



SKY MEADOWS RANCH

BOARD OF TRUSTEES MEETING

August 15, 2009 UNAPPROVED MEETING MINUTES

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, Kris Johnson

BOARD MEMBERS ABSENT: Licia Miller

Meeting called to order by president, Colin Ferrin at 9:00 a.m.

PRESIDENT'S REMARKS: Saved remarks until new business.

SECRETARY'S REPORT – Joyce Munson

Joyce asked for any changes or corrections to the July meeting minutes. Two corrections/explanations were received:

1. Colin wanted last month's statement about payment of the groomer explained. Questions about the legality of the groomer loan have been asked by members but this board has chosen to proceed with the payments on the groomer as agreed.
2. The statement about hiring of an off-duty policeperson to patrol Sky Meadows was discussed. After discussion, it was clarified that the idea is being investigated for future use.

Motion 09-038 was made by Colin Ferrin, 2nd by Linda Wood to approve the July minutes as corrected. 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.

TREASURER'S REPORT: Linda Wood

1. There is a total of \$12,175.66 in aging – this is down from \$17,680.13 from last month, which was revenue of \$5,504.47 this month.
2. There are 14 properties 1-30 days overdue; 2 properties 31-60 days overdue; 21 properties 61-90 days overdue.

The fall dues billing will go out September 1 and will be due

October 1, 2009. There will be no water usage on this billing for those members who have already been billed and have paid. We are working towards a winter billing with the firefly system in use. Pierson is working hard to get this all in place with Databar and coordinating with our billing program.

The insurance audit report for our liability insurance has come back as a positive for our community. We have areas that we have already addressed and some that still need work. The carrier is requiring us to provide signs in four areas of the property with verbiage that they have set forth. We cannot change the verbiage. Once this has been done, we must send pictures to the carrier for final reinstatement of our liability coverage. Linda has contacted a member who has offered to give us a bid on the signs and we hope to have this completed in a timely manner. The billing for the audit came after the August checks were written yesterday and is \$285.00. This is lower than the \$500.0 to \$1,000.00 that we were quoted and a welcome relief in our financial situation.

We have \$14,923.72 to pay our September bills.

Our water capital CD matured on August 14, 2009. We had a 9-month flex CD paying 2.20% APR. Current rate for same term, interest is now 0.9% with a onetime jump to higher rate if it becomes available. Discussion regarding this followed and it was determined that the CD will be left in place with Bank of America.

Motion 09-039 to approve checks 9142 through 9154 for payment of Augusts' bills was made by Linda Wood and 2nd by Jay Schmid. This passed unanimously.

COMMITTEE REPORTS

CARETAKER'S REPORT – (given by Colin Ferrin)

1. Reported a water leak two weeks ago which resulted in a loss of 15,000 gallons of water. The leak was found, repaired, and the water level of the tank is coming up.

WATER: Pierson Smith

1. Pierson wanted to put out a special thank you to all the volunteers for their work keeping the water system running.
2. Jay Schmid was thanked for finding the leak from the Taneum Tank.
3. Firefly is up and operational – we still have 14 units that had to be returned to Texas for reprogramming and it is hoped they will be back soon and the install can be completed.
4. A booster pump was replaced at the Pumphouse location at a cost of \$3,100.00 – this was less than we were quoted.

ROADS: Ron Bell

1. Reminded that money in the budget for culverts, gravel for roads, etc needed to be discussed.
2. Word was received from Bob Deines on Fawn Road that he wanted Fawn Road plowed to his house as he will be living there fulltime. This request is per the court order agreement from the Pedersen lawsuit. A discussion followed regarding the plowing/grooming of Fawn Road to comply with the court order.

ARCHITECTURE: Licia Miller (report given by Colin)

1. She gave approval for removal of six trees at 250 Pumphouse Hill Road.

BUILDINGS & GROUNDS: Kris Johnson – (report given by Linda Wood)

1. Thank you to all member volunteers who have been helping to keep Sky Meadows running smoothly. Sky Meadows is in great shape because of your time and help and every member owes you a huge **'Thank You'**.
 - a. Nancy Exe, Shawn Francis, Rex Hatfield, Rita Ficks, Dawn Atkinson, John Anderson, Elijah Anderson, Austin Lowe, and Cari Dick for the hot, hard work of moving and putting up the winter firewood for the lodge and apartment.

