



SKY MEADOWS RANCH

BOARD OF TRUSTEES MEETING July 18, 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

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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

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.

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

BOARD MEMBERS ABSENT: Kris Johnson, Licia Miller

Meeting called to order by president, Colin Ferrin at 9:05 a.m.

PRESIDENT'S REMARKS: Colin explained again that SM is without a caretaker at the present time and all work items to keep Sky Meadows running are being performed by volunteers. Interviews will be on August 1, 2009. We have had applicants from as far as Arizona and North Carolina. He is looking to hire a couple but we have had a couple of single person applicants. If single person hired, the apartment is not part of the offer. He will seek someone for apartment only that will clean all buildings and grounds.

Colin discussed the items from the suggestion box:

1. Heating of pool. No money at present for propane.
2. Winter activities. Road & groomer bills discussed with attorney. It would cost more up-front money to fight bill than it would be to just pay the road & groomer payments. We do not have the money to give attorney.
3. The pool will be closed during the week until a caretaker is on site. We have no one to clean and do the maintenance needed daily for the upkeep of the pool. It will be open on weekends thanks to our vice president, Jay.

See CORRESPONDENCE copies at end of minutes.

SECRETARY'S REPORT – Joyce Munson

Joyce asked for any changes or corrections to the June meeting minutes. No corrections or additions were received.

Motion 09-035 was made by Joyce Munson, 2nd by Linda Wood to approve the June minutes as published. Passed unanimously.

Joyce wanted again to thank those members getting their minutes via email. 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.

Dog issues:

1. A letter will be sent to Christina O'Connell, at 1011 Sky Meadows Drive that the dog at the residence must be kept confined to property at all times. It has been charging not only walkers but people driving by in vehicles. Also, her and her boyfriend's speeding through Sky Meadows chasing each other must cease immediately.
2. A reminder – no dogs in the pool area, cabana, lodge, or bunkhouse whatsoever. Dogs have been reported in all buildings and this must stop immediately.

TREASURER'S REPORT: Linda Wood

Aging report:

1. There are 67 members in current status for a total of \$4,829.13 and
2. 21 members over 90 days for a total of \$12,851.00. These are either lien or water lock outs. We will begin foreclosure proceedings on some properties as discussed at June board meeting.
3. Total outstanding due is \$17,680.13.

Our property liability insurance was due on June 30th in the amount of \$26,739.75 for the year. We paid a binder fee of \$7,989.75 and the balance is paid in monthly payments of \$2,083.33 per month until balance is paid. This is for property only and does not include buildings or vehicles.

The commercial package, which includes our buildings and vehicles, backhoe, groomer, and quad, is \$7,735.39 a year, payable in monthly payments of \$1,293.19 a month.

Directors and officers insurance is \$2,382.00 a year, payable in full in June of every year.

Total we pay yearly for insurance is \$36,857.14.

Our property liability carrier mandated that we have an independent risk audit this year. This is done at our expense to maintain our liability coverage. The carrier has told us that they will not cover any winter activities, or may cancel us entirely without the audit. Our broker has looked into other carriers for us and found only one who would consider us, as we are high risk. The cost of that policy is \$38,000.00 a year.

The independent audit was conducted on July 15th. The audit went well and I am hopeful that coverage for summer and winter liability will be continued. The auditor did have areas that we must address and these will be in his report to the carrier. Some of the issues have already been corrected and others are in the process of being corrected. We will have a full list from the carrier when we are notified of their decision regarding coverage.

The money that we have to pay bills with for August and September is \$24,815.61. **Please if you are in arrears pay your bill.**

Fall dues will go out September 1, 2009 and be due on October 1, 2009.

We will not be out of financial difficulty until after the spring of 2010 dues are in, as we must pay a groomer payment of almost \$10,000.00 before Oct 1, 2009 and the final road payment of \$20,560.00 by Nov 1, 2009.

For members asking about heating the pool: I wish that I had a magic wand or a money tree. All areas have been cut and winter will be the same. The monthly bills must be paid before we spend on things that are not necessities. This board inherited the debt we have and we are doing the best we can to pay our bills without asking members for a special assessment. On average even with the cuts it costs \$13,000.00 to \$15,000.00 a month to operate this community.

Motion 09-036 made by Linda Wood, 2nd by Joyce Munson to approve checks 9127 thru 9140 for payment. Passed unanimously

COMMITTEE REPORTS

WATER: Pierson Smith

1. Firefly system has been up and operational for about a month now. The main computer hub for the system is being moved to the office. It will no longer be accessible in the caretaker quarters.
2. Two big water leaks were discovered by the Firefly system, which is a lot faster than going out and looking manually. Even small leaks are identified through Firefly.
3. All property owners are going to be responsible for their water usage. They are also responsible for letting their contractors know that they are not able to use the property owner's water hook up for their use.
4. We have a certified water operator, Gary McFadden, a Sky Meadows property owner, who has agreed to be the operator on record for Sky Meadows until a caretaker is onsite and has obtained his/her water operator license.
5. Two boost pumps are at the pump house hill well site that boosts water up to Tanem Tank. One pump has burned out at this site and one switch has burned out, which was replaced. The pump must be replaced before winter. Also, no watering of trees from lower meadow pump house.
6. A SPECIAL THANK YOU to Bruce and Eileen Polenske for using their water tank system for the tree watering.
7. Pierson received two water upgrades which were approved, and one request for a water meter.
8. Water lockouts have been somewhat successful in getting monies in.
9. The county is no longer allowing random well drilling. It is a big process to go through for drilling wells now.

