



# Sunlight Waters CC Board Meeting Minutes

## Call to order

A meeting of the Sunlight Waters Country Club board was held at [the SWCC clubhouse](#), on September 7, 2019. The meeting was called to order at 10:06 am.

### **Attendees**

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

A quorum was established.

### **Members not in attendance**

Darren Cass (Trustee), Chris Felstad (Trustee), Katie Haysom (Trustee)

## Approval of minutes

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

## Treasurer's report

Terry Clinton: As of September 1, there was \$206,854.08 in all accounts (lot elimination, checking, etc.), with deposits of \$17787.00.

Huge progress has been made on collection of old accounts. We have turned over a few more to collections.

August receivables are not available since the CPA could not get P&L and balance. For September, receivables were \$59,940, compared to \$72105 last year. We have made progress on lowering receivables.

In the past we have talked about buying a certificate of deposit (CD). We will put \$100,000 into a 24-month CD that yields 1.75%.

Our labor costs are almost double those of the previous year, due to pool maintenance costs. In future we will need to monitor this expenditure. A discussion about labor costs followed. In general, the increase was expected. The Facility Manager explained that there were problems in the past with unreliable employees or lack of volunteers. This year, 5-6 pool people were paid, taking turns and covering for each other, and it made a huge difference in pool availability.

At 10:12, motion was made to approve the Treasurer's report. Seconded and approved unanimously.

## Correspondence

none

## New business

### **Pool hours and maintenance**

The pool opens Memorial Day weekend, weather permitting. The pool closes around 7, and is closed for the day if the weather is too cool.

The winterizing plan is to start draining it on the 9/20, then put away all pool area supplies. Volunteers are needed. Shane offered his truck to help move the pool equipment.

The pool will not be fully drained this year, because we are experimenting with use of an aerator to keep the water from freezing. This was effective on the lake. Water will be aerated rather than heated because any power outage could cause water to freeze in the lines, damaging the pump.

We also need to start handing off responsibilities someone other than the Ihrkes. For example, winterizing is complicated.

Guest: Please post this information on the official Facebook site.

### **Architectural committee:**

Reza reported on the committee and recommended an official announcement be made to the community, seeking additional participation.

In response to a question about the purpose and legality of the architectural committee, James explained that the by-laws explicitly provide for such a committee, and Reza provided a summary of the initial committee meeting.

In general, the purpose of an architectural committee is to uphold property valuations and create consistency. Almost every association has one, though they can be controversial. Our targets are as follows:

- Reduce light pollution
- Promote low maintenance landscaping and water conservation.
- Guide residents in Firewise principles: mow lawns, remove brush, and use gravel.

Other goals will follow, but the first task is to create a formal charter with the committee's mission statement, long term goals, and an outline of how compliance would be enforced in future. These tasks are planned for the next meeting. They will also consider how to

incorporate architectural recommendations in this into the planning process. Notably, we can suggest and request but not enforce backwards.

The Board and attendees from the community asked how the committee could reasonably help people cut down light pollution.

- Provide resources from Dark Skies web site about lighting fixtures.
- Reduce the number of naked bulbs shining at the street.
- Apply downward facing covers to exterior lighting. Illuminate your house, not the neighbor's house or the street.
- Replace glaring lights at pool with full cutoff lights.
- Tilt regular fixtures downward to achieve "full cutoff".
- Use dimmers, direction control, and timers to save power.
- Request that the extremely bright light Arnold residence on Sunlight Drive be turned down a notch. James volunteered to speak with the owner.
- Consider special circumstances, such as new lighting on Highline Loop in response to a prowler.

### **Lake committee**

Overall, the lakes look far better now. Visibility in the upper lake is improved. Water is still coming from canal but will be cut off soon.

Terry got some reports from the lab in Yakima; however, the results did not meet the limnologist's specifications and had to be redone. The report will include chloroform, coliform bacteria, nitrates, ammonia, etc. Ask Terry if you want to see the report.

Efforts are ongoing to reduce the number of carp. The community is invited to come down and catch as many as they like.

Kym asked that we take action to provide more parking spots at the lake, so that more people from the community can access the lake without blocking the road. Shane Williams estimated the cost of removing brush and adding two graveled spots right after the bridge as about \$1000.

A motion was made to allocate \$1000 for adding two graveled parking spots by the lake, with work to commence as soon as Shane is available (next spring). The motion was seconded and approved unanimously.

### **Fire station update**

The Fire Chief asked for that we mark the location of the septic tank and drain field before construction can start.

