

Sky Meadows Ranch & Country Club, Board of Trustees Meeting
Saturday November 15, 2008
Un-approved Minutes

The meeting was called to order by President, Colin Ferrin at 9:00 a.m.

Trustees present were Colin Ferrin, Jay Schmidt, Joyce Munson, Linda Wood, Kris Johnson, Julie Ring and interim board trustees Ron Bell, Pierson Smith.

Joyce Munson stated she would be taping the meeting for the minutes and tapes would be stored for future reference.

PRESIDENTS REMARKS:

1. Colin asked that board trustees and interim trustees introduce themselves and the positions they hold. Members present also introduced themselves.
2. Colin stated Roberts Rules of Order would be followed and asked that due to time constraints that comments are limited to topic being discussed.

OCTOBER MEETING MINUTES CORRECTIONS

1. Colin stated that he misread information for the 2007-2008 year-end budget last meeting and it was actually the positive by approximately \$50,000.00.
2. Joyce should not have signed the October meeting minutes as she was not yet secretary.
3. Bruce Polenske questioned section on payment to well driller was he paid the bid price before he drilled the well deeper than the bid price called for? Trent stated he was not and the balance paid was for the entire depth of the well.
4. Dale Degour questioned the interim board position nominees made from the floor last meeting. He reread the policy established by past board regarding replacing vacancies of mid-term resignations and feels that the 3 vacant positions need to be advertised in the meeting minutes for one month, select nominees, then confirm the following month. The 3 positions will be advertised in these minutes and then the 2 nominees confirmed at the December meeting. The term for each will be identified and included in this announcement.
5. Steve Locati stated that policy was made to stop filling positions without board direction.
6. Mr. Wells asked how the officers of the board are decided. Colin explained the trustees are elected by membership if the term of past trustee has expired. Trustees nominate and vote on the officers.
7. Lloyd Towne asked about the brevity of the last minutes. He would like to see more information about events, etc. Joyce explained the mailing of minutes not a newsletter as such. Linda Wood stated that there was no secretary present at last meeting and minutes were compiled from notes of 3 members present and sent to the membership. Linda also stated that the cost of mailing large newsletter each month was a budget issue.
8. Bruce Polenske stated he appreciated the concise information in the last minutes.
9. Trent Ely asked about the advertising in the minutes to pay for the newsletter portion. Joyce stated she would be looking into the advertising policy/procedures and also e-mailing of the minutes to the members who request it. We will need everyone interested to provide their e-mail address to Joyce at her e-mail address to the left.
10. Ron Bell asked about the term balance for the interim positions. Colin stated he will get the info and it will be in the November minutes.

Motion 11-001 to accept October minutes with corrections was made by Linda Wood and 2nd by Pierson Smith. Unanimously approved.

CARETAKER REPORT -

1. Harold reported on the recent break-ins within Sky Meadows – 2 residences and 1 construction site. Numerous high dollar items have been stolen. Harold has not been able to get into the security camera to see what is on it. Kyle Dumas should be here at Sky Meadows today per Steve Locati. Dale Degour stated he could check the DVR as that is the business he is in. Member present who had a loss says any help will be appreciated. A discussion followed about this issue and the security cameras

