



SKY MEADOWS RANCH

BOARD OF TRUSTEES MEETING

May 16, 2009 UNAPPROVED MEETING MINUTES

TRUSTEES

President – Colin Ferrin

509-674-4667 - home

colinf@wildblue.net

Vice President – Jay Schmid

360-871-9414 – home

360-689-3359 – cell

jays@wavecable.com

Secretary – Joyce Munson

360-779-8279 – Poulsbo

509-674-0210 – Cle Elum

joymuns3@aol.com

Treasurer – Linda Wood

253-678-4305 – cell

linwd64@hotmail.com

Water – Pierson Smith

425-303-1838 – home

425-418-9926 – cell

piersonkjr1@verizon.net

Roads – Ron Bell

425-827-6580 – home

206-948-1324 – cell

rbell12@verizon.net

Fire & Safety Chairman – Jay Schmid

See info above

Dale Degour – 253-630-8638 -

F/S committee

Buildings & Grounds – Kris Johnson

509-674-4910 - home

509-304-8458 – cell

bkjohnson1@aol.com

Architectural – Licia Miller

425-766-6282 – home

Liciabrown50@hotmail.com

Info Liaison & Activities – Julie Ring

253-630-6637 – home

redhogz@MSN.com

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. 509-304-8458

TO REPORT A FIRE – 911

800-562-6010 - DNR

REMINDERS:

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.

Anyone wanting their minutes e-mailed, please contact the secretary.

All meetings are taped and kept for history purposes.

The meeting was called to order by President, Colin Ferrin, at 9:03 a.m.

BOARD MEMBERS PRESENT: Colin Ferrin, Jay Schmid, Joyce Munson, Linda Wood, Kris Johnson, Julie Ring, Pierson Smith

BOARD MEMBERS ABSENT: Licia Miller, Ron Bell

PRESIDENT'S REMARKS: Colin reported a threatening phone call that was made to a member about tree removal that was unacceptable.

SECRETARY'S REPORT – Joyce Munson

Joyce asked for any changes or corrections to the April meeting minutes – no corrections/changes were received.

Motion 09-023 was made by Joyce Munson, 2nd by Kris Johnson to approve April minutes as written. Passed unanimously.

There is a log book of all board motions by number and date available in the office and with the secretary.

Xerox will be delivering the copy machine reported at the April meeting the 29th of May for our use.

Joyce had a call from a member regarding the property boundary line description listed on property for sale on Cassasa Road. Member has walked the boundary and feels that description is incorrect as it encompasses some Sky Meadows property. He is concerned that a new owner may not be aware that the description may not be accurate and create legal issues for Sky Meadows. Discussion followed with no firm action at this time, Colin and Julie state that any new owner should have the property surveyed.

Discussion regarding arrows painted on Sky Meadows Drive, Colin stated these were put there by a property owner to direct delivery trucks to Thornton Creek property. This is not acceptable and will be addressed.

TREASURER'S REPORT: Linda Wood

Our financial situation is extremely tight at this time and will be for the next five months unless members who are behind with their payments start paying.

1. There are 40 members over 60 days totaling \$18149.42. Second notices have been sent with water lock out and suspension of community privileges notices attached. We will begin locking out water as necessary after May 18th.
2. There are 16 members over 90 days totaling \$9041.15. These members are either making payments, or have been liened with their water locked out.

3. Total amount in arrears is \$27190.57. This is down from \$39000.00 last month. If these funds came in our financial picture would be much better.
4. Money that we have in accounts to pay bills is \$41626.24.

Members need to know that Sky Meadows must pay their bills also. We realize that this is a hard time for most of us and we are willing to work with members who need to make payments. All it takes is a phone call or email to the treasurer to see what can be worked out.

Due to the financial situation, spending will be limited to items essential to operations only, such as electricity, insurance, water operation. Discretionary spending will be pared back or adjusted as our revenue picture changes. Unfortunately this will include propane for heating the pool and gravel for our roads. We all hope that payments will come in to avoid any cut back.

