



Sky Meadows News

October 2008/September Minutes

Sky Meadows Trustees

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www.skymeadowsranch.org

Caretaker Phone #'s

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Cell-Harold 509.304.8459
(Days off are Sat./Sun.)

TO REPORT A FIRE

911
800-562-6010 (DNR)

Notices

- ☉ The Annual Board Meeting/Board Meeting: October 18, 9:00am in the cabana.
- ☉ Please fill out the enclosed ballot and mail in. It must be postmarked by October 13th or hand delivered at the October 18th meeting. The only valid ballots are those sent to you and they must be in the envelopes provided. The voting policy can be viewed in its entirety on the web-site. There are 3 board positions open.
- ☉ The Budget summary is on page 12. Please contact any board member with questions. The 2008/2009 Budget is a balanced budget with NO assessment or fee increases to the members.
- ☉ The Board response to the audit summary is on page 13.
- ☉ The Firewise Hours Form and Groomer Donations Form can be found on our website on the Resources Page under Policies & Forms.
- ☉ The Debris Pile Removal is scheduled for October 13.

Positions Open for Newsletter & Website

I started the current newsletter approximately 2-1/2 years ago because there was a need to share information and bring the community together in a positive way. Most of my life I have been a volunteer at some level and felt because of my background in publishing I could help Sky Meadows in this manner. When it became necessary for someone to keep the old website current daily I took that on also and then led the action to re-establish the website to its current format growing both the content of information and maintaining it. The majority of you have supported me with positive feedback and that has made it worth volunteering the 60-70 hours per month that it takes to do a quality job.

Unfortunately there is a minority that continually display negative energy and criticism. Their harassing creates an abusive situation that I do not want to be a part of. I will no longer be publishing, printing and mailing out the newsletter or managing the website. I have other projects and priorities that I would like to focus my energy on.

I am grateful for the many friends and supporting folks of Sky Meadows that I have met the past few years while doing this job. I am proud of both the Newsletter and Website products and hope that someone will pick them up and continue to enhance their value for Sky Meadows Members.

Robin

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Sky Meadows Ranch & Country Club, Board of Trustees Meeting
Saturday September 20, 2008
Un-approved Minutes

The meeting of the Board of Trustees of Sky Meadows Ranch was held in the cabana. A quorum was present and the meeting was called to order at 9:06.

1. Board Members Present: Colin Ferrin, Steve Locati, Bob Poole, Dale DeGour, Kris Johnson
Bob Swenson, Peggy Locati, Trent Ely

2. Board Members Absent: none

3. President's Remarks: none

4. Secretary

1) Minutes Approval -Motion Peggy /Kris to approve minutes. Unanimous

5. Caretaker's Report

- 1) Harold is on vacation.
- 2) Poole reported that Harold was using his vacation time up before switching to the new timekeeping process.
- 3) The dumpster has not been compacted due to the fact that the Case 580 is currently not working.
- 4) Kris reported that the recent correspondences regarding the lodge was in part due to the fact that Harold is on vacation. She also noted that the facilities get dusty quickly and that the toilets are stained.
- 5) Members need to please not use the paper towels for drying out of the shower.
- 6) Sealing of the railing will be accomplished by the winter, Poole reported.

6. Treasurer's Report

1) Check approvals: Motion Steve/Trent, to approve 8904 through 8932.

- a) Discussion: Trent asked about the second check to Norm Cook. Peggy reported the second was for the grading of the berm in the meadow and parking lot grading.
- b) There is a portion of the billing that should be allocated to Water Capital and portion that should be General Operations. Bob will correct that with the bookkeeper.
- c) Bill Williamson attorney billing was for a bill for the road study report and expert witness regarding the Pederson Lawsuit.
- d) *Motion passed unanimously.*

2) Financial Report: 2008/9 Budget: Motion Peggy/Trent to approve budget:

- a) Discussion: Kris asked why groomer maintenance and operation was under water operations. Bob reported that it is in the expense column because it has been done that way in the past since equipment maintenance operations is all pulled from Water Operation but that it is agreed that the groomer isn't Water Operation. There has been an imbalance as in the past years most of the money had gone into Water Operations expensing regardless of what fee the income was from. This is a violation of our Assessments Disclosure Policy. The budget for 2008/2009 was designed to remedy as much of that as possible and this item was one that was not addressed. The bottom line is there is no dollar increase to members in the new budget.
- b) Although we can move money from general to water, in the future we need to continue to budget expenses correctly per the income disclosure. Ron Bell asked why we don't budget and account under the principal of fixed assets. Steve mentioned that he believes as a non-profit we don't account for tax purposes under GAAP. And categorizing as assets, amortization, depreciation etc. would move certain expenses from the P & L and make day to day management of our budget much more difficult.

c) Motion amended to approve the 2008/9 budget with the change of the category of the Groomer from Water Operations to General Operations (Peggy/Poole) Vote: Unanimous

3) September Billing Status: The bills for Water and Garbage have gone out for September.

a) Joyce Munson asked why the bills were out late since the meters were read in August. Peggy explained that September was the first billing cycle since August. Joyce asked why the due date would be October with the bills being sent in September. Peggy explained that there would be no past due penalties unless the payments were more than 30 days late.

b) Further discussion regarding the funds from the sale of the old groomer being categorized as income. Poole explained that it was a goal under the budget.

c) Bob Swenson explained this board's budget management process has been to review the budget monthly and analyze our position by line item noting changes of income and expenses as necessary and highlighting watch items to stay on

track.

d) Linda Wood asked if there would be a forum at the general membership meeting to ask questions regarding the budget prior to turning in their ballot. Members may attend the meeting and turn in their budget. In the interim members can email or call the board. Members may also proxy by following the proper process as identified in the Annual Election Policy and By Laws.

Steve explained that after any explanation it is the member's choice to vote to approve or not approve the budget.

Groomer Donation Savings	5174.57
General Checking	2407.65
Club Dues Savings	23,034.04
Water Capital Savings	44,085.53
Water Operation Savings	4581.63
General Savings	10,495.20
Water Capital CD	<u>73,527.96</u>
Total	163,330.66

7. Roads, Parking & Equipment

1) Paving Report: Poole reported that the bid with the company we chose for the paving was for a better quality of finished product and amount of asphalt. We did not add two inches of gravel as the paving company originally advised since the base of our road was so compacted it would not be advisable to tear it up first. So they recommended a coat of gravel to level the road and then a 1 inch layer of asphalt as an under-layment to the 3 inch top coating. This is what he approved. The apron edges will be worked to make it better as soon as the Case 580 is repaired. Until the aprons are finished it is asked that we all be careful to take care to not damage the asphalt approaches.

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2) Poole reported that we are considering using tug boat rope for speed bumps. The asphalt company recommends this as it works well and can be removed for winter months.

Dave Chambers asked that we have some speed control around the entrance and parking and dumpster areas. Poole reported that that is what he has in mind.

3) Dave Chambers expressed that after thought and discussion he is questioning whether the board has the ability to execute the loan agreement. He presented a letter to the board from his family expressing his concern and stated that it is the end of the issue from his family.

4) *Motion Poole/Peggy to approve the execution of the note to the Schaafsma's for \$60,000.00 no interest loan to pay for the paving of the Casassa Road entrance. Passed 5 approved. Trent refrained, Colin and Kris opposed.*

5) Trent asked Dave Chambers about his concerns. Dave explained that he is concerned that the project should have been done under a capital improvement project with a special assessment. He is concerned for future unexpected expenditures. Bob Poole reported that this project was done under budgeting of the road improvement fee.

6) Dave Chambers said that in the future if our covenants were amended a provision for this type of capital improvement project that needs to be handled in an expedient fashion. It was expressed that there was an understanding of the need to act because the bid we had was only good for a short term and that in the future it would be too expensive to ever accomplish because of the fact that paving has increased in price so much.

7) Kris expressed concern that she didn't feel she was in the loop of communication. Poole told her he addressed her in all of the emails. Dale told Kris he responded to the emails that Bob Poole sent to Kris. Everyone agrees that communication is one of those things that can always be better regardless of much is done.

8) Old Groomer Sale Plan: Bob Poole reported that he is expanding where they are advertising to sell the old groomer. **GROOMER IS FOR SALE IF ANYONE KNOWS OF A PERSON OR ORGANIZATION THAT NEEDS IT!!**

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9) Bob Poole reported on the maintenance costs of the Case.