- already positioned within the development. Dale Degour offered to help get the cameras operational. He will meet with Harold after the meeting. Linda Wells asked about a gate for the main entrance. Colin stated that the county denied our request for a gate in the past as our roads are designated as public roads. Julie Ring suggested trying again for permission from the county for a gate & keycard system at entrance to Sky Meadow since our security issues have changed. She will try to get information and follow up on this. Kris Johnson stated she has a copy from the county denying gates. Steve Locati suggested do and see what county does.
2. Harold states that parking for snowmobile trailers will follow 2007 guidelines. Parking lots are on the left side of Casassa Road from mailboxes up. What each lot was designated for was explained to the members present -
 - a. Lower lot – for weekend members who take their trailers out regularly and their guests
 - b. Middle lot - for flatbed and open trailers.
 - c. Upper lot - for storage trailers that do not moveOverflow when lots are full may be along upper road. All trailers must have a Sky Meadows number; please see Harold. you have to catch Harold and he will try to be in the home/lodge area on Sunday afternoons for issuing. If no number on the trailer, it will be towed.
 3. Water conservation was discussed, as we are very low on water due to high usage on weekends and the levels not recovering during the week. 4 wells are pumping 10,000 gals a day. Harold is particularly worried about the upcoming months with the holiday seasons.
 4. The Sky Meadows telephone – 674-7753 – has been out of service. Someone removed the outside phonebooth donated by Doug Hawes and wires were cut off at the ground. Ralph Munson has fixed an extension line into the office and will work on the line into the caretaker’s quarters on Monday. The phone on the porch of the lodge is not an outside phone and will not last in winter weather. Mr. Munson will also work at getting the phonebooth back up and operational. A discussion followed with members about the need for the phone and tampering with it by members. Doug Hawes has agreed to loan the booth structure back to Sky Meadows.
 5. Harold reported someone slid down Pumphouse Hill during the recent early snowfall. Harold will be calling a towtruck for members needing one this winter.
 6. Someone woke Harold at 2 a.m. Saturday morning asking about bunkhouse. Please respect Harold’s sleeping hours unless an absolute emergency. Kris stated the bunkhouse is left open for members with reservations. Discussion followed regarding locking bunkhouse or having certain hours for members to check in. Kris stated that this is not feasible as members do come in at odd times and we can not always control when they will be arriving.
 7. Mrs. Wells asked about electrical cord running from motorhome to bunkhouse. Kris explained the motorhome belongs to a member and that a fee is being collected.
 8. Harold stated he had replaced his personal wrench that was damaged/altered by someone using the shop.
 9. Jay Schmidt states that he has looked at the hoses on the groomer and some are cracked. Trent asks if having the groomer outside will add to this problem. Colin states he has used this groomer and he will look at hoses with Harold and Jay. Member who works with hoses says that it will be less expensive to fix the hoses before we have a leak than after. He will volunteer to help with this.

TREASURER REPORT - Linda Wood

1. Linda thanked Joe Porkka for his help with the website.
2. Linda reported that she is working with bookkeeper on collecting dues that are in arrears. There are 78 properties in arrears for a total dollar amount of \$31614.02. She will be contacting members and working with them to make arrangement for payment. This will save Sky Meadows money.
3. States that she will be working with bookkeeper to set up listing of fixed monthly payables so that board can calculate what funds may be used for other needs.
4. Linda stated that as of Nov 14, 2008 Sky Meadows total assets are \$110,812.11. This plus the accounts in arrears are the total funds available until the next billing cycle. Funds are tight but hopes that we can get beyond this and begin to build a reserve again.

ROADS - RON BELL

1. Ron stated he has no regular report until he knows where we are at financially.
2. Lloyd Towne stated that with the recent heavy rain roads, we need gravel for potholes or we will have nothing to work with. Gave examples of Microwave Road, Horse Haven, Klancy Lane, PumpHouse Hill and Sky Meadows Drive.
3. Steve Locati stated that snowmobile trailers need to be parked in such a way as the doors can be opened for sled removal.

4. Dale DeGour asked that there be notification put out via minutes that trailer parking along upper road is for overflow only and not to be used until all lots are full.

WATER: Pierson smith

1. Pierson gives a thank you to Trent and Harold for their help with the water system. Keeping it running is a big job. **Any member interested in being on the water committee please contact Pierson.**
2. Firefly water system has 79 units installed and working. Company is working closely with us as we are the first of small private communities that have this system. This is a plus for us as they are using our data and redeveloping software with our needs in mind.
3. **AS THE SNOW COMES PLEASE REMEMBER THAT THE UNITS ARE ELECTRONIC AND MAY BE DAMAGED BY A SNOWMOBILE RUNNING OVER THEM.**
4. Pierson has received bids and contracted for insulation on the Sawmill water tank, which will consist of 3 inches of foam with a sealer over the top. Cost will be \$1500.00 and will be done soon as weather is closing in.
5. Mrs. Wells asks if anything can get into the tank. Harold states that all tanks are covered and locked; there are no open tanks.
6. Dale DeGour asks if a log is still being kept of water leaks and other issues with water. Kris Johnson said that this is ongoing.

ARCHITECTURAL: Colin Ferrin

1. Colin has received request for a septic and garage plus tree removal and a rail fence he is acting upon.
2. Letter to be sent to member regarding clean up of lot.