If I have overlooked anyone, please thank you for your time and help – every small or large task is greatly appreciated.

FIRE & SAFETY: Jay Schmid.

1. Rodeo Road tree and brush removal is done and Pumphouse Hill is almost completed.
2. Jay wanted to remind everyone that there are NO FIRES at this time – unless propane fire-pit or propane barbecue is used.
3. Keep your fire-wise forms coming as this is how we generate dollars for the program. Fire-wise slips can be put through the slot in the door of the office or mailed to Fire & Safety at Sky Meadows Ranch, ATTN: Jay Schmid, PO Box 117, Cle Elum, WA 98922
4. Jay will check into hours that professionals with licenses may use chainsaws during the high fire danger period. Joyce Munson reported the use of chainsaws late in the afternoon and asked about the legality of this.
5. Ron Bell asked if clean up is being done as trees are being removed and stated that we need to be vigilant about professionals and their use of saws during high fire danger.
6. Jay and volunteers will be working on deepening the pipe running from the spring at the chlorinator under Rodeo Road. The elbow has been driven over and broken again since it was fixed a month ago. The is the water that is used for watering the lawns, etc. and not our potable water.

ACTIVITIES: Julie Ring

1. Julie is planning a girl's night out in October (date to be determined). All interested are asked to contact Julie via e-mail for more information. Julie is also looking for items for a raffle to be held at that time as this will be a fundraiser.
2. Julie is also looking for someone to be Santa for this year's Christmas party in December. Please contact Julie if you are interested.

OLD BUSINESS: Colin Ferrin

1. A caretaker has been hired with a tentative start date of September 1, 2009. Of the candidates interviewed, Shaun Whalen appears to be the best fit for our needs as a community. He will be on probation for one year with a review every 30 days.
2. Shaun has asked that the carpet in the apartment be replaced. He will install himself if we provide the carpet. **(Do we have any members out there who have access to carpet? Please contact a board member if you can help.)**
3. Discussion followed regarding pay rate, horses, cleaning of buildings, childcare, background check, responsibilities.

MOTION 09-040 to hire Shaun Whalen as caretaker was made by Joyce Munson/2nd Ron Bell. Passed unanimously.

NEW BUSINESS:

1. Pierson stated that we are working with Symplified Technologies to get the Wi-Fi updated and the wiring moved from the apartment to the office. Symplified is furnishing our Wi-Fi service to the lodge at no cost and has asked for a sign to be put up regarding their services. Discussion followed regarding signs and it was determined that this will not be done. Something for advertising will be put in the lodge and in our newsletter portion of the minutes if space allows.
2. Joyce reported that we have issues regarding members renting their properties for daily use advertising the use of community pool and lodge on the Internet. Linda stated that one of the questions asked during our liability audit was regarding renting of the private properties. This activity changes the way the carrier looks at our liability and increases our risk of not being covered. At the time of the audit, Linda was not aware that some members were doing this, thereby putting all members at risk. Linda has since spoken with some daily renters at the pool and receiving phone calls on the Sky Meadows phone about renting cabins. Discussion regarding the member privileges of members engaged in this practice, amounts of insurance that they must carry, naming of Sky Meadows as second insured, held harmless clause with insurance, letters to cease and desist. We will ask our attorney for guidance with this issue.
3. There are 3 board member positions open this year for 3-year terms. If you can give us your time and energy, please send us your application. The form is on the website or contact a board member. Nominations and ballots must be received by the board meeting of September 19, 2009.
 - a. Kris Johnson accepted a nomination by Joyce Munson
 - b. Pierson Smith accepted a nomination by Colin Ferrin

BUDGET REVIEW: Colin Ferrin

1. New budget reflects revenue that we have coming in with few variables. If we generate more revenue than projected, we will have more working capital for projects.
2. Discussion regarding placing an ad on e-bay for a Sky Meadows owned lot to help generate revenue. Pros and cons discussed and this will be looked into to see if this is a viable option for us with a written proposal.
3. Budget line item discussion – Julie Ring asked for a line item for attorney to investigate road and security gate issue again. Discussion ensued regarding how we can get the funds for this from other areas as bills must be paid before any discretionary spending is done.

