

SKY MEADOWS RANCH
BOARD OF TRUSTEES MEETING
JANUARY 17, 2009 UNAPPROVED MEETING MINUTES

TRUSTEES

President – Collin Ferrin

509-674-4667 - home

colinf@wildblue.net

Vice President – Jay Schmidt

360-871-9414 – home

360-689-3359 – cell

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Secretary – Joyce Munson

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Treasurer – Linda Wood

253-678-4305 – cell

linwd64@hotmail.com

Water – Pierson Smith

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425-418-9926 – cell

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Roads – Ron Bell

425-827-6580 – home

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rbell12@verizon.net

Fire & Safety Chairman – Jay Schmidt

See info above

Dale Degour – F/S committee

Buildings & Grounds – Kris Johnson

509-674-4910 - home

509-304-8458 – cell

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Architectural – Colin Ferrin

509-674-4667 – home

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Info Liaison & Activities – Julie Ring

253-630-6637 – home

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WEBSITE –

www.skymeadowsranch.org

The meeting minutes are available online

Caretaker phone #s

Lodge – 509-674-7753

Harold – cell 509-304-8459

(days off Wed/Thurs)

Bunkhouse reserv. 509-674-8458

TO REPORT A FIRE – 911

800-562-6010 - DNR

The meeting was called to order by President, Colin Ferrin, at 9:08 a.m.

BOARD MEMBERS PRESENT: Colin Ferrin, Jay Schmidt, Joyce Munson, Linda Wood, Kris Johnson, Pierson Smith, Ron Bell, Julie Ring.

PRESIDENT’S REMARKS: Colin began the meeting by explaining and displaying his agenda for the meeting and attached it to the wall behind him for all. He discussed the number of e-mails that had been sent to the board, which contained snide remarks and innuendoes about the board. Some of the issues would be addressed later in the meeting as best he could. He announced there would be no comments taken from the audience until member concerns. Several board members needed to leave by noon and an attempt was made to wrap the meeting up by then. Some issues would not be gotten to but we would approve meeting minutes, treasurers report and if time allowed, there are some other issues that needed to be talked about as well and an attempt would be made to get to them.

SECRETARY’S REPORT – Joyce Munson stated that the meeting was being taped for the minutes and tapes would be stored for future reference.

Joyce is still requesting e-mail addresses from anyone who would like his or her minutes e-mailed versus mail.

Colin addressed the lengthy e-mail recd from Bob Swenson regarding the December meeting minutes. These items were not addressed as corrections but as concerns, some of which are mentioned below.

1. The memo was read by Colin, which gave the member’s opinion about the unprofessionalism and childish way he feels that the minutes have taken on. Joyce explained that she was instructed when secretary before that everything was to be in the newsletter as spoken, as this was our official document that went out to all the members. Many complaints were voiced in the past that members wanted to know who had made the suggestion, complaint, etc. Kris also explained about comments she had received from members in the past who wanted to know who had spoken. It was decided that names would be used unless the member asked that their name not be

published. Names would be used when fact based. Ron Bell reminded that minutes are written from tape to avoid bias as in past newsletters. Pierson Smith added that reason for tape was to have record of actual meeting verbiage

2. Next e-mail item discussed was about advertising, as it was not properly described in last minutes. Member stated he felt that some people think that advertising is not worth it but past history has shown that the money from advertisements does pay for the cost of putting out the minutes. He provided a cost versus income note that he wanted published. It follows:

2008 Newsletter Cost vs. Income			
<u>Actual</u>	<u>Budget</u>	<u>Income</u>	<u>% of Income</u>
\$1,213.85	\$1,000.00	\$1,230.00	101.35%

Conclusion: With minimal effort to recruit advertisers, the Newsletter returned a positive profit of \$16.35. This should end the controversy by some that the Newsletter costs too much money to produce. With a little effort applied to seeking advertisers, the newsletter would turn a higher profit. *Robert Swenson*

The advertising effort will be discussed with our accountant to clarify the IRS reporting involved for our nonprofit status and the income

3. Next Item from same e-mail concerned Water – Minutes stated Mr. Swenson as saying “that this is a consumption versus allocation issue.” He feels this is incorrect. He adds in his memo that “the state and county moratorium deals with production versus allocation. Our consumption is less than allocated but at this point that is just an interesting fact for us and one that we did not use to our advantage with the state last year”.
4. The remainder of the memo was taken under advisement but not discussed as it was determined not to be a board issue. It was decided unanimously by board to accept no more e-mails of this kind. All complaints will be addressed at open forum only with complaintee present.

Motion 09-001 was made by Joyce Munson and 2nd by Kris Johnson to approve minutes with the acknowledgment of Mr. Swenson’s concerns. Passed unanimously.

