



# Sky Meadows News

April 2008/March Minutes

## Sky Meadows Trustees

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### Secretary

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### Fire & Safety

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bkjohnson1@aol.com

### Architectural

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## Newsletter/Website

Robin Swenson  
509.674.2544  
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Sky Meadows website:  
[www.skymeadowsranch.org](http://www.skymeadowsranch.org)

## Caretaker Phone #'s

Lodge 509-674-7753  
Cell-Harold 509-304-8458  
(Days off are Wed/Thurs.)

## TO REPORT A FIRE

800-562-6010 (DNR) or 911

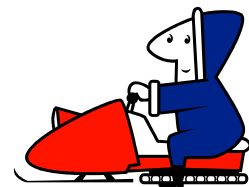
Water leaks are a way of life for us due to the design of our water system, materials used during development and the varying climates that are present at our elevations. Detecting water leaks is a mystery and when a leak is detected finding the leak is even more of a challenge. During the winter months when many leaks occur the ground is covered by a blanket of snow. There were several times this past winter when some members ran out of water due to leaks and there were an equal number of close calls where the tanks barely had water in them. Most often these leaks occur on members' property and are the result of faulty plumbing or freezing pipes. It is each member's responsibility to turn their water off by the meter when they are going to be away for more than 24 hours. Some members failed to do this and caused serious loss of water this winter and are likely to see large water usage bills when the meters are read in April. The Association Board is concerned about individual's lack of attention to turning off their water when they are not at Sky Meadows. Those few compromise the ability to supply water to everyone. The Board is currently looking into an electronic means of detecting when and where leaks occur. We will share more information on this when it becomes available.

Theft is continuing to be a problem. This last winter several snowmobiles and a vehicle with tools were reported stolen. There have also been reports of gasoline stolen. Our best defense against theft is for all of us to look out for one another and question when something does not appear as we think it should. The board is looking into installing some security cameras connected to the website and a video recorder.

The Association Board has discussed for some time the need for additional help to operate Sky Meadows. The infrastructure requirements are similar to those of a small city or significant business. Our caretakers work 5 days a week and they have vacation, sick leave and holiday benefits plus their duties do not address business oriented things that need to be taken care of on a regular basis. The plan of basing Sky Meadows continuing operations on huge volunteer efforts is a plan of failure. The budget planning effort last year set aside funds to hire an additional part time employee. After discussing alternatives the Board, at the March meeting authorized the hiring of a Part Time General Manager. An advertisement is in this months Newsletter.

There will be a meadow brush clearing party Saturday, May 10th. The project is geared toward firewising and restoring the meadow. The leaders for this Project are Robin and Bob Swenson. Please contact them if you are willing to assist with this cleanup. More information will follow in the next Newsletter.

**Snowmobiles and trailers  
must be removed from  
the parking lots and  
meadow by May 1st.**



**Snowmobiles & Trailers not  
removed will be towed at the  
owners expense.**

The "Sky Meadows News" is published monthly by the Sky Meadows Association and does not warrant or endorse any product or service advertised herein.

# NOTICES

- **Next Board Meeting** is April 19, 9:00am in the cabana.
- **All sleds and trailers must be out of the meadow and parking lots by May 1.** Those not removed will be towed at the owners expense.
- **Board Membership.** Do you have experience that can benefit Sky Meadows Community and would you like to be a member of the board of trustees? There is a process and candidate information sheet available on our website at [www.skymeadowsranch.org](http://www.skymeadowsranch.org) The policy is listed under the Resource Center tab. The board is currently looking to fill the position of Treasurer vacated by the resignation of Brenda Martin. At the March meeting the board selected Peggy Locati to fill this position on an interim until the April meeting when the permanent selection will be made. Interested members should submit their candidate information sheet to Bob Swenson by the Tuesday prior to the April Board Meeting. This allows time to have the candidate information reviewed by all board members prior to the meeting. Bob's email address is on the front page of the Newsletter.
- **Water System Upgrades.** Our recent success working with the Dept of Health has allowed us to lower some of the water allocation levels. This in turn is making it possible for additional water upgrades to occur this year. If you are interested in applying for a water upgrade please refer to the Policy on our website at [www.skymeadowsranch.org](http://www.skymeadowsranch.org) and complete the application form. The Board will decide at the May meeting how many upgrades will be approved.
- **Water Allocation Downgrade Policy.** There have been a few inquiries from members who own properties designated as "Full time Residence" that are no longer full time. The Sky Meadows tiered system for water allocation deems a Full time Residence at a usage level of 200 gallons per day and Waste Management Fees are higher for a Full time Resident. A policy was adopted at the March meeting that allows a down grade in water status from Full time to Part time for those that truly do not live at Sky Meadows for 180 days or more of the year. The Policy can be viewed and application printed from our website at [www.skymeadowsranch.org](http://www.skymeadowsranch.org). Policies are listed under the Resource Center tab.
- **Spring / Summer / Fall Projects Planning .** Again this year we are in the planning phase for many projects to get accomplished. Most of these projects will be accomplished through volunteer efforts. We will be publicizing project information as the project leaders organize the efforts.  
  