BUILDINGS AND GROUNDS Kris Johnson

1. Member asked about cars left in parking lots, Kris stated that the matter has been taken care of.
2. Dale DeGour asks about trailer with car parts in lot and car with parts in lower lot.
3. Discussion with members regarding trailers and cars with no stickers - the need to identify and have towed if necessary. **If you have a trailer it must have a sticker. If you are parking a car in a lot please let Harold know if you do not have a sticker on the vehicle for identification. All illegally parked trailers and vehicles are subject to towing.**

FIRE AND SAFETY:

1. Dale DeGour states that he has a \$30,000.00 grant coming in; money has been earned by members fire-wising their lots. Possibility of new grant for 09, still in the early stages.
2. Asks that names of members who will man the emergency sled be put out to members.
3. Dale thanked Kris for organizing the clean up of lower parking lot after chipping was done.
4. Asked that Bob Poole be contacted regarding his plan for entrance and exit of new berm area for winter sleds.
5. Dale asked about contacting Databar regarding using the firefly system works for a wireless alarm for fire for each lot - is this a possibility?
6. Dale stated that we should have fines for fires over the size of 4ft x 4ft. He will be working on making up fire level signs for Sky Meadows. Would like to see \$500.00 fines for illegal fires.
7. Dale spoke of roadside clean up for spring project with limb and tree removal of canopy covering roads, which need to be seen from air by DNR. Julie suggests that lift truck and dump truck be used in coordination at time of clean up to help make the work easier.
8. Dave Wells stated that back of fire level signs might ask, "Did you turn your water off?"
9. Ron Bell asks about fire-wise grant funds usage.
10. Pierson Smith asked about property lines when trees are cut; we need to be sure that trees are on Sky Meadows property.
11. Dale reminded that **NO STUMPS** are to be left along roadsides as they will not be picked up by firewise.

MEMBER CONCERNS:

1. A member asks what can be done about a neighboring lot with dead trees that are a threat to property. Julie Ring suggests a letter and contacting their insurance carrier.
2. Pierson Smith asks if property owners could use wood that is being cut down next spring for firewise.
3. Bruce Polenske brought up subject of issues that are not in CCRs and the policy changes that have been made.
4. Member asks about security checks and protocol for cameras and when could we get more cameras on line. Harold states that we have 3 cameras available, need to get funds to set up the system.

5. Julie Ring asked if members would be interested in donating for installation of camera system. Dale spoke to this issue of mounting the cameras.
6. Ron Bell states that he has copies of policies adopted by boards since Oct. 87. Joyce Munson asks if she can get copies. Linda Wood stated that she would be gathering policies in place to set up a book for membership.
7. Harold asks if next year we can have the fire wise pile in the lower meadow as it has made a mess of the lower parking lot.
8. Dale asks if board votes could include number of votes yea and nay in the minutes.

OLD BUSINESS:

1. Eileen Polenske asks if fence on Sky Meadows drive is legal. Colin states that it is.
2. Colin states that the issue with the property owner of lot 18 had not been resolved. Member called Colin and they spoke to the issue. Colin will make sure that this issue is resolved to satisfaction for the member.
3. Pierson Smith states that he has 1 application for a water upgrade.
4. Doug Hawes asked about removal of phone booth, states he has taken the booth to his home as he found it left out in the dirt and not being used.
5. Dale DeGour spoke to the issue of board members making decisions, as they are the elected representatives of the membership.

EVENTS AND COMMUNITY

1. Julie Ring spoke to the need for community to unite, she has list of events that she would like the members input on. Please email her with your thoughts and what you would like to see as activities for members.
2. A member asked about raising the price for staying in the bunkhouse, and advertising to non-members. Discussion followed with members input. The issue of liability was raised as we are a non-profit organization and also not licensed for this type of activity.
3. **DESSERT WITH SANTA!** Santa is coming to Sky Meadows on Saturday, Dec 20th, at 7:00 p.m. at the lodge. Please bring a wrapped gift with your child's name on it for Santa to give to him/her. Max value of \$10.00 please. There will also be a dessert social. For questions, contact Julie Ring @ 253-630-6637.

There are 3 board positions open. If anyone has an interest in working on the board to better our community, please apply by 20 December meeting. A form can be obtained off the website or contact a board member for a copy.

Motion 11-002 was made by Kris Johnson/ 2nd by Joyce Munson to adjourn to executive session. This passed unanimously at 12:15 PM

At 2:15 PM motion 11-003 to adjourn executive session to regular session was made by Linda Wood/ 2nd by Joyce Munson. This passed unanimously.

At 2:16PM motion 11-004 to adjourn board meeting was made by Linda Wood/2nd by Joyce Munson. This passed unanimously.