



SKY MEADOWS RANCH

BOARD OF TRUSTEES MEETING June 20, 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

(On extended vacation)

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

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.

NO FIREWORKS ALLOWED WITHIN SKY MEADOWS

Harold is no longer our caretaker. There were some rules the board wanted to implement that Harold felt he could not abide by. We want to thank Harold for all his work and wish him the best.

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

BOARD MEMBERS ABSENT: Pierson Smith,

Meeting called to order by president, Colin Ferrin at 9:01 a.m.

Motion 09-027 was made by Colin Ferrin, 2nd by Joyce Munson to adjourn to executive session at 9:02 a.m. Passed unanimously

Motion 09-028 was made by Linda Wood, 2nd by Licia Miller to adjourn back to regular session at 10:42 a.m. Passed unanimously.

President Colin Ferrin called regular session back to order and passed the meeting over to Vice President, Jay Schmid.

See CORRESPONDENCE report at end of minutes.

SECRETARY'S REPORT – Joyce Munson

Joyce asked for any changes or corrections to the May meeting minutes. The following was submitted:

1. Kris Johnson wanted the first paragraph of the caretaker's report to clarify that to date no money has been paid towards the pool renovation. If any charges come at a later date, Kris will be managing thru her building and grounds fund.
2. Joyce realized that the emergency numbers for fire and DNR were omitted and will correct for June's minutes.
3. Julie Ring provided information regarding the dates for brush clean up which were omitted from May 2009 minutes. Dale Degour addressed the same issue. The money shortage issue, postage limits, and the fact that a statement was in two other places within the minutes as reasons for omission were discussed and attempts will be made to include all submitted items in the future issues.

Motion 09-029 was made by Joyce Munson, 2nd by Kris Johnson to approve the May minutes with corrections as noted. Passed unanimously.

Due to conflicts of schedules the copy machine from Xerox will be delivered the end of June. There is no charge for this machine to Sky Meadows as it is under a program from Xerox for small businesses.

There are more members getting minutes via email and we encourage members to send Joyce a note if you will accept your minutes via email. This helps to defray costs to Sky Meadows.

Memo to all members:

Please let the secretary know of any address changes for mailings. If mail is returned, monthly minutes will not be sent to that lot owner again without a new address due to postage costs.

TREASURER'S REPORT: Linda Wood

Sky Meadows bookkeeper is on vacation until June 22, 2009 and checks will be cut and mailed then. Linda has billings ready to pay. The following information was submitted:

1. Total amount of monthly bills \$12,319.18
2. There have been 8 more properties with water lockouts for nonpayment or failure to make monthly payments as promised. These will not be turned back on until payment in full is received.
3. There are 31 accounts in arrears totaling \$17,667.33; this is down from \$27,190.57 in May. \$9,523.24 has come in since May meeting.
4. We have \$31,245.90 in the accounts we use for bill paying.
5. Ron Bell questions check written in May to MRM. It was explained this was for repair of water leak on Sky Meadows Drive, which was asbestos pipe and required specialty items that we do not have. Ron also questioned whether we have insurance and necessary paperwork for L-Squared contractors on file to safeguard Sky Meadows. Linda will check with water chairman on this and be sure that a file is set up in office for this type of paperwork.
6. Linda has been compiling water usage information and will be working on water billings next week.
7. Board discussed use of collection agency, placement of liens, and property foreclosure proceedings for all past due accounts. These issues are viable and within the scope of Sky Meadow's guidelines.

Motion 09-030 was made by Ron Bell, 2nd by Joyce Munson to accept for payment checks 9109 to 9125 excluding check 9117 which will be held until insurance paperwork is researched. Passed unanimously.

CARETAKERS REPORT: Harold V.

The following items were reported:

1. The office computer is not working properly. Unable to get onto Internet presently. We need someone with computer knowledge to help us find the problem.
2. Fixed water leak on Rodeo Road; 4 inch pipe pulled apart because defective glue from years ago.
3. Trailers and snowmobiles left in meadows and lots have been towed by Cle Elum Towing. One large trailer left in lower lot yet to be towed.
4. The propane for the pool is out and the pool will not be heated. Cover is on the pool to help retain heat and pool will not be opened unless outside temperature is 70 degrees or higher.
5. There were 4 break-ins reported last week and someone painted on Sky Meadows signs. **Members please be aware of who is in your area and if you see suspicious activity call 911.**
6. Harold has been spraying weeds along the roadways.

COMMITTEE REPORTS:

WATER: (report given by Colin Ferrin)

1. Firefly units and meters have been installed on all properties except for 6 that were underwater.
2. The sawmill tank has been sealed and that project is completed.
3. Pierson has about 1/3 of properties loaded into the computer system that will monitor Fire Fly, which will give us the readings for water billing figures in the fall.

ROADS: Ron Bell

1. Working up a plan for culvert and ditching
2. Sky Meadows Ranch Homeowners Association will not be doing road dust control this year. All individual inquiries should be made to Bob Bannister at Road Tek (509)304-9688.
3. The complaint of the written item being left out of May newsletter for help with brushing by Dale Degour/Julie Ring was brought up again.