8. Water System

- 1) Firefly Installation Report: Pierson Smith, who is the member volunteering to oversee this project, gave a report. He started by explaining to those who have not followed the project that the Firefly system is an electronic meter reading and communication system that compiles the data in a main frame. The system will send out an alert of higher than normal usage which will be reported to the caretaker and designated board members.
- 2) The initial hardware infrastructure has been installed. On the September 30 the vendor will have personnel on site to train for installation and work with our bookkeeper to automate the billing process. There will be 73 firefly meters installed this fall and the remainder to be installed in spring. The devices being installed this year are on lots that currently have a flat meter glass.
- 3) We are going to have to replace some of our older meters which do not have dial sweeps. The two newer type meters will be compatible. 137 meters will be replaced.
- 4) Julie Ring asked what would occur as far as the filling of their holding tank or someone's hot tub or a septic installation. The board expressed that as always, they are expected to contact the caretaker in advance of necessary larger than normal water usage, the alert would then be avoided.
- 5) Training will begin on Sept 30 at 8:00 AM at the Cabana.
- 6) Ron Bell asked if this was under water operations. Trent reported the money is in the Water Capital budget. Pierson stated that we saved money by eliminating certain hardware we didn't need that the vendor was proposing.
- 7) The replacement of the meters added approximately \$2,000.00 to the cost of this.
- 8) Dave Chambers asked why the cost of the new meters that were needed was not a burden placed on the members who have those meters. It was explained that is not the fault of the member that their meter was one of the older used meters that were originally used at Sky Meadows.

Members are welcome to donate to the cost of the new meters. Several members attending expressed a willingness to donate money for this.

9) Eileen Polanski asked why the water statement only gives them the total usage rather than the beginning and ending meter reading. It was explained that we don't pay our bookkeeper to go to that extent due to the cost. Trent reported that members can contact him if they want their actual reading.

10) Well Drilling on 1C1 Report: Trent reports that the driller has still not given us a solid date.

11) *Water Status Upgrade Approval: Motion Trent/Colin to accept the single application for part time upgrade he has. Unanimous.*

9. Fire, Safety & Security

- 1) Firewise Report & Grant Funding: Dale reports that we procured an additional \$6,000.00 from the conservation District in Grant Funding for Firewise efforts.
- 2) He suggests that the next goal in firewising needs to be to eliminate some of the canopies over the roads and to remove dead and diseased trees along the roadways. He would like to offer to volunteer to continue to help after he is off of the board and is volunteering to be a member of a fire and safety committee he desires the future board to form.
- 3) Dale expressed the need for more volunteers for future projects.
- 4) Dale would like members to contact him regarding dead or diseased trees needing to be removed.
- 5) Dale reported that in the past we have referred to DNR regulations which do not exist other than fires and barbecues. Our policies regarding equipment bans is a policy enforced under our bylaws and remains in effect.
- 6) Dale reported that there is a problem with a dog that belongs to a renter in the development. The board must send a letter. Bob Brutsche offered to take care of it.
- 7) Joyce Munson reported a possible discrepancy she saw on the web site regarding the fire level.
- 8) Debris Pile Removal / Clean up: October 13 is the removal date of the debris pile in the lower lot.



Locking Mailboxes

We are thinking about putting up another section of Locking Mailboxes if there is enough interest. For more information contact Esther at elazyb@yahoo.com or 509-674-9548.

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



9) Dale offered to help members with de-limbing trees on a case by case basis.

10) Colin gave a report on the proposed new reader board that he and Dale are proposing. The reader board would have a roof overhang, be lighted at night and will include a map of the development. He is projecting the cost would be around \$800.00 to \$1,000.00. He will be taking this project forward to the next meeting.

10. Buildings & Grounds

1) Kris reported that the doors to the lodge will be replaced with fiberglass doors. Ron Bell has volunteered to install them. Ron reports that the doors will be white. They are heavy duty doors that should have a long service life expectancy.

