



# Sunlight Waters CC Board Meeting Minutes

## Call to order

A meeting of The Sunlight Waters Country Club Board of Directors was held at the clubhouse on July 13, 2019. The meeting was called to order at 10:01 am.

## Attendees

A quorum was established. Attendees included Jeannine Takaki (Secretary), Terry Clinton (Treasurer), Jim Moehring (President), James Ihrke (Vice President), Chris Felstad (Trustee), Kym Codomo (Trustee), Darren Cass (Trustee)

## Approval of minutes

Motion to approve minutes of the previous meeting was made, seconded, and approved.

## Guest speakers

none

## Treasurer's report

Terry Clinton reported on finances. As of July 1, all accounts, including checking, savings, and lot elimination had a total of \$230,215.21. Last month 5 more people paid dues.

Last year we had \$75,500 in receivables. This year it is \$64,000. Therefore, the collection system started last year made an improvement. The Treasurer and Facilities Manager reviewed the complete list of accounts in arrears, and will determine lots targeted for collections this year.

Note that accounts in arrears are not counted as part of reserves, but are counted as balance.

Jim (President) noted that in the preceding year we had huge income from collections, but the amount is tapering off.

At 10:05 a motion was made to approve the Treasurer's report; seconded and approved.

## Correspondence

none

## Unfinished business

### Road update

Jim (President): The contractor (RoadTek) has been working on the roads. Noted that the contractor works on our community roads as gap filler between other large (better-paying?) projects, so our road work is sometimes done in bits and pieces.

James (Vice-President) answered a question about the oil application process used on the roads. They bring in an oil truck and do all the roads in the community at one time, which is why we get the work done so cheaply.

### Architectural committee

Our by-laws reference an “architectural committee” but there is currently none. As a result, many of the new homes going in are missing key elements such as a landscape plan. Moreover, we are not even notified when someone gets a permit. Although we have some nice homes that are making the community look better, other homes fail to do any landscaping or even follow Firewise principles. Some of the worst problems are not in the new construction, but at older residences.

James (Vice-President): The failure to form and run an architectural committee as stipulated in the by-laws is a problem for the Board. To form a committee, we need 3 board members. However, there are questions about the scope of the committee. For example, the county takes in building plans and does all the approvals. Currently we see none of this information.

Chris (Trustee) explained his experience with a permit review team in Issaquah. Typically every city department is involved, such as the fire department. If we were to be involved at that level, we would need experts, and would need to attend permit meetings. James explained his experience with Suncadia: principally they have rules about aesthetics, such as no hot tub visible from the road, no bare light bulbs visible from the road. Their process doesn't extend to permitting.

Most board members agreed that the review in our community need not be that detailed. Perhaps we could develop we could develop a minimum a specification as a standard.

A Guest pointed out that implementing any review process would be difficult, and might require discussion with a lawyer. People would also request that existing homes be grandfathered.

A motion was made to form an architectural committee, which would propose a process and minimum specifications; the motion was seconded and approved unanimously.

Kym (Trustee), James (Vice-President), Terry (Treasurer), and Darren (Trustee) offered to serve on the committee. The Board asked for community members to also join the committee; and Reza volunteered.

Follow-up questions clarified the scope of the committee, and its charter. At 10:26 the motion was restated to specify the charter and members of the new architectural committee, chaired by James, to include Terry, Darren, Kym, and Reza. The motion was unanimously approved.

### Fire station update

Jim got an update from the Fire Chief. They are getting estimates and expect to break ground next spring or summer. The County Commissioners inspected the site and asked Sunlight Waters to

guarantee that power and water on site are usable. They want to use the existing septic system at the Baker Bldg, based on a 2 bedroom mobile home residence, but this must be approved by the county. Their use of the septic would preclude us from providing a caretaker residence there. The Board agreed that the benefit of having the Fire Dept in our community far outweighs the potential of adding a caretaker residence.

A motion was made that we allocate the existing septic, electric and water connections at the Baker building to the Kittitas County Fire District for the duration of the lease. Seconded and approved unanimously.

#### Clearing of canal

The area near the canal has been cleared. The original plan was to provide a staging area and parking area at the east end of the lake, for escape in case there was a fire on the hillside. However, the property owners did not agree, so the Fire District did a cleanup of Twin Lakes Road instead. The grant to do the work has expired, so no additional fuels reduction work will be done on Twin Lakes Rd. Additional grants will be sought in future.

There was a leak on the canal, which was addressed by putting pipes under the road, and creating a gravel trail with wooden border. Thanks to Shane and Ted for this work, which looks great.

