



SKY MEADOWS RANCH

BOARD OF TRUSTEES MEETING

SEPTEMBER 19, 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

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

Shawn – 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.

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

BOARD MEMBERS ABSENT: Jay Schmid, Pierson Smith

The meeting was called to order by president, Colin Ferrin at 9:04 a.m.

PRESIDENT’S REMARKS: Colin Ferrin

1. Colin read portions of a letter from a member regarding the horses in the upper meadow. The member’s concerns dealt with room taken up by horses, horses eating dead grass, manure and the sledding by children in winter months. Colin stated that the new board will look at this issue.
2. All RV’s must be removed from the various parking areas by October 15th or they will be towed at owner’s expense. No exception unless approved by the board.

SECRETARY’S REPORT: Joyce Munson

Corrections: Joyce stated that she missed two members who should be thanked for helping during the summer months. A thank you to Kathy Haws and Eileen Polenske for their help.

Motion 09-043 was made by Joyce/2nd by Linda Wood to accept August meeting minutes with correction. Passed unanimously.

TREASURER’S REPORT: Linda Wood

1. 19 members over 90 days for total of \$10,603.86; 9 members 31-60 days total \$641.08. Members in current status total \$80,412.71.
2. We have a total of \$91,106.73, (if all dues come in) to work with until the spring billing goes out in March.
3. Annual audit was done on August 24 2009 by members Eileen Polenske, Bruce Polenske and Carolyn Opfer. Report is included with these minutes.
4. Ron Bell asked about 90 day past due and foreclosures. Linda stated that at this time we have 5 lots that are marked for foreclosure with 3 more possible. These will be sent to the attorney for letters to start proceedings. Time frame from letter status to foreclosure is approx 4 months. Ron suggested that perhaps a volunteer would step up to help with the paperwork involved.
5. Long discussion regarding various bookkeeping practices and set up of individual accounts within the system to help track where funds are being allocated from to pay bills. Setting up of categories for incoming funds and outgoing funds within the budget framework. This will be discussed with our bookkeeper as to the best implementation within our report system.

Motion 09-044 was made by Linda Wood/ 2nd by Kris Johnson to approve checks 9033(out of order) and 9158 through 9170 for monthly bills. Discussed check 9033 as lone check out of order for caretaker's salary written on Sept 15, 2009. Motion passed unanimously.

COMMITTEE REPORTS

CARETAKER'S REPORT – Shawn Walen

1. Water is in good shape at this time, chlorination is good.
2. Some property owners have reported mischievous activities. Shawn shared a practice regarding contractors in Montana signing in for their employees to let community know who is on site. Discussion followed regarding viability of monitoring movement within the community and past problems coming from within the community.
3. A member reported an aggressive dog. A discussion followed regarding where dog was seen and whom it may belong to.
4. Shawn suggests that members leave him a note on his door note board or let him know if they feel something needs his attention.
5. Members need to be accountable when using the common areas, such as putting chairs away so that they do not blow into the pool. No alcohol or glass containers in the pool area. Garbage items need to be placed in the dumpster properly and not left outside the dumpster for others to claim. Dumpster is for bagged garbage only.
6. Shawn will begin working on potholes as soon as backhoe emergency brake is fixed and we can get some gravel.
7. There was a leak at a member's property on Aspen Springs and the water has been turned off.
8. Pool is closed for the year and being winterized.

WATER: Colin Ferrin/Kris Johnson

1. Colin stated that due to a work schedule change, Pierson will be unable to be on the board and has withdrawn his name. He will continue to help on the water committee and with FireFly as his time permits.
2. DataBar has been here and reprogrammed some firefly units. The Johnson's worked with DataBar in this process.

ROADS: Ron Bell **No report at this time but Ron would like to meet with Shawn to discuss ditching and culverts.**

ARCHITECTURE: Licia Miller **One request for cabin and garage approved.**

BUILDINGS & GROUNDS: Kris Johnson

1. Kris put out a thank you to the volunteers who helped during her vacation.
2. Kris asked that we get a new cell phone to replace the one she had; it is not working. This will be done.
3. Kris asked about the July water testing reports. A discussion followed regarding the testing paperwork and if the acting water manager had done them or not. Follow up to be done by Colin.
4. Discussion followed regarding covering of the holding tanks in lower meadow. Building a cover versus an above ground storage tank of 5,000 gallons, which would give us more storage capacity than the current 2,000 gallons that we now have in the buried tanks. Which version is the most cost effective and viable at this time will be determined.
5. Discussion continued regarding the engineering and permit process with the county. Colin has spoken with the county and a permit and engineering is required for the size of building needed. Dale DeGour stated he has an engineer whom he will contact if needed

FIRE & SAFETY: Jay Schmid (given by Dale DeGour)

1. Kittitas County Conservation district has approved a 100% grant of \$12,000.00.
2. DNR has approved a 50% grant of \$22,700.00 for a total of \$50,000.00. The check for this is coming.
3. **Thank you to members who have sent in their work hours - this is very important in the grant process. Please keep them coming.**
4. Fire-wise work is completed in some areas and will start next week in others. The company doing the cutting will also be doing the clean up.
5. Sky Meadows has been designated as a fire-wise community.
6. Bruce Polenske stated that he spoke with DNR this morning and was told that chainsaws are okay but no open fires are allowed during moderate fire level. A discussion ensued regarding who has jurisdiction within Sky meadows boundaries.