11. Architectural

- 1) Colin reported on two requests for tree removal. One he is approving and the other is still under consideration.
- 2) Colin reported he has been in communication with a member that needs to clean up some debris on their lot and anticipates working through the issue.
- 3) Colin reported there is another lot that the trailer was extensively damaged by a tree and has been repaired without architectural approval.
- 4) Bob Swenson reported on conversations with DNR regarding tree density. DNR reports they cannot fight a fire where there is dense canopy. He suggests we look at managing for tree density. Firewise aspects may not correspond with our current tree removal architectural policy. Colin reported that he has been considering this in his approval considerations.

12. Old Business

1) Insurance Update: Steve reported that we are still working on attempting to obtain better coverage since we currently have an exclusion in our coverage relating to all snow activities. We are working with an agent that is

sending a risk manager out to see our facilities and talk with us regarding safety measures and recreation management that should be addressed. They are also telling us we must have a recreation safety management policy in place.

13. Member Input

- 1) Joyce Munson expressed that she didn't agree with the wording in the newsletter regarding the audit report. It was reported that the audit was only an audit and not a quest to discover an explanation; it is up to the board to investigate the audit.
- 2) Bruce Polanski expressed concern that he took exception to the fact that the Treasurer was present at the audit. Peggy reported she was there when the audit committee asked her to come in and answer questions regarding the current processes.
- 3) Linda Wood asked if the 2008/9 budget would be over run on roads with note repayment. Bob Swenson explained the roads budget in detail and that there are extra funds in 2008/9 roads budget after the note payments are made.
- 4) Bruce Polanski asked about a policy dated 1988, FIN05. The board reports that they believe they have complied.
- 5) Dale asked how many candidates we have for the board elections. We currently have two. The Board asked since some in attendance appear to want to be part of board decisions if anyone in attendance wishes to apply. Nobody stepped up.
- 6) Dale asked why the members that always attend the meetings would not serve.
- 7) Julie Ring asked about the specific openings. Specific assignments are not predetermined. It is up to the new board to appoint positions of elected members when they become members of the board.
- 8) Jeanne Schmidt stated she would consider serving on the board if it was more member volunteer committee

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oriented. The board responded that they would love for more members to volunteer to serve.

9) Joyce Munson expressed that she thinks the new board members should take position at the meeting that the election is held. She would like to see the new board approve the budget. She was answered that the board approves the proposed budget and the members vote to ratify the budget. If the membership do not approve the budget, the same budget as the previous year will carry forward.

14. New Business

1) A note from Robin Swenson was read. Robin is resigning from the editor of the newsletter and manager of the website. The board expresses appreciation for all of the hard work that Robin has done. The newsletter and web site has been a terrific enhancement of the communication to our members. We have received endless appreciation from members. We hope that someone will step forward with the desire and ability to try to continue these efforts.

15. Adjourn July Meeting

1) *Motion Peggy/Trent to adjourn. Approved and adjourned at 12:13 PM.*

Respectfully submitted,
Steve Locati, Secretary

WATER LEAKS



Maintaining our water system is everyone's responsibility. It is your duty and stated in the by-laws that you must shut your water off at the meter when you leave for more than 24 hours.

Thank you.

17th Annual Washington Snow Expo & Swap Meet

Put on by WSSA



Oct. 18-19

Sat. 10-6 Sun. 10-4

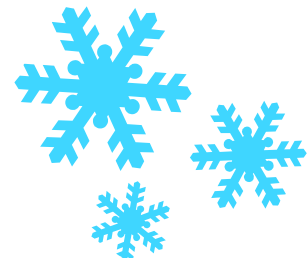
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Accomplishments of outgoing board members

There will be a significant change in the make up of the board this year. None of the current board members whose terms are up are willing to re-run for a board position. There has been so much turmoil created by a few individuals requiring too much effort from these volunteer board members. These outgoing board members have served this community well. This current board is one of if not the most energetic and well rounded governing boards Sky Meadows has had. Their accomplishments for the community are worth summarizing.