TREASURER’S REPORT:

1. Linda will be working this week putting out past due notices, water shutoff notifications, and lien notices. Linda reported we have 42 properties in arrears with a total due of \$17,820. With notification, water shutoffs will begin February 1st.
2. Board discussed check Detail Report for checks 9011 through 9028.
 - a. Check 9023 to Ricoh Americas for copier maintenance is being held pending return call from company for clarification of what payment covers. We pay per copy and maintenance but no one has been onsite for quite some time.
 - b. Two checks for liability insurance (Northern Investors) was questioned. Linda explained one was for December and one for January and the reasoning behind the two.
 - c. Julie questioned check 9018 and asked about role Evergreen Rural Water plays in Sky Meadows.
 - d. Extra check for Harold’s salary on last months detail had been questioned and Linda explained the catch-up from last year but now direct deposit is correct and no further extra checks are needed.
 - e. Pierson provided Linda the invoice from L-Squared Insulation for the insulating of Sawmill Tank, which is for \$1059.48. A check will be issued for payment. Coating of the tank will be done in the spring and amount is not included on this invoice.

- f. Ron Bell - policies on web, purchasing policy and the need to get this reinstated and functioning.

Motion 09-002 was made by Ron Bell and 2nd by Julie Ring to approve checks 9011 through 9028 minus 9023, adding payment to L-Squared Insulation for \$1059.48. It passed unanimously.

TREASURERS REPORT – As of January 16, 2009	
Assets	
Current Assets	
Checking/Savings	
Collection	426.95
General Bank Account	2,855.12
MRS Club Dues	11,988.66
MRS Water Capital	12,848.30
MRS Water Operation	11,326.79
Water Capital CD	<u>49,976.75</u>
Total Checking/Savings	<u>89,422.57</u>
Total Current Assets	<u>89,422.57</u>
LIABILITIES & EQUITY	0.00

FIRE & SAFETY –

1. Dale Degour, who has graciously continued on the Fire & Safety Committee over the last few months, gave a report.
 - a. Dale reported grant for \$14,845 has been recd from DNR. \$6,956 has been paid out of this money for lower lot debris removal. That has left a balance of \$7,889 in that pot for program continuance at Sky Meadows. Dale again wanted to thank everyone that sent in their documents to him for the work they did with Firewise on their properties. This was a huge success.
 - b. Dale has filled out and sent in another DNR grant requesting \$50,000. This is \$10,000 above the maximum at the recommendation of Steve Gibbs. Dale needs members to continue sending him their hours & expenses as they did last year. This is the same type of grant. Dale needs volunteers to come out and work with him in this year's community firewise efforts. He cannot accomplish by himself. Remember – we get \$20.00/hr for each hour worked that goes towards firewise grant.
 - c. Conservation district – with the work we did this past year and the plan for this year, they have filed a request to make Sky Meadows a Firewise Community – we would be the first in the county. If we get this status, it will open us up to other grant monies. They also want to set a date and come up and do a community workshop. This is where they evaluate your property to see what you need to do to make it safe with regards to Firewise. This time they would like to do 3 properties. An effort needs to be made to get a good showing of people for this workshop.
 - d. Dale has also been working to get Russ Hobbs to Sky Meadows for a foam demonstration. Russ has a foam machine that foams houses when fire is coming. It is applied with a garden hose and can be removed by spraying with garden hose and water. People can buy individual machines.
 - e. Dale suggested Fire & Safety position be filled on board and his name added as committee person for validity for Firewise grants information. Jay Schmidt will head fire and safety.

- f. Dale expressed his concerns about pitbull in lodge and current situation that had occurred to his guests because of this dog. He was reminded the dog was gone.

GENERAL INFORMATION: Colin discussed with members and board another set of e-mails floating around the mountain entitled "BOARD RUNNING AMUCK". This also contained a lot of complaints about the way that the present board was running the day-to-day business of Sky Meadows. Colin chose a few issues from these e-mails to address:

1. In one of the e-mails it was suggested that on Harold's days off his duties were not covered. They have been. Colin stated volunteers have been covering all duties and there have been no other complaints. Mr. Swenson does not agree with the volunteerism used for this. Volunteers will continue their great work on Harold's days off.
2. Harold's work schedule and salary were criticized. Harold's salary for 2008 year along with salary for 2009 was compared on the chart and discussed by those present. He actually receives approximately \$286.00 more per month, with health insurance being paid by the employee. His raise was not 72% as rumored in these e-mails.
3. Colin asked members to inform board members of concerns in a timely fashion – do not wait and discuss to fuel dissatisfaction among other members. Members were again reminded **NO MORE HARASSING OR BELITTING E-MAILS TO THE BOARD** would be accepted - people need to come to monthly meetings with their complaints. E-mails should be constructive.
 - a. One member, Mark VanAntwerp, thought a suggestion box should be in the lodge and a cutoff small, returnable suggestion section be in the meeting minutes for people to put down their comments and ideas to put in box or mail back to Sky Meadows. It was agreed this was a good idea.
 - b. Member, Bob Wells, reported a lot of what is going on around the Sky Meadows membership was being blamed on Harold and he feels it should not be. Everything should come back to the board.
 - c. Ron Bell also commented that e-mails want instant response and it should not be this way. The entire board should be making the decision on how to respond – not just a few. All agreed.