The first Project organized will be to cleanup the lower meadow from scrub brush and trees that have taken root the last decade. The project is geared toward firewising and restoring the meadow and is scheduled for Saturday, May 10th. The leaders for this Project are Robin and Bob Swenson. Please contact them if you are willing to assist with this cleanup. More information will follow in the next Newsletter.
- **Sky Rider's Sno-Park Clean Up.** May 17th 10:00am in the parking lot.

## Part time General Manager Position



Sky Meadows Ranch Association is looking for a part time General Manager. This General Manager position is broad in nature with responsibilities of managing the day to day operations of Sky Meadows and supervising the caretakers. A detailed job description and salary are available upon request. Work hours are flexible and the preferred candidate will have 10 years minimum business and management experience. Preferred candidate must have computing experience with Microsoft Office software and email. This is a great position for a retired person that loves to be active and outdoors.

**Please contact Bob Swenson, Bob Poole or Steve Locati for more information.  
Their contact information is on the front page of the Newsletter.**

**Sky Meadows Ranch & Country Club**  
**Board of Trustees Meeting**  
**Saturday March 15, 2008**  
**Un-approved Minutes**

The meeting of the Board of Trustees of Sky Meadows Ranch & Country Club was held in the cabana. A quorum was present and the meeting was called to order at 9:00am.

**1. Board Members Present:** Bob Swenson, Collin Ferrin, Steve Locati, Trent Ely, Bob Poole, Kris Johnson

**2. Board Members Absent:** Dale DeGour

**3. Presidents Remarks:**

1) Trustee Candidate Applications discussed. Peggy Locati applied for Trustee position. Kris Johnson informed the board that Joyce Munson also sent an application that was not brought to the board and it was left in the office. A board member retrieved the application and it is on file.

2) *Motion Swenson/Ely to approve Peggy Locati as a trustee to the board.*

*Board members discussed whether position should be further advertised in the newsletter. It was discussed that the position resigned by Dave had been advertised and that notification of Brenda Martin's resignation was advertised. The board discussed deficiency of technicality.*

3) *Motion amended Poole/Johnson to appoint Peggy Locati as Interim Trustee to act as treasurer and advertise the position again and affirm or elect a different candidate. Passed. Opposed by Ely and Ferrin.*

**4. Minutes:**

1) *Motion Bob Poole/Peggy Locati to approve minutes of last meeting. Unanimous.*

**5. Caretaker's Report:**

1) Harold reported out of control snowmobile hit the snow plow damaging the electronics on the plow. The snowmobile started with a stuck throttle so nobody was on the machine. Fortunately no one was injured. The cost of repair of the plow is estimated to cost \$250.00.

2) There have been reports that gas has been stolen from snowmobiles parked in common areas.

3) There was a large leak that resulted from frozen

pipes and the members' meter wasn't turned off at the road. THERE WAS A CRITICAL WATER SHORT-AGE DUE TO THIS LEAK AND A MAIN PUMP WAS RUINED.

4) There was discussion regarding the re-implementation of fines for leaving water main valves on when the member will be absent for 24 hours or more in violation of the covenants. Discussion was tabled for a later time.

5) Harold and Diane will be gone on vacation from March 18<sup>th</sup> to 26<sup>th</sup>.

**6. Water Chairman Report**

1) Regarding plans for drilling on Lot 1C1, Trent is estimating that the cost of bringing a well on line in that location will be an approximate maximum amount of \$40,000.00 depending on the route chosen to run the water line and the preferred location to tie into the system.

2) Status of Additional Allocations: Trent reported that we have two applications at this time. 19,880 GPD is our current allocation level in accordance with the most recent allocation calculations approved by the Department of Health. It was discussed that we should amend our water policy so that the approved allocations match the DOH approved levels.

3) *Motion Ely/Poole to continue to accept applications for water upgrades and make decisions on applications for water upgrade approvals at the May Meeting. Unanimous.*

4) *Water Service Downgrade Policy: Motion Ely/ Poole to accept and finalize the Water Policy which was approved at last meeting but required approval at a second meeting. Unanimous.* This Policy allows for the downgrade of members' status from full time to part time with a guarantee that they will not have to pay a fee to upgrade at a future date. This is a result of properties changing hands or otherwise changing in use from full time to part time.