General Management

- Sponsored the development of the current Newsletter and Website both of which provide a tremendous amount of information for members. The newsletter primarily funded itself through the sale of advertisements.
- Developed and conducted the survey that has provided guidance to the board .
- Successfully concluded the Petersen lawsuit that threatened the snowmobiling and winter quality of life of most of the members.
- Developed and implemented many key managerial policies viewed online at our website.
- Installed a security system consisting of a digital video recorder and 4 cameras focusing on the UPS deliveries in the lodge, the upper parking area, and facing both directions on Casassa road to view vehicles coming and going.
- Installed a weather station and identified Sky Meadows as “Weather Underground” weather station that can be viewed online by members for real time data.
- Set up the lodge as a wireless internet hub for members at no cost.
- Developed the Water System Capital 5 year plan.

Buildings & Grounds

- Cleaned up the entrance with a Sky Meadows signature archway and fencing.
- Dressed off the upper hillsides of the lower meadow and the meadow area alongside Casassa road with a bulldozer to provide a more finished appearance. The lower meadow was firewised and cleared of some of the over growing brush and trees that slowly grow in and take over and the treed area behind the lower parking lot was firewised giving it a more park like appearance.
- Built a new deck for the lodge along with a new railing. New doors are ordered for the lodge and will be installed before winter. The pool deck was replaced along with the pool fencing.
- Buried the irrigation system that was placed on the ground around the lodge fencing for years to protect the pipe and provide a finished appearance to the project.
- Cleaned the wooded area behind the lower parking lot that was a dumping area collecting junk for years .
- Established an area alongside the garage for stock piling gravel.

Roads, Parking & Equipment

- Put in place a “roads improvement plan”. Many truck loads of gravel have been dumped and graded on our roads and in the next couple years more will follow. A better asphalt dust control solution was researched and has been applied to primary roads the past couple of years. This process is working much better than prior years’ attempts.
- Paved the entrance road (Casassa) after more that a decade of arguing over the viability of pavement and watching paving prices skyrocket.
- Parking areas were enlarged and a winter parking plan established that satisfied our winter requirements.
- Procured a snow plow and vehicle .
- Established a “snow removal plan” that proved successful last winter.
- Purchased a newer snow groomer to replace the aging and often down for repair Thiokol groomer.
- Procured a new low maintenance 4 stroke wide track snowmobile to provide winter working transportation and a reliable tow vehicle for our rescue sled which is the only rescue sled maintained in the Taneum / Manastash area.

Continued on page 8

Continued from page 7

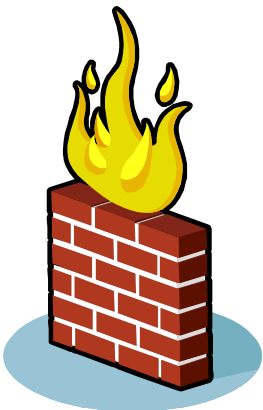
Water System

- Ended the Gunther Loop leak mystery after many years of argument that the main line had to be replaced at a significant cost. With a concentrated effort to find the problem it was discovered to be a members leak at their cabin.
- For a decade the Sawmill water tank has been known to need replacement. The Dept .of Health a number of years ago gave Sky Meadows a date in which the tank had to be replaced. The date came and went. The current board took action this spring to buy and install a new tank. Total project cost including new tank, installation, old tank removal and disposal was less than \$5000 and total system downtime was less than 3 hours.
- Took action to drill a new well by the end of September to allow for continued development.. This well is planned on lot Division 1 Block C Lot 1. This property is at the far west of the development and the hope is we are able to hit a different source than the lower meadow which has several low or non producing wells in it.
- After developing the actual water usage vs. allocation data the board took action to meet with the Dept. of Ecology and review the consumption statistics in an effort to adjust our usage model. This effort resulted in adjusting the model allowing water upgrades to numerous members so they could develop their properties.
- The water system loses more than a million gallons per year due to leaks, many of which are on member's side of the meters. In excess of 800 hours a year is spent looking for leaks and reading meters for water billings. Water billings are not on a regular schedule due to the weather conditions of our development and often members receive a large water bill. Therefore the board took action to purchase an electronic metering system for all water hookups that can easily detect excess usage by meter real time and provide the data for billing on a regular schedule. This system is partially implemented and will be complete in the spring.

Fire & Safety

- Developed our current Firewise program which has removed over 70 dump truck loads of Firewise debris from Sky Meadows and involved over 2700 volunteer hours from members.
- Obtained \$31,000 of grant funding for expenditure to assist with costs of Firewise debris cleanup.

