

SKY MEADOWS RANCH & COUNTRY CLUB

October 18, 2008 Board Meeting Minutes

Colin Ferrin called the meeting to order at 9 a.m. He was acting chairman of this meeting as Robert Swenson, Robert Poole, and Peggy Locati tendered their resignations effective Friday October 17, 2008. Steve Locati is absent from this meeting.

Board members present are:

Dale DeGour

Trent Ely

Colin Ferrin

Kris Johnson

Colin stated that there is a quorum present as four of the five acting members are present.

CARETAKERS REPORT:

1. Harold indicated that the well drilling on lot 1C1 was started Monday October 13, 2008. The driller drilled to 515 feet through clay and clay shale material with no viable water found. The well is cased with pipe to 120 feet. He states that the board stopped the well drilling at 515 feet after discussion with the driller and amongst themselves, as the driller felt that at that depth and with the material in the hole he would not find water. Harold states that perhaps we would be better served by looking at saving water by working on leaks in our main lines and replacing lines as finances permit.
2. Firefly update: 78 Firefly units have been installed. He asked that members be mindful of gray boxes mounted near water meters - do not cut the sensor cord with weed eaters, etc as they cost \$150.00 to replace. Dale asked about new meters installed and Harold stated six new meters have been installed to replace old ones not compatible with the firefly system.
3. Question regarding issuance of winter parking stickers, when Harold not in the lodge. Board will review, perhaps one Saturday a month from someone in the office.

WATER REPORT:

1. Trent states that the original dollar amount on well allocation for bids was \$35,000.00. Poulin came in at \$27,000.00 estimate for a cased well to 200 ft. The drilling was continued without casing as speculation for a deep well. Trent states that not staying on top of money was a mistake and he feels badly about - not managing the money wisely. Thursday October 16, 2008 the board needed to make a decision on whether this well would yield water? The well driller with Kris, Harold, & Colin at the well site and Trent speaking to other board members by phone. The driller was adamant that this well would not yield water.

2. History of why well was being drilled on 1C1 given with note that should Sky meadows acquire property on section 18 at any time we could drill one more well in that area. Sawmill well is in that section and is a good well .
3. Dale asked what bottom line is and Trent replied, well had to be drilled to find out if there was water. Dale states well drilling is always a crapshoot.
4. Harold asks if he can get gravel to fix the mess that was left on his property by the driller.
5. Colin: last thing on water, driller stated that in Kittitas County they do not drill wells deeper than 200 to 250 feet if they do not find water - in these depths there is no water.
6. Bruce Polenske asked about the Thursday decision - who wanted to keep drilling. Trent replied that Harold, Kris, Colin, and the driller wanted to stop drilling. He called Bob Swenson, Bob Poole, and Steve Locati and they indicated that they would like to continue drilling.
7. Trent states that he was on the phone for 5 hours and basically it was my choice and I pulled the plug. The driller asked to be paid the original bid price, before he would continue going deeper.

Colin asked for any other concerns: No other concerns

TREASURERS REPORT - done by Kris Johnson:

Kris: Check for attorney – what is it for?

Trent: Check for well driller to be held until he can rectify a mistake made in the amount charged for drilling rate.

Motion 10-001 to approve checks 8934 through 8963 with an exemption for check 8958 to driller made by Kris Johnson. Approved by Colin, Dale, Kris and Trent.

FIRE AND SAFETY:

1. Dale states that this is his last meeting, but he is willing to continue his work on a committee. Asked that the amount of grant money received be re-stated as it was incorrect in last minutes. He has secured \$46,000.00 grant money to help with the fire wise program. States he will check with Louie Gibson about the clean up of the lower parking lot.
2. Projects he has outlined for spring are road clean up and canopy clearing along the roadways. Showed picture of lot 17 that he fire-wised by himself in 5 hours.
3. For the new board - states that the emergency sled needs to be put in readiness before the snow season.
4. Ron Bell commended Dale on his dedication and ability to stay on task, asked that reader board be changed to state that the brush pile is now closed.

BUILDING AND GROUNDS:

1. Kris thanked Ron Bell for the new doors in the lodge.
2. Colin states that insurance for winter activities is again in place with a thank you to Steve Locati for seeing to this by the board.

MEMBER CONCERNS:

1. Bruce Polenske states that he takes exception to the audit, as it states that current treasurer and immediate past treasurer did the audit. He read a section of WA. State Homeowners Association RCW regarding independent audits to be performed yearly by a CPA unless 60% of homeowners agree to a change. Discussion followed regarding the cost of having a CPA do the audit and the past history of the Sky Meadows audits in which the treasurer is available to answer questions and find documents for the audit committee.
2. Ron Bell asked about the remaining open board positions and discussion followed about the manner in which those positions will be filled. Dale indicated that there is a policy in place. Colin states that there will be 3 positions open as the board had indicated they would now fill the ninth position. Ron Bell asked how he could be on the new board. Colin states that Roberts Rules of Order indicate that nominations may be made from the floor for any open position on a board. Dale reiterated that there is a policy in place. Nancy Exe states that the policy may not be valid. Another member states that there are really 4 positions available and a discussion ensued regarding what positions are open. Member states policy does not stand if it goes against RCWs.
3. Colin speaks to quorum at annual meeting; historically board policy has been to accept nominations from the floor per Roberts Rules of order. States that RCWs, CCR and Bylaws usually mirror Roberts Rules of Order. Trent states that if you are a lawyer or a judge you may be able to interpret these documents. Dale states that he and Kris went through all old newsletters and can't walk away from policy. Trent states let's accept what we can accept and get people on the board. Ron Bell states that his question was asked in a positive manner to help stop the dike from breaking.
4. Nancy Exe asked if there is a copy of the contract for paving the road available for members to see. Colin states he has seen no copy of the contract, but has been told that it is in office.
5. Nancy Exe states that she is disappointed that she must continually fix damage done to her property by motorcycles and quads in the summer months. She has followed the tracks down in to Sky Meadows and asks that people please respect her property rights.
6. Eileen Polenske asked if gates were going to be closed this winter – discussion followed.
7. Ron Bell states that at this time Sky Meadows has more important issues than lodge doors to deal with and we need to get on with being positive neighbors.
8. Dawn Atkinson questioned garbage charge for members owning more than 1 lot, also part time water versus standpipe status. Colin states that he understands that it is 1 garbage charge per member lot. New board will research this issue for membership.

9. Linda Wood asked Colin if he knew carrier providing the winter activity insurance; he stated that it is through Kimball and Prentice brokers.
10. Dale asked about old issues of dog and abandoned vehicles; Kris states that it is being handled.

Trent asked Pierson Smith to give update on firefly installation. Pierson states that system will give us a means of measuring the pumped water versus the water consumption, also in the future we may be able to rent or purchase equipment that will detect leaks in the main line. Pierson asks that members not bypass water valves at any time. This could lead to a major problem with our water system.

Motion 10-002 to adjourn monthly board meeting made by Kris, 2nd by Dale at 10:25 a.m. Motion passed unanimously by Colin, Dale, Kris and Trent.

Respectfully submitted,

Joyce Munson, Secretary