

Sky Meadows Ranch, Board of Trustees Meeting

Saturday August 16, 2008

Un-approved Minutes

The meeting of the Board of Trustees of Sky Meadows Ranch was held in the lodge. A quorum was present and the meeting was called to order at 9:10am.

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

2. Board Members Absent: Bob Swenson, Peggy Locati, Trent Ely

3. Presidents Remarks:

1) The emergency phone is now by the front the door outside of the lodge. The phone booth has been removed.

4. Minutes:

1) *Motion Colin/Dale to approve the minutes. Approved.*

5. Caretakers Report

- 1) Harold reported that he is having problems with coverage with AT&T Cellular. It was suggested he looks into US Cellular.
- 2) Harold reported that he has been getting complaints about the charges for the horse corral policy.
- 3) A water leak was reported and Harold hadn't received the message. Harold should be the primary contact for reporting water leaks. 674-7753 is the lodge number which is the best number to call.
- 4) Lloyd Offer and Craig McLaughlin, Harold and Diane assisted in the re-building of the lodge deck railing.
- 5) It was reported that the last rental of the Cabana resulted in a problem with chairs left outside and empty liquor bottles were left in the pool area and in the pool. Members who rent the Cabana must be aware that the area must be cleaned up and furniture moved indoors at night after the event.
- 6) Harold reported that the firefly system installation is going to require an inventory of the type of meters in use with the Firefly system, some meters may need to be replaced. Since we are going to need to report this, the meters will be read at the same time.
- 7) The necessary replacement of any meters in system in conjunction with the Firefly system is an Association charge and will not be borne by individual members.
- 8) Grant money may be available to help with the Firefly
- 9) The new alarm system for pool and pool fence/gate repairs have been completed.

6. Fire, Safety & Security

- 1) Dale reported that the Firewise pile in the parking lot is for small trailers and pickup loads only. No dump truck loads please.
- 2) We still need data for time and money spent by members toward Firewise efforts for matching funds.
- 3) An additional grant application for Firewise funds has been submitted to the KC Conservation District.
- 4) Dale reminded that there will be a \$500.00 charge, plus cost of equipment and maintenance for extinguishing fires that are found burning during burn ban level 2 or above. There will be no exceptions to this policy.
- 5) Refuse Pile in lower lot will close on October 13 this year.
- 6) Joyce Munson asked about the use of lawn mowers. DNR is currently reporting that it is acceptable. Dale is suggesting he would like to ban lawn mowers at this time.
- 7) It was asked what the definition of a fire is. Dale reported anything larger than a candle.

Outdoor wood or charcoal stoves are also banned.

7. Buildings & Grounds:

- 1) No additional report.

8. Architectural:

- 1) There is currently one request for tree removals for new septic and for driveway connection to road.
- 2) Dale mentioned the need to have a program to help members with removing debris from tree removal and firewise trimming.
- 3) Colin will be levying a fine for a member who topped live trees. He will also be contacting a member who constructed a driveway encroaching onto a neighbor's property.
- 4) Kris reported that a member has built a fence that she believes is onto the road easement. Steve reported that there is a difference for matters pertaining to fences within easements as opposed to rights of way. It is his understanding that Sky Meadows roads are easements, not rights of ways.
- 5) There is also a member who apparently built a shed encroaching onto the road easement.

9. Treasurers Report:

- 1) *Motion Kris/Dale to approved checks 8867-8903. Unanimous.*
- 2) Brenda Martin gave a report on the member's audit of our books. She reported that the approved type of a member's audit has been acceptable to Sky Meadows for the last 21 years and she found the Association Policy which Sky Meadows approved in 1987 regarding our audit procedures. The audit reported is included in the newsletter accompanying these minutes.
- 3) The board expresses their thanks to Brenda and Betty for participating in this audit process.
- 4) Steve reported that we are still working with insurance agents but we currently have an exclusion from our coverage's regarding wither recreational activity.

Groomer Donation Savings	4,725.00
General Checking	2,576.67
Club Dues Savings	44,800.72
Water Capital Savings	45,811.78
Water Operation Savings	6,566.19
General Savings	9,892.65
Water Capital CD	73,527.96
Total	187,900.97

10. Roads, Parking & Equipment:

- 1) Poole reported that the cost of paving has increased. However, if we oil rather than pave, it will cost more to pave in the future as the oil base would have to be removed. We have a member who has negotiated the best price possible for paving and has offered to carry a no interest loan for part of the cost. Poole is also seeking chip seal bids and will bring recommendations to the board.
- 2) There will be a work party Saturday August 23 to clean up the old groomer for sale.

11. Water System:

- 1) There will be a need for volunteers to help with the firefly installation.
- 2) The contract for the well drilling on Lot 1C1 has been negotiated and executed. Drilling is

supposed to be complete by September.

3) Diane asked at what point the contract sales price for their lot would be adjusted if the well is successful. Steve reported that it is at the time that the well is connected to the system.

12. Members Input:

1) Bruce Polanski questioned a motion from the prior meeting to add the language regarding the lien foreclosure process within three years after the placement of a lien.

2) Mike Simon reported that the association requested his permission to bring equipment through their property to Firewise Lot 18. He asserts that the association's contractor damaged their property in the process including killing some live trees. The board apologized and Bob Poole asked Mr. Simon what the association could do to mitigate the situation. Bob Poole will meet with Mr. and Mrs. Simon to discuss the remedy further.

3) A member also asked about nuisance of loud late night parties in the development. The board offered to write a letter but advises members to call the Sheriff's office.

13. Old Business:

1) Steve will follow up regarding the listing of Lot 17 Div 2 for sale as approved at the last meeting.

2) Annual Election Policy: An amendment was noted that was approved at the prior meeting regarding the mail in ballots being postmarked 5 days prior to the meeting.

3) *Motion Dale/Colin to approve the annual election policy with the above revision. Unanimous.*

14. New Business:

1) Dale suggested that we revise the Horse Pasturing policy to eliminate the \$20.00 fee.

2) *Motion Dale/Poole to waive the \$20.00 horse corral fee. Passed, one opposed.*

3) Dale asked that someone take action on the new reader board. It was asked if he had a plan that was agreed to. He will bring something to the next meeting.

4) Members are reminded to be diligent in securing fuel as there has been thefts reported.

15. Adjourn July Meeting :

The Secretary left the meeting for another commitment at this point. The remainder of the meeting was to review the proposed budget for the next year.

Respectfully submitted,
Steve Locati
Secretary

