



# Sunlight Waters CC Board Meeting Minutes

## **Call to order**

A meeting of the Sunlight Waters Country Club Organization executive board was held at the meeting room in the clubhouse on **September 8, 2018**.

Call to order at 10:02

## **Attendees**

Attendees included Dan Fisher, Jim Moehring, Jeannine Takaki, April Streiff, Chris Felstad, Kym Codomo, Val Barschaw, and James Ihrke

## **Members not in attendance**

Members not in attendance (none AFAIK)

Non-members: Pam Miller (secretary to SWCC), guests Steve and Susan Glenn, Carl Nelson, Jerry Ihrke

Brekkes were scheduled to appear but did not.

## **Approval of minutes**

Minutes from June and July were reviewed. Some minor corrections were made (spelling, etc.) and the amendments and minutes approved at 10:14 AM.

## **Treasurer's report**

As of August 31, balance in checking, savings, and CD combined was \$184361.80.

Val went to bank 3 times to be added, and they said first time that she was added, but when she verified, she wasn't in yet. Still trying to get online access. Bank claimed it was done "yesterday" (9/7) but still not available.

However, she was able to use existing reports from Jan-through August to review and validate current status. There were a number of (unexpected) negative assets. The Board provided some insight on why this might be the case: credit card accounts, timing issues, a discrepancy in the amount rec'd Aug 31 for the check from Renfro. Jim suggested referring all such questions to Scott (CPA).

She also reviewed comparative balance from a year ago. Her first impression is that the books are straightforward, however, there are many long-term liabilities such as the interest on the loan for caretaker residence. She suggested paying this debt down faster (to be discussed later in the meeting). Good news included more assets compared to last year. Bad news would be an increase in expenses year over year.

Motion to approve the treasurers report was made, seconded, and approved at 10:23 AM.

## **Correspondence**

DCRs were changed at the last **annual\*** meeting, and the new DCR has been filed with the country. Secretary asked that all Board members return binders to the office, so the updated version of the DCRs can be inserted.

[\*correction from Pam Miller]

A Board member asked how residents should obtain the latest version of the DCRs. Current options are to get it from the country by going in person to county office, or come into the SW office and request a copy.

It was decided to make the updated version available online either via the web site or the official FB page or both.

## **Unfinished business**

Dan: Caretaker and caretaker house

The previous caretaker is now gone.

It is difficult to find a good caretaker to work part time at our rates. To complete outstanding work, we hired Ted. Ted is \$20/hr and gets work done twice as fast. He has all the tools and expertise which more than justifies additional hourly cost, in addition to general efficiency.

A list of work items from June and July was cleared up immediately; fixed bad toilet and leak in women's bathroom light fixed immediately. Also to work on lawnmower repairs (including blades, air filter, etc), bathroom lights, and bathroom ceilings.

The work scheduled for the bathrooms will commence after the pool is closed. Intended work for showers are to replace the current wooden pallet on the floor with an actual drain in the floor, and to add new doors.

Help is needed to close the pool for the season. This year, Jerry Ihrke will close, with help from James Ihrke. However, we need to find someone who can learn to do tasks related to opening and closing for the season.

A discussion ensued about the correct way to drain and cover the pool to preserve condition over the winter and protect the UV lining. For example, last year we failed to shut off ground

pipes and pipes froze and broke. Some optimum level of water needs to be left in the pool, along with some device to prevent formation of ice.

In the past a pump was rented to drain the pool, but this year Jerry Ihrke has borrowed one for free. The closing of the pool will be done before freeze but after Ted returns.

Next year we need more people trained and able to help with daily opening and closing of the pool. We have some volunteers and some paid help, but Letha and Jerry Ihrke ended up doing most of the work. We either need more volunteers to rotate responsibilities or make it a paid position. This summer a local teen was paid to do it and it did a good job.

Propane cost for the pool was just shy of \$2800. Heating pool on windy days is expensive so we must close the pool when it is particularly windy. Residents should be aware of this.

Board member conveyed a request from community for some kind of door or curtain on stalls in the men's room. Currently there is no privacy in stalls.

