



# SKY MEADOWS RANCH

## BOARD OF TRUSTEES MEETING

### APRIL 18, 2009 UNAPPROVED MEETING MINUTES

#### TRUSTEES

*President – Colin Ferrin*

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[colinf@wildblue.net](mailto:colinf@wildblue.net)

*Vice President – Jay Schmid*

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*Secretary – Joyce Munson*

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*Treasurer – Linda Wood*

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*Water – Pierson Smith*

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*Roads – Ron Bell*

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*Fire & Safety Chairman – Jay Schmid*

See info above

Dale Degour – 253-630-8638 -

F/S committee

*Buildings & Grounds – Kris Johnson*

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*Architectural – Licia Miller*

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*Info Liaison & Activities – Julie Ring*

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**WEBSITE –**

[www.skymeadowsranch.org](http://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. 509-304-8458**

**TO REPORT A FIRE – 911**

**800-562-6010 - DNR**

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**REMINDER: If notification of a members wish to speak at the board meeting is not received by the president by Friday at 5 pm one week prior to the meeting, you will not be on the agenda and will not be asked to speak.**

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

**BOARD MEMBERS PRESENT:** Colin Ferrin, Jay Schmid, Joyce Munson, Linda Wood, Kris Johnson, Ron Bell, Licia Miller

**BOARD MEMBERS ABSENT:** Julie Ring, Pierson Smith

**PRESIDENT'S REMARKS:** Colin announced the meeting would be adjourned to executive session to discuss personnel issues at 9:05 a.m.

**Motion 09-017 was made at 9:05 am by Colin Ferrin, 2<sup>nd</sup> by Joyce Munson to adjourn regular meeting to executive meeting. Passed unanimously.**

**Motion 09-018 was made at 10:20 am by Ron Bell, 2<sup>nd</sup> by Kris Johnson to adjourn executive session. Passed unanimously.**

**Motion 09-019 was made at 10:21 am by Ron Bell, 2<sup>nd</sup> by Kris Johnson to return to regular session. Passed unanimously.**

At 10:22 President Colin Ferrin called regular session back to order. He will take brief comments but will try to keep the meeting moving along in an orderly fashion.

**SECRETARY'S REPORT** – Joyce Munson

Joyce asked for any changes or corrections to the March meeting minutes – no changes were received. Joyce had a correction of her own – she omitted Licia Miller's phone number and Joyce will correct.

**Motion 09-020 was made by Joyce Munson, 2<sup>nd</sup> by Linda Wood to approve March minutes with the one correction. Passed unanimously.**

Joyce is still requesting e-mail addresses from anyone that would like their minutes e-mailed versus mail

Joyce reported she had applied and Sky Meadows has been accepted for a program with Xerox Corporation for a color copier free of charge for our use. Joyce researched this program and found this to be a valid program with Xerox and the machine should suit Sky Meadows needs. This program is used by Xerox to promote their copiers to small businesses. Xerox will deliver the machine in May for our use.

**TREASURER'S REPORT:** Linda Wood

1. 94 lots 30 days in arrears for spring dues and assessments for total of \$30,752.22
2. 2 lots 60 days in arrears for total of \$50.00
3. 16 lots 90 days in arrears for total of \$9,156.15 these lots are liened, have water locked out or are making payments.
4. Total past due amount is \$39,958.37

Second notices will be going out the first of May and included will be notification of water lock out if the bill is not paid or payment arrangements have not been made with the treasurer. We understand that this may be a difficult time for some of our members financially but we are willing to work with them regarding payment arrangements. Please contact Linda and we will try to set something up for you.

The final payment for the Firefly water meter reading system has been made and hardware is on site for installation when snow melt is complete. Final payment was \$22,061.58 which was paid from water capital money market. The water capital CD is intact. This project was started by the previous board for a total cost of \$63,000.00.

We have removed the insurance from the Ford Ranger pickup and will be using it only within Sky Meadows. We will be using the Bronco for our offsite vehicle as it is newer and more reliable. The Ranger had full coverage on it and we have put liability only on the Bronco because of its age per conversation with our agent. This will save us \$133.00 a year in vehicle insurance fees.