NEW BUSINESS -

1. It was asked where people renting within Sky Meadows get their rights since they are not actually the owners. A discussion ensued about this issue and suggestions were made on how to correct.
2. Our winter 2008-2009 parking dilemma was discussed. Mark VanAntwerp said that during the holiday period he had to park out in the Woods & Steel area as no parking was available within Sky Meadows. He feels that as a lot owner this is not right. Some ideas/suggestions were added, such as the people on the little ridge behind the lodge towards Aspen Springs direction parked so early this year that it made it hard for grooming/plowing the area. This area needs to be roped off before the snow flies to keep these trailers from parking there.
3. Jay Schmidt announced he would be taking over the parking problems along with Dave Chambers for this next season. They will work together to hopefully improve this problem.
4. Colin told about the snowmobile that was stolen from the upper lot on Christmas Eve. It just so happens the snowmobile was parked in range of security camera and the owner of the snowmobile checked this security camera daily, which showed it in place. Colin subsequently checked the camera system in the office and found that the hard drive had crashed and had been removed for repairs. A power outage had caused the loss of the hard drive.
5. The lodge security camera was discussed. The camera system there is not getting proper signal due to metal roof. Kyle is getting an external antenna so we can receive a better signal. The camera has been moved to monitor the UPS/FEDEX table and with the new antenna will continue to oversee the area. The subject of the lodge camera unplugging is over.

MEMBER CONCERNS:

1. Bob Butsche complaint was of water coming down through his property. This will be addressed in the spring.
2. Mr. Wells asked Julie Ring a few questions about her recent inquiries to the county about gates for our community. Julie responded about her inquiries and that the cost associated with this pursuit is prohibitive at this time. Mr. Wells asked permission to approach the county with a few questions of his own on this subject and it was agreed he was welcome to ask any questions – just nothing that cost money.
3. Information was brought to the board in letter form - it was agreed by the board to only address the water, camera, and pitbull in the lodge issues. All other items in letter and attachments were not within the scope of the board's responsibilities.
4. It was agreed that when Harold and Diane go on vacation the list of volunteers filling in for them would be posted in a conspicuous place in the lodge or on front window so that anyone needing assistance or question answered will know whom to call.
5. Julie reported the Christmas party was a great success. Everyone had a good time. Julie thanked Harold for being such a good Santa – Good job Harold!!
6. Julie announced there would be a bonfire and chili feed in front of the Cabana this ~~Friday night, January 23rd, at 7 p.m.~~ **Chili Feed scheduled for Jan 23rd has been rescheduled to Friday evening Feb 20th. 7 to 9 PM.** Julie will be getting a 60-day activity schedule so that more notice is given to all about upcoming events.
7. Mark VanAntwerp stated that more people need to get involved in Sky Meadows. Need a better way to get people to volunteer and participate.
8. The main phone number for the lodge is not working (509-674-7753). It is now a problem for the Qwest side of the system and Qwest repair will be contacted.

WATER:

1. Pierson reported that Firefly system was working well. By monitoring he was able to identify one member who had used 1300 gals per day during holiday period– only allocated 100 gal per day. If you anticipate using more water than usual, please let Harold know,
2. Pierson said he was looking at the long-term plan for water.
3. Pierson was looking at a couple of lots that have gone from part-time to full-time usage. This will be addressed.
4. Pierson also notified of complaints brought to him against other lot owners felt to be in violation of their water status. Pierson has investigated each one individually and found each situation complaint to be unwarranted.
5. He briefly reminded of upcoming water lockouts.
6. Pierson revisited the idea of an A&S unit for Sky Meadows. He reports that unit cost is about \$1300.00 and we will look at getting a unit as soon as funds are available.

BUILDING & GROUNDS:

1. Kris thanked the people who used the bunkhouse and cabana for cleaning and leaving in such good condition.

ROADS:

1. Ron Bell spoke of how he does not believe in jumping to each issue.
2. Had a request from Con Pederson about plowing of Fawn Road.
3. Parking – being revamped by snowmobile club and Jay Schmidt.

Motion 09-003 made by Linda and 2nd by Joyce to adjourn the meeting at 12:08 p.m. Passed unanimously.