We will be working on getting the water billing out as soon as we can get the meters read and information tallied. We hope that this will help our cash flow as members pay.

A refund check was received from Northern Investors, our liability insurance carrier. This saved us a little this month. This is a one-time refund adjustment that came at a good time.

Sky Meadows is no longer going to pay the long distance portion of 674-7391 which has been used for the Sky Meadows fax line. The fax machine has been broken for some time and Harold has the cell phone to use for Sky Meadows business long distance. If we need to send/receive a fax for business, we have other options available.

Discussion was had regarding the listing of a Sky Meadows lot that is for sale. Linda will contact the listing agent to see when the listing expires and report back to board.

MOTION 09-024 was made by Linda Wood, 2nd by Joyce Munson to approve checks 9097 thru 9108 for payment. Passed unanimously, bills paid

ROADS: Ron Bell (Colin Ferrin Reporting in Ron's absence)

1. Colin and Ron have been looking at the damage to the roads caused by runoff from the spring melt and are formulating a plan to deal with the damage. This may include catch basins and more culverts. As property owners develop their property they need to take into consideration the water runoff and its effects on the road system and the adjoining properties. It was suggested that within our architectural policy we include an item that requires property owners to address how run off will be handled.
2. Colin addressed the issue of the financial situation brought on by the debt load we have at this time. The board is trying to get us back on sound financial ground and asks for the support of all members to avoid the need for a special assessment to pay our bills and keep the community operating.
3. Our propane tanks for heating the pool are down to 45%. We will heat the pool until the level reaches 25% and evaluate whether we can afford more propane. Last year it took 3000 gallons to heat the pool. Puget Power will give us a discount on a solar package to heat the pool, but we must pay for it.

Discussion followed regarding methods for donations to be made for pool expenses or ways to raise money for this purpose. Bottom line is: If all members were current on their dues we could pay our bills and not ask for an assessment.

CARETAKERS REPORT: Harold V.

We would like to say thank you to Kenny Lee and his crew for the work on the pool. They have been replacing the old tile work and grinding down the bottom. It looks wonderful! Kris has paid for the tile from the buildings and grounds funds.

Fire Fly system install has been completed on Fawn and Aspen Springs Roads. Two water leaks were found during the install that may not have been found otherwise.

Members are asked to not use weed eaters or anything that could cut the Fire Fly lines around the water meter boxes and to stay out of the meter boxes. Each property must have a separate shut off on the member's side of the meter box. If you do not have one, you must install one. Please contact Harold for water shut off when you do this. Any damaged Fire Fly equipment will be replaced at the property owner's expense.

Rodeo Road has a soft spot that is there every year in the spring; discussion held regarding what if anything could be done to fix this situation.

Discussion followed regarding:

1. Travel trailers left in lots during the summer months.
2. Pierson and Colin regarding water upgrade policy on property that is being sold.

COMMITTEE REPORTS:

WATER: Pierson Smith

1. Discussed the need to cover the well areas in meadow and the need for this to be done this summer.
2. The final sealing of the Sawmill Tank can be done now that the snow has melted and the temperatures have moderated. This will complete the Sawmill tank project. Money for this project was previously allocated from the water capital fund.
3. Pierson is working on the master spread sheet for the Firefly System, which will be used for all things pertaining to the system including billing.

Buildings & Grounds: Kris Johnson

1. Thank you to Richard Nichole for fixing the roof on the bunkhouse.
2. Pierson asked about the prior issue of planting trees on the berm in the lower meadow. Jay has some fir trees that he will donate. We will work on getting this done when he brings the trees.
3. Discussion on running a water line from the spring water we use for lawn to keep the trees watered during the summer.

