lot of disagreement about the priorities this year and that the Gunther Loop line has a lot of problems. Until money is available for the possible replacing of that line, we should make an effort to repair it.
 - b) There was discussion regarding the efforts to find leaks on that line. The board has requested numerous times that the Caretaker have flow meters or valves installed in the main line to attempt to isolate sections to determine if the leaks can be located. There has been no action taken on this.
 - c) *Motion Poole/Trent to install, strategically placed, up to 4 shut off valves on the Gunther Loop main line to attempt to isolate the system to find the leak. Unanimous*
- 7) Trent brought up for discussion the water billing policy and a desire to place a cap on the water charges. Several members have had water leaks the last couple of years that amount to huge water usage charges.
- a) *Motion Trent /Kris to place a \$1,250.00 limit on water bills retroactive to last year until the firefly system is installed and that the firefly system be fully funded this year.*
 - b) Much discussion occurred on the merits of this and the fact that no water districts forgive billings and that after a leak has been discovered and the water losses have occurred exceeding the limit that the motivation to repair before the next billing period occurs.
 - c) Discussion regarding the real solution is funding the electronic meter reading system this year. This system provides a continual live data feed to the computer and locations of leaks can be detected quickly for repair and minimal water loss.
Vote on motion. Unanimous.

8. Roads and Parking:

- 1) Equipment – Groomer Procurement Plan; \$5,871 in donations have been pledged so far to the Groomer fund. Sky Meadows also has the old Thiokol groomer to sell which adds to the fund. Fund raising will continue. The groomer Bob Poole is looking at is \$35,000.00 and will be perfect for Sky Meadows Ranch for many years. Bob Poole is considering purchasing the machine and offering to Sky Meadows on a lease option basis since Sky Meadows does not have all the funding in cash at this point.
- a) *Motion Poole/Steve that Sky Meadows enters into a lease option to purchase the groomer for \$35,000.00 plus interest accrued by Poole at an expense of up to \$1,000.00 per year. Unanimous.*
- 2) Update-Casassa Road Paving; Poole prefaced that the dust control is going to be even more expensive due to the cost of oil. Each year thousands of dollars are spent on graveling and treating upper Casassa road to Sky Meadows Drive. Over several years paving will save money and provide a much cleaner environment entering Sky Meadows Ranch and around the lodge and

common areas. Currently two members are offering to pay \$30,000.00 toward paving the road in exchange for an easement along the easterly 20 feet of the upper meadow. The grantees of the easement are also willing to complete the fencing of the upper meadow along the east side.

a) Motion Swenson/Peggy to approve Bob Poole to complete a plan for funding options to pave Casassa Road. Unanimous

3) Spring / Summer Road Servicing Plan; Dust control will occur as soon as possible. Bob will coordinate the dust control applications again this year. The association will not provide as much dust control this year in favor of spending funds for permanent paving of the entrance. Again individuals are encouraged to apply dust control on the roadways around their properties. Please contact Bob if you desire dust control.

9. Treasurers Report:

1) Check approvals; *Motion Peggy/Collin to approve check # 8758 through 8800. Unanimous*

2) Financial Report; we currently have several outstanding invoices and will be placing liens on properties which are over 90 delinquent.

a.) Discussion occurred regarding action to be taken and at which point we foreclose liens.

b) Motion Steve/Peggy that action be taken to enforce foreclosure on properties three years after the filing of liens. Unanimous

c) Motion Peggy/Dale to confirm Assessment and Fee policy revision.

Special Project Savings	1,124.98
General Checking.	2,395.77
Club Dues Savings	63,308.63
Water Capital Savings	60,159.98
Water Operation Savings	28,144.43
General Savings	18,795.42
Water Capital CD	73,527.96
Total	247,457.17

10. Buildings and Grounds:

1) Corral Policy; Kris read the corral policy draft. An amendment was made to include that horse owners have a person on site at Sky Meadows that is responsible for their animals.

Part of this proposal includes fencing that will be advantageous in the winter to allow members to park snowmobiles in a more secure area.

a) Motion Kris/Peggy to approve Corral Policy as written subject to conformation at a future meeting. Unanimous

2) Spring & Summer Projects

a) Meadow clean up was partially completed.

b) Pool fencing is done.

c) Pool decking project is under way.

d) Sky Meadows Weather Station and Security Cameras are installed. There are four video recorded cameras installed, one inside the lodge and 3 on Casassa Road and toward

the upper parking lot. The Weather Station is operational on line with our web site skymeadowsranch.org and will include a user manipulated camera soon.

e) Replacing of fencing around the lodge has been added as a project goal to plan for in the future.

f) Re-grading of the hill sides below the lodge parking area and the area on the North side of lower meadow is being planned.

g) *Motion Peggy/Pool to authorize up to \$2000 from the projects budget for the re-grading, improvement of the middle parking lot and the safety berm in the lower meadow Unanimous.*

11. Fire and Safety:

1) Dale reported that we received a DNR grant approval of up to \$14,845. This is a matching funds grant and we need members to report amount of time or money they have spent cleaning, branching and fire-wising lots. This grant is good through 2010.

2) The Kittitas County Conservation District has committed \$10,000 for us to use for brush removal and hauling of brush from the lower lot.

3) Burning Control Policy; Dale read the proposed Fire Control Policy for discussion. It was agreed that the policy be amended to include the burn restrictions guidelines information set forth.

a) *Motion Dale/Peggy to approve Fire Control Policy with the addition of the above and clarification that fires must be completely extinguished before member's leave. Unanimous*

3) Fire Truck & Volunteers; The Fire District has again extended an offer to store a fire truck at Sky Meadows for the summer. The district is requesting two volunteers to train as fire fighters to operate the truck as a first response. The board will discuss the requirements and request volunteers.

12. Member Input:

1) Member requested that dead trees on Rodeo road be removed as part of the Firewise project.

2) A member asked whether a gate could be installed at the entrance. The board reported that we haven't been successful in doing so in the past because of the public dedication issue but that it is a viable option that we may look into further in the future.

3) A member asked if we have signs from Willette's towing to install. They were directed to the caretaker.

13. Adjourn to Executive Meeting

1) Motion Peggy/Trent to adjourn to executive session at 12:38 PM. Unanimous

14. Adjourn executive meeting & resume regular meeting

1) Motion Peggy/Colin to adjourn executive meeting and resume regular meeting at 1:40 PM. Unanimous

15. Old Business

1) Steve provided an update on looking for a new Insurance carrier.

16. New Business

1) Property Sale Offer

a) There is currently an offer to purchase 5 lots owned by Sky Meadows for \$150,000.00. There was discussion regarding the desire to sell some holdings to provide increased funding of Sky Meadows' capital.

- b) The board is having a market analyses conducted to determine estimated value of the lots as a starting point.
 - c) Trent reported that only one lot we own, Lot 18 is considered a viable well site. It was suggested that we obtain the market analysis and consider options to report out at the next meeting.
- 2) *Motion Poole/Peggy to accept the Employee Performance Evaluation Process. Unanimous.*
 - 3) *Motion Pool/Colin, to pay a bonus to Harold in the gross amount of \$3,000.00.*

17. Adjournment February meeting

- 1) *Motion Peggy/Poole to adjourn regular meeting at 2:00 PM. Unanimous*

**Respectfully Submitted,
Steve Locati, Secretary**