



Sunlight Waters CC Board

Meeting Minutes (April 6 2019)

Call to order

Meeting called to order at 10:02.

Roll call

Jeannine Takaki (Secretary), James Ihrke (Vice-President), Jim Moehring (President), Terry Clinton (Treasurer), Kym Codomo (Trustee), Chris Felstad (Trustee)

Absent and excused: Bonnie Williams (Trustee), April Streiff (Trustee)

A quorum was present.

(Note: This meeting was held on the first Saturday of the month, rather than the usual second Saturday), to allow budget preparation to complete in time for the general meeting mailing.)

Minutes

Minutes for the March meeting were circulated via email to board members for review. Pam (Facilities Manager) brought printed copies.

No corrections were suggested at the meeting.

A motion was made to approve the minutes, seconded and approved.

Treasurer's report

Terry Clinton has been added as a signer to the bank account and has online access.

The balance for all accounts was \$206,121.16 (end of March). This number includes checking, debit, business savings, and the lot elimination account. Last month deposits were \$17,171.29, not including any payments made at the last minute. A large deposit was made on the 1st (\$22,000).

As of the meeting date, about 90 people who are not subject to the collection process still owe dues. Some of the 90 are on monthly payment plans. Few people are still in the collection process.

A motion was made to approve the Treasurer's report; motion was seconded and approved unanimously.

Unfinished business

Baker Building

Jim (President) explained some basic facts about the Baker Bldg. (pole building by the Clubhouse). The Fire Dept would like to erect a building for the new firetruck, at their expense.

To facilitate this, Jim has spent considerable time working with the utilities office in Ellensburg trying to locate the original septic plans, which determines where the building can be placed. However, the records and the original permit have been lost.

A working septic system is critical for the fire truck building; however, alternatively it could be placed in the grassy area at the head of the current parking lot.

A community member volunteered expert assistance to help locate the septic tank and lines.

Garbage cans

Because people near the lake cannot get curbside garbage pickup, we have been allowing them to place garbage in bins near the Baker Building. However, several problems have emerged:

- Cans blow over and there is a huge mess. The adjacent field and the parking lot are often covered with garbage. Volunteers have cleaned up several times but this is not sustainable.
- Unauthorized dumping

Several options were discussed:

- Eliminate the cans and ask residents of the lakeside area to use the County dump sites (fee is \$6.25).
- Make the improvements to the road required by Waste Management; Bob volunteered to contact the Bureau of Reclamation and ask them to post a speed limit on the bridge, as requested by WM. However, the road would still be impassable in winter.

Motion: A motion was made, seconded, and approved that we inform all residents affected that they may no longer keep curbside cans up by the Baker Building, effective end of April. James Ihrke volunteered to collect the addresses of service users, based on current waste cans, and the Facilities manager will send letters to the current users of the service, asking them to return their cans by the end of April. We will also notify Waste Management that we are eliminating pickup at the Baker Building for residential cans.

New business

Pool opening

We really need to have firm schedules for pool availability in advance, but it has been difficult to get pool volunteers.

Options:

- Hire someone to open and close the pool daily. Cost is roughly \$3,000.
- Hire a pool manager for a fewer number of openings.

The community would probably like to have the pool opened whenever weather permits, so we will provide more information at the general meeting. The person who opens and closes needs to complete training, but need not be certified.

Upgrade to docks and fishing area

The large lake has a public access dock that is in bad shape. It was installed as a personal project years ago by a community member, who also added sand to the area. Now the dock is tilting and the area needs work. Kids could be injured.

At the smaller lake, one property owner is adding sand to the beach on his property and planning to remove reeds.

Both lakes are stocked with fish, but there is not much access to the lower lake, and both lakes have limited designated public access. The lower side is a poor fishing spot. A dock in the middle would be better but not feasible.

Action:

- A resident has offered to donate left-over Trex decking to cover half the dock.
- Bob volunteered to help stabilize the current dock.
- Bob also volunteered to provide a complete estimate of the materials needed before the next meeting.

Algae in lakes

There is a huge algae problem in the large lake. Individual residents have been using chemicals to clear algae. The Chair asked for expert advice and a proposal to resolve the problem.

