



Sunlight Waters CC Board Meeting Minutes (March 9, 2019)

Sunlight Water CC Board Meeting

Call to order

Meeting called to order at 10:01 AM March 9, 2019.

Roll call

Jeannine Takaki (Secretary) April Streiff (Trustee), Jim Moehring (President), Terry Clinton (Treasurer), Kym Codomo (Trustee), Chris Felstad (Trustee)

Absent: James Ihrke (Vice-President), Bonnie Williams (Trustee) (both excused)

Approval of minutes

At 10:03 Kym moved that we approve the minutes of the previous meeting. The motion was seconded and approved unanimously.

Treasurers report

Terry Clinton went to the bank to get added as a signer. He confirmed with Jordan Gross, the bank's Operation Supervisor, that we have exactly four (4) accounts at the bank. These are the accounts:

- Main checking
- Debit checking
- Business savings account
- Second savings account (for lot elimination funds)

At the end of February, there was \$193,888 total in the bank. We also had deposits of \$28864 representing paid dues.

A question was asked from the floor about dues collection. The Chairman responded with an explanation of the collection process started last year.

- At one point less than 40% of dues were being paid. The goal is 100% collection on dues. Currently 80-90% of collection actions are successful.

- The past procedure was to place a lien on the property if the account was delinquent. This had little impact because a lien doesn't affect credit rating.
- Therefore, in 2018, we enlisted the services of a collection agency. A percentage of the money is lost but a higher percentage of dues are paid, probably because it affects credit rating

The Facilities Manager provided details about the accounts where debts were written off. Those properties were so far behind that most of the money owed was late fees. All those very delinquent accounts have been resolved and we are now extending the process to people who are 2-3 years behind.

The Chair reminded everyone that this is not a wealthy community, and those dues are needed for upkeep on the roads, the clubhouse, and Baker building.

At 10:08 Chris (Trustee) moved to accept the report. Motion seconded and approved unanimously.

Unfinished business

Pool volunteers

We still do not have any volunteers to open and close the pool. If we don't get volunteers, we might have to limit days we open the pool. People won't like this in summer when their kids want to use the pool.

Call to action: Please contact your neighbors and let the Facilities Manager know if you are willing to help. We can divide up the responsibilities: you can do just morning, just evening, or only certain dates. Tim required is 2 hours to open, and 1 hour to close.

However, it does require training to learn to administer the chemicals and keep the pool clean to meet Health Department requirements. Letha and Jerry Ihrke have been managing the pool to date and it has had an immaculate record with the Health Department. Letha will continue to serve as backup and advisor for pool volunteers. So please see Pam about the training and dates you can work. We will put together a sign-up sheet.

Note that it is critical we know the volunteer schedule in advance, because people rent the facility.

Pool repairs

Some repairs are needed, primarily to cracks on the deck surface. The warranty on the inside surface of the pool ran out last year. We left water in the pool to prevent cracking.

Shower replacement work

We used to have showers on the side of the building, but they were in poor shape and little used. They are being removed. At this point, the plumbing has been removed as well as the rotten boards and trip hazards. We will finish demolishing the makeshift roof structure.

The new showers will be an outdoors rinse-off station. This is the minimum required by law.

If enough people want indoor showers, we would have to add a capital project. Note that new showers would need to comply with ADA requirements.

New business

Garbage blowing out of cans

Because of the wind, garbage cans at the Clubhouse and Baker Building blow over and garbage is scattered everywhere. We need a solution. Probably this cost will be assessed to people who use the garbage bin. Typically these are weekenders who don't have a regular garbage can or pickup schedule. Ted Cochran, a resident who does handyman work, has an idea for how to secure the cans while leaving them accessible to the garbage pickup truck. More details to follow.

Residents who do live here need to ensure that their cans are secured.

Firewise

We no longer qualify for the Kittitas County Firewise chipping program. Last year a bunch of volunteers ran a chipper but it was really hard.

However, this year the Kittitas Fire District is offering a similar service, on a much smaller scale. The goal is to cut dead branches, and remove low-hanging branches to keep fire in grass from spreading to trees

- Date: April 13. You must sign up **in advance** with Brandon Schmidt, Fire Chief of Thorp Fire district. There is a form on their Facebook page. They only have so many hours so hurry and sign up. (If you don't sign up, they will pass you by.)
- Put materials at curb. The amounts are smaller than before. So you can't cut down 10 trees.
- If all materials cannot be removed in an 8-hr day, the DNR has committed to removing the remainder.

Use of Baker Building or other property by Fire Department

The Kittitas County Fire District is considering locating a truck in our community. This would have considerable benefits for us. It wouldn't greatly improve our fire rating, but it would really help our response time, which right now is about 40 minutes.

Brandon Schmidt, the Thorp Fire Chief, met with Jim (President) and they assessed whether the Baker Building is usable for housing a fire truck. Unfortunately, although this community is a good location, because of the size of the community and our overall risk, the Baker building itself is inadequate.