## **New business**

### **Proposal for purchase of plow truck (Dan):**

We have been paying companies to plow. Last year there was little snow, but preceding year owing to the heavy snowfall plowing cost was \$7000. The Club owns 30-yr-old snowplow that no one can run and currently is broken down. The current plow isn't insured or licensed for the road, so even when it is working, plowing was a pain because someone needed to separately haul in the gasoline, which is time-consuming.

Dan proposes that we buy a new truck with plow and hire Ted to run it. We should also clean up Baker Bldg to serve as maintenance bay for the truck. There are many advantages to using a local person who can assess conditions and plow as needed.

However, Val (Treasurer) raised concerns over the cost and rises in yearly maintenance costs. The current cost of plowing is **\$150 per hour**. [Correction by Pam Miller]

In a bad year, the truck-plow could potentially pay for itself in a bad year, and we could get roads cleared faster. However, in a year with little snow, we would not see any savings but would still incur all the maintenance and insurance costs.

Val: requested that Dan provide all related costs, including insurance, the gas container, so the Board can review the idea. This proposal was approved by general assent (no motion was made).

### **Proposal for improved parking at the lakes (Dan):**

There is a-shared area near the lakes that has no parking, located across from Dan's property and connecting to KRD property. Currently this area contains or abuts a ditch needed from drainage from the weir.

He proposes expanding the area to support parking and storage of sand used for the road to the lake. To do this, we would need to install a new culvert, and add ecology blocks to contain the sand and prevent it from going into the KRD property. Current culvert is for access for PSE pole.

No formal action was taken but there appeared to be general assent to doing this.

### **Proposal for improvements to web site (Val):**

Val relayed a complaint from a realtor about the lack of information on the site, or at least poor navigation preventing people from easily finding information. She would like to see the annual reports in a specific folder, another for minutes, another for financials and bylaws. Also, when new people come in, need access to basic info, including the DCRs, and by-laws. Val suggested that something like a “Realtors” section be added on the web site. Another possibility is to add pertinent info to the official FB page.

(Note: Jason Ihrke does the web site for free.)

Pam suggested that there might be restrictions on posting financials. Val noted that certain types of financials are public information required of nonprofits.

Actions: James will talk to Val about how it might be modified to make it easier to find information. Pam will talk to Scott about which financials could be displayed (annual).

### **Executive Session:**

The Board entered Executive Session to discuss complaint letters and resolution. Concluded Executive Session at 11:58 am.

At the end of Executive Session, a motion was made to proceed with action already initiated against a resident with a tenant renting an RV on his property.

The resident was previously notified on Aug 27 by registered mail, to correct conditions and was given 14 days to comply. He had 7 days to request a hearing and fines would commence on Monday September 10. However, because the resident appeared before the Board for a hearing, the Board voted to add 2 weeks to the deadline.

Motion wording: We vote to initiate a fine to resident Xxxx regarding the tenant, to take effect September 24<sup>th</sup>. The resident must have his tenant out by that date (or end of the month?).

Majority approved. One abstention (Kym Codomo.). One “no” vote (Val Barschaw).

### **Caretaker’s place:**

Condition is very bad due to neglect by previous tenant. Kym and Chris did a walkthrough and reported to the Board on current conditions and work required. Needs new carpets to eliminate dog odor, fix hole in toilet, cigarette holes in deck and yard. Extensive dog poop in unheated back room. Poorly roofed covering on deck. Needs a new stove.

Has already cleaned bathroom and is working on kitchen. Building will also need to be heated over the winter. An inspection and market analysis was performed and the property was found to have little or no value in current state.

Linda (local resident) has been asked to clean the property for future occupancy. She owns property on Morrison Canyon and has already expressed interest in purchasing the property. The Board decide to ask the estate of Cleo Aho (former owner, deceased) to forgive all or a portion of the debt for the benefit of the community.

## **Announcements**

none

## **Adjournment and approval**

Meeting adjourned at 12:21

## **Revision History**

9/8/2018	Src document created by Jeannine Takaki
11/13/2018	Imported notes into minutes template; cleanup
12/9/2018	Corrections and removal of Executive Session notes
1/23/2019	Added revision history; export to PDF
2/4/2019	Corrected spelling of personal names at request of Webmaster