At the small lake, residents have installed an aerator that is working well. The resident provided the Chair with a list of parts that would be required, about \$400. Power is needed to run the aerator, which can be obtained from any adjacent lot.

Motion: We should install two aerators in the large lake and reimburse the residents who installed the aerator in the small lake. The motion was amended to specify a project cost of \$1400, to include \$400 per aerator plus some extra for incidentals. The motion was seconded as amended and approved unanimously.

Roads

The freeze-thaw cycle has led to road damage.

Possible solutions:

- **Place load limits on the roads**, which they do in Cle Elum in certain seasons. One problem with load limits is that even a 25000-lb limit is too much for our roads, which don't have a heavy base. We use chip seal and would have to limit truck size to pickups.
- **Make no change** since people need deliveries. Heavy trucks that use the roads include garbage trucks, gravel trucks, and propane deliveries. Make our road budget stretch. Dan Fisher says chip seal fixes most road problems and roads are fine by summer.
- **Focus road budget only on specific areas** that are bad. However, when we tried this before, people didn't look at the overall schedule and got angry if their road didn't get work in a particular year.

Another issue that the community must understand is that for road work TriTrek uses a special tanker that is driven from the Tri Cities. When the tanker is out of oil, they are done for the year, period. For example, last year they ran out before they could finish Ridge Loop Road. In this case, they put Ridge Loop Road first on the schedule for this year.

Dan Fisher will put together a proposal for the general meeting.

Executive session

Entered at 10:45

Topics included

- fine letters and assessment results
- preparing budget for general meeting
- capital improvements
- pool warranty
- caretaker house
- upgrade of clubhouse security cameras
- rental guidelines

Exited executive session at about 11:29

Resume business

James (Vice-President) thanked everyone for coming and for providing positive feedback. The Board welcomes the increased community spirit.

Jim (President) reported briefly on the topics discussed in executive session. Board action was taken subsequently on the following matters:

- Security cameras: James moved that we allocate \$1000 for security camera upgrades because we need better images. The motion was seconded and approved.

Open Floor

This section records questions and answers exchanged during open floor.

Pool

Guest 1: Who is in charge of pool volunteers?

James Ihrke will provide a notepad for pool sign-ups. The sign-up sheet will be available at the annual meeting.

Guest 2: What are the requirements for pool maintenance?

James: About 2 hours in morning and another hour in evening. Usually you should arrive at 8, and open the pool by 10.

Guest 3: A nearby property owner (not in SWCC) wants access to the pool. Should we extend her privileges?

James: It's a grey area, since even renters are technically disallowed.

Fire hazards and road repairs

Guest 4: What do we do about brushy problem areas? Can we have a community cleanup? For example, some lot owners never clean up their property but probably wouldn't mind if we cleaned for them.

Guest 5: Trees have fallen over and plugged up the culvert. Surface water is running across the road and freezing.

Guest 6: Can we have felled trees removed in the April 13 cleanup?

Answers:

In general, property owners are obligated to put in a culvert where needed.

However, in specific cases, the owner is physically unable to comply, and we have been asked to desist from follow-up.

Dan Fisher will address improvements to Morrison Canyon in next year's road maintenance plan. Steve Howard put in a culvert at his lot and can help with additional installation.

For trees that pose a fire risk, please contact the Facilities Manager (Pam). She will send letters to offenders about the fire risk.

Lake

Guest 7: Where two trees fell into the lake, are we allowed to winch them out?

Answer: This would be fine, but Kym suggested that the sprinklers be marked before any such activities to avoid hitting them.

Kym: Can we move the dock to the larger community area, where water comes in from canal?

Answer (Jim Moehring): No.

Adjournment

At 11:49, a motion was made to adjourn the meeting. The motion was seconded and approved unanimously.

Revision History

04/09/2019	Src document created
05/01/2019	Editing; applied template and added Revision History table.
05/01/2019	First draft sent to Board members for review
05/07/2019	revisions made based on corrections via email
05/11/2019	minutes approved at regular Board meeting
05/15/2019	converted to PDF and sent to Webmaster