MOTION 09-041 MADE BY COLIN FERRIN/2ND BY JOYCE MUNSON TO APPROVE BUDGET DRAFT FOR 2009/2010.

Voting yes: Ron Bell, Kris Johnson, Joyce Munson, Jay Schmid, Pierson Smith, and Linda Wood.

Voting no: Julie Ring

PLEASE REMEMBER YOUR VOTE COUNTS ON THE BUDGET AND REMEMBER TO SEND IN YOU BALLOT.

CORRESPONDENCE: Colin Ferrin – The Bob Deines correspondence was discussed under roads

MEMBER CONCERNS:

1. Pierson Smith questions the cleanup of a lot on Pumphouse. Colin has contacted the owner several times and asked them to clean up the lot with negative results. The owner will be contacted a third time and if not done by owners, Sky Meadows will have it cleaned up and bill the owner for the expense plus a fine.
2. Bob Brutsche asked if we could put a notice in the newsletter portion asking for donations to help towards the groomer payment and maintaining the groomer. He also hopes to have the state grooming contract for our area.
3. Bruce Polenske asked for clarification on the horse corral policy. Are horses being boarded on Sky Meadows property that do not belong to the member? Member Joyce Lohnes states that these horses are all her animals and she is using them to keep the grass down in the meadow.
4. Discussion followed regarding how permission was given to use the upper meadow, when that permission was given, notification by member to board when they put their animals in the meadow, how many horses can reasonably be boarded, placing of horses in the well circle, and the electric fencing. Colin read the current corral policy.
5. Joyce asked about the previous boundary line issue between the Lohnes and Sky Meadows North Boundary. This has been an ongoing issue and the line needs to be surveyed. Previous boards have tried to get this accomplished but availability of funds has always been an issue.
6. Eileen Polenske cited items from previous minutes of February 2007, March 2007, and May 2007 which all address this problem and stated that this property line needs to be established between the two properties.
7. Pierson Smith asked if we can create a number system for job log by the caretaker in order to better classify what areas were worked on during the day; i.e., water, roads, buildings and grounds, etc. Discussion followed regarding how we can accomplish this efficiently for all concerned.
8. Member Randy Libri gave an explanation of an incident that occurred in the bunkhouse on the previous weekend and how the complaint was handled by a board member who spoke with him. He felt the manner was threatening and inappropriate. Discussion with Randy and the board ensued and this appeared to be a communication issue by the board. The board apologized to the Libri's with the assurance that in the future we will investigate fully all complaints.

NEWSLETTER ITEMS: Sky Meadows would like to thank the following members for their contribution:

- a. Colin Ferrin, Verne Wood, Ralph Munson, Bruce Polenske, Jay Schmid, and Pierson Smith for keeping us in water.
- b. Linda Wood, Erma Ferrin, and Eileen Polenske for cleaning of the lodge and the apartment – very good job!
- c. Doug Haws for mowing lawns and the great looking common grounds.
- d. Jana Fisher for volunteering and taking care of the pool during her stay here.

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. Thank you all bunkhouse users for doing such a good job of leaving the bunkhouse in the same or better condition upon leaving -

Motion 09-042 was made by Colin/2nd by Jay Schmid to adjourn regular meeting 11:58 PM. Passed unanimously

Again, everyone please be reminded that fire levels are now the same throughout the county and fire districts this year. Levels are 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.

BALLOT FOR BOARD OF TRUSTEES POSITION AND BUDGET FOR SEPTEMBER 2009

Kris Johnson

Yes - 2009-2010 budget

Pierson Smith

No – 2009-2010 budget

_____ - write in nomination

Division _____, Lot _____

Signature _____

Please return your ballot to Sky Meadows, PO Box 117, Cle Elum WA 98922 or put in box in lodge or through the slot in the office door.

Must be returned by September 19, 2009.