**Bob and Marilynn Asbury**  
Sales Associates

Business: 509.674.4431  
Toll Free : 800.635.1883

Bob's cell: 509.607.9729  
Marilynn's cell: 509.607.9728

mmasbury@inlandnet.com

**Windermere**

807 W First Street  
Cle Elum Washington 98922

5) Trent brought for discussion the Gunther Loop water line apparent leakage. Discussion again occurred regarding shutoff valves and flow meter needs to isolate problems as discussed at the last meeting. It was discussed that it is believed that that entire section is 80 psi pipe. Trent will be getting a bid for replacing the line in order to discuss the options.

6) Trent reported that his priority over the next two months will be completing the DOE paperwork.

7) Bob Swenson offered to take the action to change the water policy to match the new allocated Department of Health usage and bring to the next meeting for consideration.

### **7. Architectural Chairman Report**

1) Architectural Control and Land Use Policy #ARCH-01.

a) Discussion occurred regarding the contents which deviate from the covenants. The board discussed that the deviations being allowed are observing intention past and present of non-enforcement of that portion of the covenants.

b) Changes to Architectural Control and Land Use Policy were made and will be presented again at the next meeting.

### **8. Roads and Parking:**

1) Sky Meadows' Groomer is in terrible condition. Bob Poole, Bob Brutsche and other volunteers have spent a magnitude of hours repairing this machine this year. Bob is working on options to purchase a newer groomer which he will provide update on as progress occurs.

2) Poole is also looking at options to chip seal or pave Casassa Road.

### **9. Treasurers Report:**

Collection	103.84
General Bank Acc.	3,377.65
MRS Club Dues	40,863.05
MRS Water Capital	39,902.29
MRS Water Operation	12,414.79
Savings	17,662.70
Water Capital CD	73,527.96
Total	187,852.28

1) Motion Steve/Peggy to approve signing of checks 8737 through 8756. Unanimous.

2) Note was made that Balance Sheet needs to have an asset account added for accounts receivable.

3) Discussion regarding a complaint of a Thornton Creek property owner who does not want to pay the same water user fees as Sky Meadows members. It was discussed and the Board decided to take no action.

### **10. Buildings and Grounds:**

1) Kris acknowledged that the project planning list will be maintained and updated as project leaders are appointed.

2) It was noted that as part of the meadow cleanup project brush will be removed along Fawn Road which should allow widening to help with grooming for snow-mobile access along side the winter plowing.

### **11. Fire and Safety:**

1) Dale reported through Kris that there has been no feedback from DNR regarding Firewise grant.

### **12. Member Input:**

1) Member requested update of Pederson Lawsuit. It was reported that attorneys on both sides are working on an Order reflecting the attention of the judges ruling. More information will be available when that order is entered and signed.

### **13. Old Business:**

1) Sky Meadows' web site is now up and running.

[www.skymeadowsranch.org](http://www.skymeadowsranch.org)

2) There is now an unsecured high speed wireless network for members' use in the lodge, Access is limited to 90 minutes per day per individual.

3) A weather station and video surveillance will be added to the system in the future.

### **14. New Business:**

1) DataBar Company came to give a presentation on an electronic water metering system they market. Electronic metering would drastically reduce the water lost to leaks in our system by early detection of a leak location.

### **15. Adjourn to executive session**

1) Motion, Poole/Peggy Locati, to adjourn to executive session at 1:51 PM. Unanimous.

### **16. Adjourn executive meeting & resume regular meeting**

1) Executive Session called to order at 1:55 PM

- 2) Motion Steve/ Trent to adjourn Executive Session at 2:15
- 3) Regular meeting called to order to re-open at 2:15 PM
- 4) Motion Locati/Poole to advertise for the part time general manager position that the board has been working on. Unanimous.

**17. Adjournment February meeting**

- 1) Motion Peggy Locati/Trent Ely to adjourn regular meeting at 2:16 PM. Unanimous

Respectfully Submitted,  
Steve Locati, Secretary

**FOR SALE \* FOR SALE**

**SNOWMOBILES**

- ⇒ **2008 Arctic Cat M8 Sno Pro Snowmobile.** Limited Edition Nightfire Model, 750 miles: \$7,500.00. 509-929-4325
- ⇒ **2007 Arctic Cat Crossfire 8 Snowmobile:** \$6,000.00. 509-929-4325
- ⇒ **2007 Arctic Cat Crossfire 8 Snowmobile,** low miles: \$7,000.00. 509-929-4325
- ⇒ **2006 Arctic Cat M7 SNO PRO - Orange.** Fox Float front shocks! Titanium Springs. 162" Track Appx. 1100 miles. \$400 in accessories included. Great condition. Asking \$ 6,500. Call Matthew 509-929-4329 or email [mlocati@stewart.com](mailto:mlocati@stewart.com)
- ⇒ **2007 Arctic Cat M8 - Green.** 162" Track . Over \$1,800 in upgrades. Less than 500 miles. Perfect condition. Save thousands!! Asking \$ 8,650.00. Call Matthew 509-929-4329 or email [mlocati@stewart.com](mailto:mlocati@stewart.com)