ARCHITECTURE: Licia Miller

Two tree requests approved.

BUILDINGS & GROUNDS: Kris Johnson

1. A thank you went out to Scott Sandlin for fixing the heaters in the bunkhouse. It is greatly appreciated.
2. Julie states that lights are being left on in lodge when no one is around. **If you are in the lodge and not using the lighted area please conserve energy and turn out the lights.**
3. Kris states that we leave lamp on for security and safety. Discussion followed regarding energy conservation signs and motion detectors for lights. Dale DeGour offered to look into motion detectors.

FIRE & SAFETY: Jay Schmid & Dale DeGour. Everyone needs to be reminded again that 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.

1. New grant for fire-wise has been approved. No paper work yet.
2. Fire level signs have been installed. Thank you to Pierson Smith for helping with the installation last weekend in the lightening and rain.
3. Dale has collected \$103.00 more towards new reader board; money has been given to treasurer for deposit. If members would like to donate, you may send donations to Sky Meadows, PO Box 117, Cle Elum, WA 98922. Please mark donation as reader board donation only.
4. Dale has received information that gas grills and gas fire pits are permitted year around throughout the state.
5. Canopy clearing continues; Rodeo Road, Pump House Hill, and Sky Meadows Drive are the roads being done at this time. There are some dead trees that will be taken down also.
6. Dale explained how fire level signs will be changed to show levels and distributed keys to signs.
7. Dale was contacted by member regarding logging of trees. Member feels we are giving away timber for free when we could be making profit. Dale called the company that member suggested and was told that at this time there is no market for timber or pulp and it would not be worth their time to come to east side.
8. Fire-wood type trees will be put to side of brush pile.
9. Dale states that it is important to have the fire wise form in the minutes as these directly affect our grant funds received.
10. Sky Meadows is to be submitted as a Fire Wise Community by Kittitas Conservation District.
11. Dale put out to bid debris clean up from canopy clearing to P&D logging and Louie Gibson. Gibson came in with a lower bid and he will remove debris as clearing is done.
12. Joyce states that Norm Cook has expressed interest in being involved in any bid work for the community.
13. Dale asks for better response from board members that he sends emails to and questions Colin regarding sign.

ACTIVITIES: Julie Ring

1. Julie wanted to thank Richard & Francis Nickell for all their help at the Memorial Day barbecue.
2. Julie also stated she was refunding herself \$110.00 from the Activities Fund for the food she purchased for the BBQ.
3. No activities planned for 4th of July.

At this point meeting was turned back over to President Colin Ferrin by Vice President Jay Schmid

OLD BUSINESS: Colin Ferrin

Julie asks for description of property that Sky Meadows has for sale. Colin will get this for her.

Motion 09-031 by Linda Wood/2nd by Jay Schmid to accept addendum to architectural policy ARCH-01 (05-17-08) (05-20-09) voted on at May 2009 meeting. Passed unanimously.

1. Colin reported that he has been unable to reach Kyle regarding the security camera upgrade and with our funds so short we cannot do a better system this year. This item will be included in the 2010 budget.
2. Julie spoke to the gating of Casassa Road entrance. She has spoken to the county and proposes that we have our attorney look into possibilities for this when our financial situation improves. Discussion followed regarding landlocked situation with private property all around Sky Meadows.
3. Question and discussion regarding structure around lower well heads.

NEW BUSINESS: Colin Ferrin

1. Discussion regarding nominations for the 3 board positions that are up this year. Notification to membership will be in July and August minutes. If member is interested, please fill out form available on website.
2. The annual meeting will be held the third Sunday in September. Regular board meeting will be on September 19, the third Saturday, with the annual meeting the following day, September 20, 2009
3. Discussion regarding change of corporation attorney.

Motion 09-032 was made by Colin Ferrin/2nd by Joyce Munson to change corporation attorney from Lathrop, Winbauer, Harrel, Slothower, & Denison LLP attorney firm to Busha' Law Offices. Passed unanimously

4. Discussion regarding need for doing collections, liens and foreclosures to the highest level possible. Getting collection agency and attorney for foreclosure on lien property. Notification to members whose property is in this status.

Motion 09-033 by Ron Bell/2nd by Linda Wood to direct the treasurer to begin collection and foreclosures to the fullest extent of the law. Passed unanimously.

CORRESPONDENCE: Colin Ferrin

Colin has received a letter from the property owners to west of Sky Meadows regarding people riding quads and motorcycles around their gate onto private property. As a courtesy to Sky Meadows these property owners open their gate in the winter for snowmobiles. This area is not open for summer activities ever and will be shut down in the winter if the illegal trespass continues.

Members if you or your guests are using this area, please stop immediately or this entire area will be shut down for everyone.

Please see attached letter from subject property owners.

Motion 09-034 by Linda Wood/2nd by Joyce Munson to adjourn regular meeting 12:35 PM. Passed unanimously

Respectfully submitted,

Joyce J Munson, Secretary

Urgently needed – concrete mason to repair chimney in the lodge. Please contact Linda Wood at number on page 1

Do you want to be warm in the lodge this winter? Volunteers are needed to cut and stack the winter firewood in the woodshed.