We are a HOA and have jurisdiction we do not fall under DNR rules and can determine our own fire levels, which have historically been higher than DNR and county.

7. Dale requests funds to construct signs directing members to I-90 from Eastgate to Y at tank meadows. Money will be allocated from grant funds.
8. Road outside Eastgate has not been graded and DNR probably will not fix it.
9. Joe Weeks will be at October meeting to discuss fire safety.
10. Discussion of timeframe for closure of and removal of fire wise pile. It was decided that the closure would be the third Monday after the October meeting date or sooner if necessary because of the weather. **Members may continue to use pile as long as it is there. When it has been removed, you may not place anything in that area.**
11. Dale asked if Shawn would be available to help construct new reader board. Colin stated that as long as Shawn is agreeable and it does not interfere with his regular duties, this would be fine.
12. A member had a debris fire when total shutdown sign was up. Dale asked to fine this member. A discussion followed regarding fire levels, use of chain saws during shut downs versus campfires, and how fire levels are determined within Sky Meadows. **Bottom line is that chainsaws are not allowed and may not be used during high fire level.**
14. A discussion regarding the member's fire during shutdown. Others had camp fires the prior weekend in rainy weather. A fine will not be assessed at this time. The member was warned to adhere to policy per fire level signs.

ACTIVITIES: Julie Ring

1. Julie purchased 2 lounge chairs with donations received from the raffle at the last girl's day party.
2. The Girls Night Out fundraiser will not be a Sky Meadows sanctioned event. It will be a private party with proceeds donated to Sky Meadows activities fund. Please see newsletter flier for information.
3. Julie is still looking for a Santa for the Christmas party; please contact Julie if you can help.

OLD BUSINESS: Colin Ferrin

1. The sale of Div 7 lot 17 had two offers and has been sold for \$28,000.00. We have an earnest money check and the transaction should close in October.
2. The groomer has several problems with the blade that must be addressed. Colin had a technician from Bombardier look at it and the fix will require a new wiring harness or a new switch on joystick. Cost for plug in unit is approx \$600.00. This was tabled until October meeting.
4. The Ford Bronco also needs work done to the steering column as you cannot tell which gear it is in. Parts fell out last time it was driven. Cost to repair \$300.00 to \$400.00. Tabled until October meeting.
5. Ron Bell will look at the paperwork regarding Fawn Road plowing.
6. Julie Ring stated that all paperwork from previous activities done by past boards should be in the office for following boards to use. Discussion regarding placing some files on a protected website for use by board members only. This is a viable solution.

NEW BUSINESS: Colin Ferrin

1. Discussion of winter parking in lower lot. Colin has rough draft out for 16 spots along the outer perimeter for long-term parking, with middle section left open for weekend parking only. There will be numbered system for long term. Notification and approval by caretaker for long term will be required. Further discussion will follow.
2. Ron Bell asked if we still have the numbering system for trailers. The stickers are in the office and will be given to the caretaker for issuance.

Motion 09-045 was made by Colin/2nd by Joyce Munson to adjourn regular meeting at 11:07 AM. Passed unanimously

NEWSLETTER ITEMS --

Again, everyone please be reminded that fire 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.



Girls Night Out In Sky Meadows

Reserve your spot early! Only 25 tickets Available!

Please Join Us...

Girls Night in Sky Meadows is a fundraiser for Sky Meadow's activity fund, directly benefitting community building activities, pool furniture, common public area improvements and more.

If you would like to donate an item or business service for the raffle and door prizes, please contact us.

Who: Girls Only!

When: October 24, 2009

Where: Sky Meadows Cabana

Time: 6:00 pm – 10:00pm

Donation: \$35.00 per ticket paid in advance

Hostess: Frances Nickell, 206-819-4467 and Julie Ring, 253-630-6637

It will be a night to remember! Dust off your favorite Boa and join us for flavored beverages, appetizers, games, raffle and door prizes.

To reserve your spot contact:

Frances Nickell, 206-819-4467, f_nickell@comcast.net or Julie Ring, 253-630-6637, redhogz@msn.com

Mail Donation to:

Frances Nickell

19905 Dayton Ave N

Shoreline, WA 98133

Only 25 spots available - First 25 RSVPs with advance donation guarantees your reservation!