ROADS: Ron Bell

1. As reported last month, 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 1-509-304-9688 or 1-866-387-8668.
2. Ditching and culverts – plans are being worked on now.
3. Ron acknowledged a letter regarding property drainage and runoff. Ron will review – he has no comment at this time.
4. Ron also brought locks for the doors of the lodge. All lodge doors will now be locked from 9 p.m. to 9 a.m. daily until a new caretaker is on board.

FIRE & SAFETY: Jay Schmid. 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. Tree trimming is at a standstill right now.
2. There have been questions about tree markings:
 - a. Pink – trees that are coming down.
 - b. Orange – trees being trimmed.
 - c. Questions were received about trimmings going to burn pile. DNR wants the trimmings chipped back into the forest, but with Kittitas County on total shutdown, we may not be able to accomplish. Jay will find out more about this with the county.
3. Jay wanted to remind everyone that there are NO FIRES at this time – unless propane fire-pit or propane barbecue is used.
4. Fire-wise slips can also be mailed to Jay Schmid at the Sky Meadows Ranch, ATTN: Jay Schmid, PO Box 117, Cle Elum, WA 98922
5. Grant money – Looking for a time when we can see money come through. This grant is through DNR.

ARCHITECTURE: Licia Miller

1. Approved one tree removal after plan revision.
2. She is looking at one other request.
3. Linda forwarded a request to Licia for removal of 6 trees. Licia will be looking at.

ACTIVITIES: Julie Ring

Julie had a girl's day at the pool. A raffle was held by Amy Chambers, Ann Haga, C.J. Silver, and Amy Casto that netted approximately \$182.00, which they are going to use to purchase pool furniture. Thank you to all involved for your contribution. It is greatly appreciated.

BUILDINGS & GROUNDS: Kris Johnson on vacation – report given by Linda Wood

1. Thank you to members who have stepped forward during this time to help clean, do the pool, the lawn, and the water. Your help is appreciated and as we all know, volunteers are the ones who keep the community going for everyone.
2. **PLEASE EVERYONE DO YOUR PART: IF YOU ARE USING ANY OF THE COMMON AREAS, CLEAN UP AFTER YOUR SELF. DO NOT MAKE A VOLUNTEER DO IT FOR YOU.**
3. A phone will be put back outside the front doors of the lodge. Ralph Munson and Verne Wood will be asked to accomplish this task for Sky Meadows.
4. Pierson asked about the berm in meadow and how many trees were planned. Bruce Polenske reported there are 14 survivors.
5. It was discussed that the borders of Sky Meadows on the East and South are private property and again everyone needs to stay off this property and respect the property owners.
6. Pierson stated that volunteers are needed for cutting wood for the lodge for winter. A discussion was had about moving wood from extra shed over to the woodshed behind the lodge. A few members present discussed a tentative date for this which was 8/8/2009.
7. Harold will be asked to move the trailer of wood or donate to Sky Meadows for winter wood.

OLD BUSINESS: Colin Ferrin

1. Gating of Sky Meadows was discussed again. There have been 5 more break-ins in upper Sky Meadows in the Horse Heaven Road area. **Please, all lot owners take note of any suspicious or unknown people in your area.** We need to catch these thieves soon.
2. **There is a big problem with neighbor trespassing. Sky Meadows will get some signage for "Dead End – no trespassing" to be added to certain areas of Sky Meadows that cross to private properties. This trespassing must stop or there will be no winter access for anyone in Sky Meadows. If any member knows the people who are doing the trespassing, you need to talk to them and tell them NO MORE or you are also part of the problem. Winter access WILL be taken away if this does not stop immediately. Please do not ruin this access for everyone else at Sky Meadows. Just stay off private property!!**
3. Nancy Exe submitted a letter she would like included in meeting minutes about trespassing on her property.

NEW BUSINESS:

1. Colin addressed the 3 board positions open for voting in September. Each is a 3-year term. Anyone interested, please download and fill out form on website.
2. Colin asked that committee persons for water, roads and the treasurer submit budget proposals for September. Colin needs these ASAP so he can present to board and property owners at September meeting.
3. Linda has been contacted by a property owner about wood in a woodshed on property they are selling. We can get for \$50.00 a cord. Linda will ask Verne to check and see how much wood is there and what shape it is in before we make any decision.
4. Dawn Atkinson asked about low-dollar water bills. Linda stated that any water bill under \$5.00 is not billed.
5. **IF SPEEDING OF QUADS AND VEHICLES THRU SKY MEADOWS DOES NOT STOP IMMEDIATELY, AN OFF-DUTY POLICEMAN WILL BE HIRED TO PATROL SKY MEADOWS ROADS.**

CORRESPONDENCE: Colin Ferrin

Again the trespassing was addressed and the letter received will be attached.

Motion 09-037 was made by Colin/2nd by Pierson to adjourn regular meeting 11:05 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.