FIRE & SAFETY: Jay Schmid & Dale DeGour

1. Dale DeGour presented signs that he is making for Fire levels and fire wise brush pile to the board for approval.
2. Thirty members attended the May 2nd fire abatement foam demonstration. Foam machine may be viable for Sky Meadows to purchase for use on the community buildings. Dale has the costs and information. Also at the demonstration was Kittitas County Conservation district with information regarding the best way to fire wise your property. Paper work and pamphlets are available in the lodge for members to look at.
3. On 05/15/09 Dale marked trees for canopy work and on 05/16/09 work will begin up Rodeo road to Skull Springs. This work is being undertaken to make it easier for Fire and aid equipment to traverse our roads in case of wild fire or an emergency. Pink ribbons on trees mean tree is being cut down and orange ribbon means tree is being limbed.

Dale asks for member volunteers to help with this project, hauling brush etc. Please contact him for times and dates.

4. Fire levels will now be the same throughout the county and fire districts this year. Levels will be as follows:

LOW: 6ft by 4ft fires okay. Weed eaters, chain saws, gas powered equipment okay.
Campfires in fire pits okay.

MEDIUM: 3ft by 3ft fires okay. Weed eaters, chain saws, gas powered equipment until 1:00 PM only. Small campfires in approved fire pits only.

HIGH: **Total shutdown**, no fires of any kind. No weed eaters, chain saws, or gas powered equipment.

5. Fire Wise brush pile is in the lower meadow: This pile is for annual clean up of your lot only. It is not to be used for lot development debris. Pickup and regular sized trailer loads only. **NO DUMP TRUCK LOADS. These must be hauled off of Sky Meadows property.**
6. Bill Hinkle may be able to aid us in getting a grant for a solar system for heating our pool. Colin states that he has checked with Puget Sound energy and they will only give us a small discount on installing a solar system.
7. Member asked 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.

Pierson Smith asked if Loggin Laren is taking the trees as payment for doing the work and about clean up. Dale states that Laren is taking the trees as there is no market for timber at this time.

Dale is trying to get Kittitas County Conservation to aid us in chipping the debris as this is a fire wise measure.

Discussion regarding a possible fund raiser for a new reader board. Dale has been collecting and presented Linda with a donation to be added to the account. If you would like to donate for a new reader board, you may send a donation to the PO Box 117, Cle Elum WA 98922 with a note stating that this is a reader board donation only.

ARCHITECTURE: Licia Miller (Colin Ferrin gave report)

Licia has authorized a cabin and garage, removal of 3 trees, and turned down request for tree removal as trees were not marked. Plan is needed before any authorizations will be given.

ACTIVITIES: Julie Ring

1. Wanted to remind all members of the community BBQ and potluck Sunday May 24th at 1 p.m. down by the pool.
2. The board discussed community fundraising activities that might be used for specific purposes during this tight financial time. We will continue to look into this.

OLD BUSINESS: Colin Ferrin

1. Addendum to architectural policy Arch1- please see attached.

Motion 09-025 was made by Pierson Smith, 2nd by Joyce Munson to add policy Arch 1 with addendum to member's packet with purchase of lot. Passed unanimously.

2. Discussion followed regarding the upgrade of the security cameras. Evaluating the costs of a new system versus upgrade on the old system that we now have, which is not always reliable. The question being, how viable the system is we have in place. Pierson stated that he would like to spend funds on a few good pieces rather than spend any money on a system that will not fit our needs.
3. Colin stated that member Cindy Thompson has offered to donate two light poles for our use. We may consider going to the membership with an assessment for security system if that is a priority for membership.

NEW BUSINESS: Colin Ferrin

Colin spoke about the water abatement issues. At this time, the board is considering new or additional culverts in some areas to help divert the runoff into ditches. The areas of greatest need are being assessed and a plan formulated

MOTION 09-026 was made at 11:45 am by Linda Wood, 2nd by Jay Schmid to adjourn meeting. Passed unanimously

SNOWMOBILES AND TRAILERS NEED TO BE REMOVED FROM MEADOWS AND LOTS BY JUNE 1, 2009 OR THEY WILL BE TOWED.

Respectfully submitted, Joyce J Munson, Secretary

I would like to apologize for the meeting minutes delay due to a family emergency.