**MOTION 09-021 was made by Linda Wood, 2<sup>nd</sup> by Joyce Munson to approve checks 9081 thru 9095 for payment, minus check 9096 to Robert Poole as a groomer payment, which the board asked be withheld. Passed unanimously.**

Total money to pay bills with as of today is \$62,531.19. We will have the road payment of \$20,560.00 due next month. This will leave us with \$41,971.19 to pay our bills for 6 months. We will hope that members continue to pay. Water usage billings will be going out as soon as we are able to read meters.

**CARETAKERS REPORT:** Harold V.

We had a main water line break on Thursday on Sky Meadows Drive by Memory Lane. This was an asbestos pipe which had to be cut out and replaced. Big Tank and Taneum tank are about  $\frac{3}{4}$  full and Sawmill is still good. Harold will be working to get all of the tanks full in time for Memorial Day weekend as that is always a high volume usage weekend.

MRM, the company that supplied piping for the broken line, is interested in making a bid towards replacing any water lines that we may want to replace in the future. They have worked with us before and have a good knowledge of our system. They have done a good job.

Harold addressed the issue of the brown, muddy-looking water coming to homeowner's pipes affected by the water line break. The water is chlorinated and safe. Harold has opened all blow outs to bleed off some of this brown water, which will help. It may take a few days for the water to be clear for those homes that were affected.

Ron Bell asked about back filling of holes in road where Harold had to dig up water line and area where he had to find the valve for shut off. Harold has coned off the areas. The pipe was 3  $\frac{1}{2}$  feet down and he has filled hole with native soil. Pipe was bedded in sand before backfill. Root from tree had wrapped itself around the pipe and also had the root wrapping itself around the valve. Pipe was not well bedded underneath. Harold will monitor and continue to fill as it compacts. Would like to do all backfilling with gravel, but we had none at this time. Ron Bell and Harold will monitor this situation.

Harold suggested that it would be helpful to have a metal detector to find valves under the snow. Dave Wells stated that metal detectors can be rented in Cle Elum for \$5.00 a day.

## **COMMITTEE REPORTS:**

### **WATER: Pierson Smith**

Colin Ferrin reported in Pierson's absence that we now have meters and rings for the Firefly system final install. We will be working to get this done in May. The new meters that we will install can have the firefly units pre-mounted and then taken to the field for install. We will be having a work party to get this done. The date will tentatively be Tuesday, May 5<sup>th</sup>. If anyone would like to help with digging for replacing the meter, please let us know.

### **ROADS: Ron Bell**

We have late snow melt this year but we are paying attention to lower part of Fawn Road and going out East Gate where the ruts are. We will be looking at water runoff and other issues.

He has information from Roadtek regarding dust control stating that they will be in the area April 1. That is somewhat premature as roads are not clear, but we will be thinking about the areas which will need dust control product and how information will be communicated to members. Some members pay for their own spraying and Sky Meadows pays for roads/areas selected by Ron. There is currently no pricing for the product.

### **FIRE & SAFETY: Jay Schmid & Dale DeGour**

Dale met with Joe Weeks from forestry 4/17 and looked at the plan for removing the tree canopy along some of the roads. This is necessary because fire and aid equipment may not be able to travel on roads in an emergency. This will also make it easier for Sky Meadows members to evacuate in case of fire.

We are applying for a \$50000.00 grant which is a 50/50 grant from DNR.

We are also applying for a Conservation District grant the amount yet to be determined, as the district will not be doing until late August.

Joe Weeks has asked to speak at the next board meeting regarding the fire wise plan. We will ask Joe to speak at 9: AM next meeting Dale will let him know.

Dale also met with DNR on 4/17 regarding erosion and rutting outside of Sky Meadows from East Gate. They stated that they will try to redirect water from area and grade road during summer months when equipment is available They reminded that road from Sky Meadows East Gate to Y at Tank Meadows is not a green dot road, it is for emergency evacuation. Quad and four wheel drive tracks were seen off of the road.

Russ Hobbs will be giving a fire abatement product demonstration on May 2, 2009 at 12:30. This will be at the cabana. Conservation district will have lot fire wise information available at this event also.

If you have done fire wise projects on your lot since August please get your slips in to Dale or you may e mail him. Remember to include your gas and time coming and going to Sky Meadows.