Not everyone is thrilled with these accomplishments but regardless of individual personal feelings we all should make the opportunity to thank the board members for their countless hours of dedication on our behalf to make improvements for all of us. This board wishes the new board of trustees well in leading Sky Meadows into future years with as much and more success as the outgoing board has demonstrated.



Chimney Fires

Fall has arrived and winter is just around the corner. As the nights get colder more of us will be stoking up the fireplace. Don't over-look chimney maintenance. Chimney fires are the result of poor maintenance and can have a devastating result. If you happen to be unfortunate and have a chimney fire, saturate a roll of toilet paper and put it in the fireplace. The moisture will help extinguish the fire. If you would like someone to clean your chimney, you can call Thompson Chimney Cleaning at 509-674-9015.

Trustees Candidate Information Sheet

Name: Joyce J Munson **Div #** IV **Lot #** 13 **E-mail** joymuns3@aol.com

Home Phone # 360-779-8279 **Cell Phone #** 360-731-1410
509-674-0210

How long have you been affiliated with Sky Meadows Ranch: 11 years

Occupation/Related Education/Related Experience: Present occupation: Medical Transcriptionist, 12 years. 32 years with DOD, supvr for 15 years. Two years medical training – Washington State certified. Recently (1/2008) completed bookkeeping I & II plus Accounting I. Previous terms on the Sky Meadows Board as Secretary and Treasurer.

What computing and communications skills do you have? Excellent computer skills - 30 years. I have completed 8 communications classes and feel I am able to communicate well both orally and in writing.

What are your personal interests: Sewing, camping, expanding my medical degree, working with Alzheimer patients.

Brief statement on why you would like to be a Board Member: To contribute time and ideas toward the betterment of all lot owners in Sky Meadows.

QUESTIONNAIRE

What do you feel are the top three most pressing issues at Sky Meadows?

1. Water system improvements
2. Getting the board to work together as 9 people with all the lot owners of Sky Meadows.
3. Bringing the community together for better ideas.

Assuming the funding was available, what would your top five priorities be?

1. Starting on a fix/upgrade for our antiquated water system.
2. Updating our kitchen in the lodge.
3. Parking issues
4. Better communications with lot owners.
5. Helping for the betterment of Sky Meadows

Trustee Candidate Information Sheet

Name: LINDA WOOD Lot# ^{DIV 4} 14 Phone 253-678-4305

How long have you been a Sky Meadows landowner? 28 years

Occupation/Related Education/ Related Experience Retired MANAGER
Forty years working with the public

What are your personal interests? Not Applicable

Brief statement on why you would like to be a Board Member in 50 words or less: _____

I Feel THAT Our membership Needs To be
Kept Current ON all board Related issues and
Would Strive to make that A priority.

Questionnaire

What do you feel are the top three most pressing problems at Sky Meadows?

1. Communication between board and membership
2. Water issues - Funding
3. Roads - Funding

Assuming the funding was available, what would your top five priorities be?

1. Water and Employee issues
2. Roads
3. Winter Parking
4. Communication - Funds not Required For this
5. Reserve Study to determine our Future expenditures
and Needs. before they occur, will allow us to
better budget funds.

Trustee Candidate Information Sheet

Name Julie Ring

Division 7 Lot 6 & 15

Phone 253-630-6637

How long have you been a Sky Meadows landowner? 1999

Occupation / Related Education / Related Experience:

Boeing: Procurement Interface Manager

I am currently in the process of obtaining my Bachelor of Science in Business Management.

I have coordinated and sponsored several charity and fundraising events.

What are your personal interests?

Snowmobiling, motorcycling, spending time with family, friends and my dog.

Brief statement on why you would like to be a Board Member in 50 words or less:

I am interested in the 4th position as a Public Relations/Event coordinator. I believe it is important that members can come together in a recreational and family friendly environment to get to know one another. This would make our community stronger and a more enjoyable place to be.

Questionnaire

What do you feel are the top three most pressing problems at Sky Meadows?

1. Security of members personal property, including property in the meadow as well as on member's lots.
2. The disconnect between Sky Meadows members; due to the size of the association, we should have a venue to bring members together to meet their neighbors and other members.
3. Frailty of the water infrastructure

Assuming the funding was available, what would your top five priorities be?