- They need a 2-bay garage
- They need something worthy of a 30-year lease.
- Building requires septic capability, to support drainage of water and showers.
- Volunteers would not stay in the building, but current community volunteers would be closer to the truck.
- Trucks must be stationed here year-round.

Current goal is to erect a new building next to the Baker Bldg. If that is not possible, they are looking at alternate locations, possibly one end of the parking lot.

Jim (Chairman) will obtain county plans to see where the septic is, and possibly start a feasibility study. The Fire Chief will also be invited to our Annual Meeting in May.

Guest comments:

- There is no downside to having a fire truck in the community.
- This place has burned 4 times since 93.
- Marginally better for our insurance?

Poker night

Kym described the plans for the community entertainment night to be held in the Clubhouse at 7 PM on March 9. There is no buy in, and no gambling. You get free poker chips just for showing up, with the chance to win a prize.

Relocation of Buttons the elk

Kym (Trustee) gave an update on her work with Fish and Wildlife to find a safe home for Buttons the elk. The elk was removed to the Wenas wildlife facility, but she was not integrating with the herd and there were concerns that her friendliness would get her shot.

Kym approached State Senator Judy Warnick who expedited communications with WDFW. As a result, Buttons has been moved out of Wenas to a secure location with cameras. They even bought her a Jolly ball which is a kind of equine toy. She had an exam and no problems found.

Kym is happy to relate that next week Buttons will be moved to a wonderful new facility, with other elk and humans as company. She will make an announcement when possible.

Executive Session

The Board moved into Executive Session at 10:20. Issues discussed:

- Baker building
- Fines to residences occupied without building permits
- Rental policies and community guidelines
- Updates to security cameras in clubhouse
- Road use fee
- Lot owner rentals and problems
- Possible annual meeting guests
- Foreclosed properties

Executive session ended at 11:03

Continuation of Board business and announcements

Reschedule next Board meeting

Some Board members will be out of town on the day of the next meeting. The Chairman polled the Board about changing the meeting date to the 1st week of the month. The additional time would also help us to ratify the budget and review it before the general meeting.

All approved. The next meeting of the Board will be at 10 AM on April 6th, 2019.

Interest in National Night out

Kym (Trustee) asked if the community would like to participate in National Night Out. She suggests as guests the Kittitas County Sheriff.

We could also have insurance agents come talk to people about crime prevention and how to report a claim. Maybe have a barbeque and have some fun.

The usual date is the first Tuesday of August, but we could have it on a weekend.

Signage needed on Twin Lakes Road

We might need to put a warning sign on the road going to the lakes. Generally, people heading out to the snow need a vehicle that can handle the conditions. Unfortunately, there have been

people who moved in and were unaware of the conditions, or people who get lost and then can't get out. The Board has no wish to penalize people, but the problem is that sometimes even the tow trucks won't go down there.

A sign was approved several years back but was never installed.

A discussion ensued about the wording of the warning.

Given that the sign was already approved in the past, no action was required other than coming up with a short, easy to understand warning.

Report on Executive Session

Before taking guest comments, the Chair (Jim) shared some of the items discussed in Executive Session:

Guests for the annual meeting

- Brandon Schmidt, the Thorp Fire Chief
- Scott Perna, our accountant, to present the Treasurers report and discuss financial health of community
- Kittitas County Conservation District, to talk about landscaping, fire-resistant plants, ideas on greening up your lots

Renters and rental policies

A lot of people want to rent out their homes for a night or two. Others are concerned that this will bring in large parties or people who don't understand community rules. We have been talking to other communities that support rentals. Also, we want to raise this issue to the community at large, during the annual meeting.

The Chairman concluded by thanking everyone for coming and taking an interest in the community.

Open Session

Guest: Paper shredding service

We used to have paper shredder come. Can we do that again? (Possibly for National Night Out)

Chris (Trustee): Spot emergency locator problems

Chris wanted to warn the community that a device called Spot, often used by snowmobilers, hunters, hikers etc. for distress signals, has recently been found to **not work**. As a result people who were gravely injured were unable to get the help they expected. Be aware if you use one.

Guests (multiple): Road plowing

How much does the plow cost? How often do snow plows come? You should make a business case to get the truck.

Answer: About \$400 a time. We have already paid \$6000 this year. Our provider charges \$165 an hour so we can't afford much more plowing and definitely will not plow driveways. Even Suncadia doesn't clear driveways.

The Chair explained that the plow company services the entire area. As a result, we don't always get them in a timely manner.

At the general meeting the Board will raise the possibility of purchasing a truck to mount a plow on. This would give us more control over the plowing schedule.

Adjournment

Jeannine moved to adjourn. The motion was approved unanimously, and the meeting adjourned at 11:26.

Revision History

3/9/2019	Source document created
3/18/2019	Moved rough notes into Minutes template. Edits and consolidation of items.
3/18/2019	First draft sent to Board for review
4/6/2019	Minutes approved at Board meeting
4/12/2019	Final spell and grammar check. Converted to PDF and sent to Webmaster