Snowmobile trailers in lower lot need to be removed or moved to south side of lot by May 1, 2009.

When Fire wise pile is started, NO dump truck loads are allowed. Pickup and trailer loads only. If you are developing your lot it is member responsibility to have debris removed from Sky Meadows. Please review the fire burning policy, size of fire, and fines for noncompliance on the Sky Meadows website. Dale asks for funds for fire sign development; we can use money from grant funds for signs.

If you have concerns regarding tree limbing or tree removal in right of way by your lot, please contact Dale as soon as possible.

Member asks about enforcement by DNR of use of non green dot area of road. We have no information on this, we remind members to stay on the road and tread lightly.

**ARCHITECTURE: Licia Miller**

Licia received two requests:

1. Request for cabin and garage
2. Request for tree removal

**BUILDING & GROUNDS: Kris Johnson** No Report.

**ACTIVITIES: Julie Ring**

Colin Ferrin gave in Julie's absence a reminder to all members of the community of the BBQ and potluck on Sunday May 24<sup>th</sup>. Hotdogs, hamburgers, buns and condiments will be provided. This is Memorial Day weekend so bring your favorite dish and come join in the fun. If anyone would like to volunteer their help at the BBQ, please contact Julie at her e-mail or phone info on the front page.

**OLD BUSINESS: Colin Ferrin**

The surveys received had member's comments which the board appreciates. All comments good or bad are helpful. Received were 97 votes of confidence in the caretaker job performance and 45 without confidence in the caretaker job performance. This is basically a 2 to 1 vote of confidence.

This does not say that there are not issues that need to be addressed. The board in our executive session felt that today was the time to deal with some of these issues. We feel that there has been a reasonable and agreeable resolution on these issues and now it is time to move forward with a new spirit and continue to make Sky Meadows as good as it can possibly be. We are not dismissing any issues brought before the board; we will be looking at all issues. We feel that Harold is a valuable asset to Sky Meadows and would like to continue to support him until such time that it is proven otherwise. Based on the surveys received the membership has confidence in the caretaker job performance. We hope that we can work through issues without continued confrontation, as confrontation does not make anything better. We want to address the issues and move forward for the good of the all of the community.

Ron Bell: Action on joining homeowners association. Ron is still investigating and needs to get all of paperwork together. Jay Schmid spoke with his association person and she requires payment before committing to speak with us. Jay states that the resources available are very helpful. The \$75.00 is well worth the expense. Ron is investigating what we would be getting for the money spent.

Robert Poole asks to speak with board after the regular meeting.

Dale DeGour asked about signage for fines regarding illegal dumping on fire wise pile. Also waste management fee to be used for Firewise. Colin replied that the signage is on hold: Linda reported she is going through and compiling report but right now she feels every dime we have needs to go towards paying our bills.

**NEW BUSINESS: Colin Ferrin**

Colin spoke with member about possible grants for solar panels that could be used to heat the pool. This is something that we can look at and may be a viable alternative.

Linda Wells asked why we use so much propane to heat the pool yet the water is so cold you can't swim in it. Discussion followed regarding temperature of 80 degrees that the pool is kept at. Colin Ferrin stated that the previous board had lowered temperature from 86 to 80 due to the cost of propane. With the current cost of propane, it is debatable whether we can keep the pool heated year to year. We will try to keep it heated with propane, as pool is a valuable asset to the community. We will be looking into grant programs available.

Linda Wells asked about covering the pool with a solar blanket. Discussion followed with Kris, Harold and Colin regarding the last solar blanket that cost Sky Meadows \$500.00 but lasted only a month and a half before the wind caught it and ripped it in half.

Linda Wells asked about solar panels that float in the water. Discussion followed with Kris; this may be viable and will be investigated as to the cost.

**MOTION 09-022 was made at 11:15 am by Linda Wood, 2<sup>nd</sup> by Joyce Munson to adjourn meeting. Passed unanimously**

**Respectfully submitted by Joyce Munson, Secretary**

**SNOWMOBILES AND TRAILERS NEED TO BE REMOVED FROM MEADOWS AND LOTS BY MAY 1, 2009.**