Kym asked about the perennial need for parking spaces near the lake. We have to preserve the easement for PSE but we could put in a couple of parking spaces. Kym volunteered to ask Shane if he could do the grading.

**Important:** The Bureau of Reclamation does not want ANYONE throwing things in the canal, disturbing root structures near the canal, or doing any excavating on the backside of the dike. Cutting of overhanging branches is probably ok.

#### Security cameras at clubhouse

The Facilities Manager has asked for upgrades to the cameras. A member who runs a similar business provided an estimate based on a combination of Ethernet and wireless networks, using existing and new equipment. Radio Shack is also going to provide an estimate.

The upgrades are needed since there was a break-in at the Clubhouse last year. Also, if kids jump the fence into the pool area, we have liability issues, so need to be able to monitor the pool area.

#### Lake update

There is an ongoing problem with algae in both lakes and an expert has been asked to provide recommendations. We have taken samples to the lab but we don't have results yet.

For both lakes, the problem is an accumulation of management issues over 20 years. Currently, the expert believes the problem is related to phosphorus, and can be fixed. He will provide a treatment and management plan based on lab results. We will not have to pay someone to do maintenance.

Going forward, the Board needs to make decisions about what to put in lake. Residents don't own the lake; the community owns the lake. People should not add more chemicals to the lake, such as Planktonia or GreenClean. They won't make the situation worse but won't help either.

## Pool sign

A new big blue sign has been ordered for the pool and will be put on the fence soon. Hopefully we will also soon have cameras so that we can know if rules are broken.

## Executive session

Executive session started at 11:05. Topics discussed included fine letters previously issued, a report on the caretaker property and problems with fallen or hazard trees on various properties.

Executive session ended at 11:43.

## New business

### Caretaker's residence

A motion was made to accept an existing cash offer on the caretaker's residence that recoups our investment in the property. Seconded and approved unanimously. Jim (Chair) abstained.

### Pool status report

The Chair asked the Board to consider whether a new pool might be needed in future. Sure, it would be expensive, but we are having multiple issues with the pool including a propane leak. He proposed that we contact some companies and get estimates. The Board agreed to review estimates.

### Basketball court

Jim asked if we can start work on putting in a basketball hoop. It would be in an enclosed area for dues-paying members only, and would support pickleball as well. Now that the location of the Fire Department building is settled, we should get a bid. Jim volunteered to take measurements. At the next meeting, the Board should review possible locations.

### By-laws

James asked about the amendments to the by-laws approved at the General Meeting. The Facilities Manager stated that she has already filed the amendment with the county, so the official by-laws have been updated. Individual member copies might be out of date.

### Debris in canal and illegal activities near lake

A community member witnessed someone throwing a log in the KRD irrigation canal. This is a huge problem because we could lose our water rights if the community abuses their structure. Even walking down the canal path is technically trespassing and doing anything to that property is definitely criminal.

Some people have also seen problems at the lake, such as leaving garbage and harassing wildlife. Fish and Wildlife will be contacted about the wildlife harassment issues, as this is a crime.

A Board member also volunteered to privately talk to the parties involved to give warning.

## Maintenance

We have not made progress on purchase of a maintenance truck, which was approved by the community. The President asked for 1-2 people to come up with a plan, possibly to explore getting a deal on used trucks from the State of WA. Ted would be asked to look into it.

## Open floor

- A guest reported dissatisfaction with the way that the road surfacing contractor left old asphalt in piles on the side of road. It is unsightly and makes it hard to get off the road.
- A community member near the lake wants to dispose of a playhouse, but is concerned about dragging it out via the community path. James volunteered to bring a trailer down and remove it, and the Board agreed, assuming any damage to the pathway is fixed.
- Speeding is a problem because it tears up the roads and threatens children. If you see a problem, get two people to identify the vehicle, and then we can send a fine letter.
- A guest asked if there is an email distribution list for the community, The Facilities Manager explained that we need legal permission to send anything by email.
- Kym suggested a pool party for community teens (kids 13 and older) in August. She would get a projector and do a swim-in movie with pizza. The party would be supervised. She will report back at the next meeting.

## Announcements

none

## Adjournment and approval

At 12:01 a motion was made to adjourn; the motion was seconded and approved.

## Revision History

Date	Source document created: July 13, 2019
September 5, 2019	First draft cleanup: September 5, 2019 Draft sent to Board for review
September 7, 2019	Corrections from Terry Clinton
October 9, 2019	Made corrections for minutes as approved at September business meeting. Converted to PDF and went to Webmaster.