**MOTORCYCLES**

- ⇒ **2000 Honda CR125.**\$1500 FMF SST pipe, FMF Shorty silencer, new back tire, runs great, comes with FMF Fatty pipe and full stock exhaust. Excellent condition. 509-304-8554

**Bunkhouse Rooms For Rent** 

**\$25 PER NIGHT + cleaning deposit**  
**NO PETS**

Bring your own bedding/towels  
To reserve a room contact Diane at  
**509.674.7753 or 509.304.8458**

**Please respect your neighbors and keep your dogs on a leash when they are off of your property.** 

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110 E 1st - Cle Elum WA  
509 - 674 - 5497  
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**CANYON CREEK**  
Cabinet Company

## Tips for Spring Clean Up and How to Firewise Your Property

The Department of Natural Resources encourages all communities to reduce their chances of fire and the rate that a fire can spread by following these tips. It is important to note that if you are responsible for the start of a fire you will be charged for the cost incurred in fighting it. The location of Sky Meadows puts us at a high risk because fire burns uphill and we get a lot of wind.

### There are several things homeowners can do to reduce our fire risks:



- ◆ Remove dead or overhanging branches.
- ◆ Remove leaf/pine needles from your yard. (Rake up and dispose of each year).
- ◆ Remove leaf/pine needles from roof and gutters.
- ◆ Remove "ladder fuels". Prune tree limbs so that the lowest branch is 6 –10 feet from the ground.
- ◆ Remove tall dry grasses.
- ◆ Check your generator and/or hose to be sure that it is in good repair. Refuel garden equipment carefully. ( Away from dry grasses).
- ◆ Prune bushes and shrubs regularly. Dispose of debris accordingly. When a burn ban is on, hire someone to haul it away.

**You are responsible for helping cut down the risk of fire by "firewising" your lot.**



### FIREWISE GRANT \$\$\$\$

A Fire wise grant has been applied for. All members who spend time clearing, thinning, pruning and removing slash are asked to report their time spent, gas cost, including transportation to Sky Meadows and include the time and estimated fuel hauling debris to the pile. This information should be reported to Dale [tweety176@aol.com](mailto:tweety176@aol.com) or call 253-630-8638 and leave a message. The grant has a matching funds requirement and this information will be reported to satisfy that requirement. We thank you for taking the time to provide this information.

### Newsletter Input



Do you have a photo you would like to submit, a members accomplishment you are proud of? We want to hear from you.

**happyrb@hughes.net**

### Address Changes

If you have moved or have a new phone number please send changes to [happyrb@hughes.net](mailto:happyrb@hughes.net).

# Sky Meadows Groomer Replacement



The snow is melting but the snow groomer replacement effort is in a critical time frame. We plan to replace the 1970's groomer with a used groomer in the mid 1990's vintage. These used groomers will soon be ending their season and be placed on the market. We need your donations to help as purchase a replacement groomer for next season.

To date the following members have made pledges/contributions totaling \$4871. Please fill out the bottom of this form and help us keep our winter recreation access in Sky Meadows enjoyable for all by assuring we have a working groomer for the 2008/2009 season.

Bob & Robin Swenson	Robert & Marilyn Asbury	Ward Staff	Collin & Erma Ferrin
Robert & Trisha Brutsche	John & Ginger Hood	Rex Hatfield	Joe & Carol Porkka
Bob & Linda Poole	Lealand & Kristi Wylie	Steve & Peggy Locati	Todd & Nancy Dressel
Dave & Linda Wells	Terry Flajole	Waffle Breakfast Donation	John & Lori Martin
John & Cheryl Anderson	Bob Brittingham	Perry Boone	
Robert Langholz	Lloyd & Kathryn Towne	Cindy & Bryan Thomson	
Kristi & Wylie Lealand	Dennis & Tina Call	Bob & Kris Johnson	

## Questions:

Bob Poole      471 Pumphouse Hill Road, Cle Elum, WA 98922      roberthpoole@comcast.net      253-332-9713

Bob Brutsche      1600 Skull Springs Road, Cle Elum, WA 98922      robertbrutsche@yahoo.com      253-947-2290

**CUT AND MAIL TO THE ADDRESS BELOW**

### Groomer Donation/Pledge

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone# \_\_\_\_\_ Sky Meadows Division and Lot Number \_\_\_\_\_

Donation Amount \$ \_\_\_\_\_ Pledge Amount\$ \_\_\_\_\_

PLEASE MAIL TO: Bob Brutsche: 1600 Skull Springs Road, Cle Elum WA 98922 (253-947-2290)



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