1. Security devices at all gates entering Sky Meadows
2. Replacement of the 30+ year old water lines throughout Sky Meadows
3. Obtaining a permanent solution for year-round access to the riding areas for snowmobiles, dirt bikes, quads, mountain bikers and horses.
4. Continue the fire wising of all lots and roads making Sky Meadows safer in the dry months.
5. Pool furniture

Sky Meadows Ranch Budget 2008-2009

Income									
Water Operations			(Equals 35% of expensed income)					\$85,788	
General Operations			(Equals 65% of expensed income)					\$161,734	
Water Capital			(Not expensed)					<u>\$34,144</u>	
Total Income								\$281,666	
Subtract Water Capital as Earmarked Funds not Expensed									
Total Income for Budgeting Purposes								\$247,522	
Expenses									
Water Operations									
Water System Maintenance			(Labor and Non labor)					\$39,813	
Equipment			(Labor and Non labor)					\$8,660	
Insurance								\$30,000	
Computing			(Upgrade to laptop to support firefly system if required)					<u>\$1,500</u>	
Total Water Operations			(Expensed at 93% of Water Operation income)					\$79,973	
General Operations									
Waste Management			(incl. waste debris pile)					\$15,000	
Attorney								\$10,000	
Buildings & Grounds			(Labor and Non labor)					\$33,900	
Common Property Taxes								\$1,000	
Fire, Safety & Security								\$2,000	
General Electric								\$8,500	
Miscellaneous			(Bank fees, licenses, lien fees, dues, subscriptions)					\$1,850	
Propane / Wood (includes Pool & Lodge)								\$12,000	
Roads, Parking & Equipment			(Labor and Non labor)					<u>\$67,299</u>	
Total General Operations			(Expensed at 94% of General Operation income)					\$151,549	
Total General / Water Operations			(Shared expenses - bookkeeping, accounting, newsletter, website, etc.)					<u>\$16,000</u>	
Total Expense								\$247,522	

Board Response to 2008 Audit Team Recommendations:

(A) Determine why the monthly payment for \$27.35 is being paid without a bill

Board Response;

Good catch. This amount has been paid each month for several years.

The Board will look into discontinuing this practice.

(B) AT&T, Qwest and AT&T Mobile totaled \$173.80 for the month of July 2008. The Board should determine if phone charges can be consolidated and reduced.

Board Response;

Agree, some consolidation of phone charges was accomplished approximately 7 months ago. There may be potential for more to be done.

(C) There have not been any monthly wireless internet charges since May 2008. The Board should determine if there are outstanding fees and if so, how much is owed.

Board Response;

Sky Meadows Ranch is a "Host" for Cascade One Internet and as such is not charged for their internet usage by Cascade One.

(D) Omega was recently assigned the job of stuffing envelopes for dues and water billings and other member mailings. Previously the Treasurer or volunteers performed this job. The Board should determine if there are local member volunteers available to perform this job. It would save the membership \$30.00 an hour that Omega charges to do this job. Although we were unable to determine if this job may be eliminated with the new Firefly system. We feel the Board should elaborate on how this system will work for water billings, if at all.

Board Response;

Volunteers, including board members, put forth a tremendous effort for Sky Meadows Ranch and the board appreciates every bit of it. Financial responsibility is an item that must not be sub-optimized. Reliability and consistency are paramount. It has been proven repeatedly that relying on volunteerism does not result in a consistent and reliable process to follow year after year. This is probably some of the best money spent as this activity accounts for all of the monies the Association receives and it must be done correctly and consistently.

(E) We found boxes of unorganized Treasurer records from years 2005, 2006 and early 2007. The boxes had bills, check details and un-cashed checks that were not in any organized order, just dumped in boxes. Peggy Locati, Robin Swenson and Brenda Martin put these records into order as best possible. In the future if the Association is without a Treasurer because of illness, etc. the Board should temporarily assign someone to file the monthly records in the file cabinets in an organized manner.

Board Response;

Agreed, consistent record keeping has been a problem.

A Special Thank You to Brenda Suddeth- Martin and Betty Nance for participating in this Audit



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