He sent a lease agreement, which the Board has reviewed. It is a 50-year lease with ability to renew for 50 years. They propose that we lease them the land at zero cost, because of the benefit to the community. The Board suggested that a token payment might be better, and the Facilities Manager offered to find information about similar

arrangements elsewhere. We could also request first aid training or Firewise instruction in lieu of rent.

- Insurance. We would be excluded from responsibility. However, the landlord is an additional insured.
- Snow removal might be an issue. We must specify that we cannot remove snow from their location, only the roads.
- Use of clubhouse: They asked for clubhouse access, for their meetings and training, subject to availability. We should make it clear they would have to pay the same rental fees as other members.
- The Fire District would not require additional water pressure. Their trucks provide pressure, but they need a water source. They are also allowed to fill up at the canal.

Before the next meeting, the President will have a proposal to return to the Fire District.

### **Water issues**

People who have bought lots cannot get residential water connections, and are irate. The Water District is working hard to get additional connections, and there is a water meeting on Wednesday. In general, connections have been oversold.

A guest asked if we could reserve some space for a community garden, and seek a grant for a cistern to supply the garden. The water could also be used by the Fire Department. American Community Gardening association does grants for this. Non potable water only.

### **Additional work at Baker Building**

Some pipes were crushed, and we need to restore the bathrooms in the Baker Bldg. to working order.

### **Security cameras**

The current security cameras are too old to support safe property monitoring. A new system will be installed on September 18<sup>th</sup>, with 16 cameras, including 2 for the future pickleball court.

The initial budget was \$1500 but this proved inadequate. We need more cameras than any packaged solution would provide, so solicited bids from several local providers. The final budget is about \$3000 and includes installation and all cameras. Existing cameras will be reused if possible.

### **Lake cleanup**

There was a huge cleanup effort at the big lake to remove brambles and the algae stuck in it. Clearing that restored about 20 or more feet of lake surface and the lake looks better, plus the foul smell is gone.

Terry and Darren donated equipment to do the work, and Mike and Gary spent days doing the work. The biomass was dumped near the Baker Bldg and needs to be composted, ground up or something.

The Board thanks Darren for doing this work. All the cleaning work was done for free, but we need to pay for hauling it, which might cost over \$1000.

Shane offered to check the price of processing the biomass. He said it would not be as cheap as tree branches. Another option might be to mash the biomass and let it compost in place.

Takeaway: The Board prioritizes work paid for by the community. Therefore, in future, the Board needs to approve all projects in advance so that they can be funded.

### **Maintenance vehicle**

The President has requested that our community be added to the Washington State list of priority customers, meaning other govt agencies and communities. Once we are registered, we can find a truck from the list of State surplus material. If we find something we like, there is a bid process.

The current list has only one truck that would fit the bill, a Ford 450 with working box and full cover, a v10 with 100k miles, gasoline not diesel. The max bid is only \$2300 so it's a good deal. There was a discussion about the merits of gasoline vs. diesel. Terry maintains a fleet of diesel and feels maintenance is too costly. A community member was concerned the front end would burn out.

For this year, we don't have a snow removal contract, and only have 2-3 weeks before all the snow removal services in the County are fully booked.

### **Guest speakers**

None. (Guest must request in advance.) Two attendees asked to speak during Open Floor.

### **Executive session**

Executive session started at 11:25.

Topics included animal complaints, fines, and how to resolve culvert and icing problems.

Executive session ended at 11:53.

## New business

### **Halloween party**

Kym suggested we have a Halloween party for kids. Last year's Trunk or Treat was very popular. People decorated their vehicles, and there was a hayride. So we will do that again this year.

A guest suggested another event for November to celebrate UN Days for children. A retired teacher is willing to spend time for the kids on that day. The guest offered to talk to the teacher and provide more information at the October meeting.

### **Rental rate of clubhouse**

Currently it is \$25 with an additional \$25 deposit.

Terry moved that we increase the rental rate to \$50. Motion was seconded and approved unanimously.

## Open floor

Chairman explained the procedure for Open Floor, which is for each speaker to have 5 minutes.

### **Community member 1: Harassment over dog issue**

The speaker expressed frustration over loss of her dog, due to being tazed by a Board member. She felt that she was responsive in communicating through phone and emails, but received no response. She feels the Board member should have been reprimanded.

Following the dog incident, they received several mails about violations. Given that the Board member threatened to "have us both out of there," she feels this is unfair, and asked why they were the only people targeted. The failure to send out violations consistently could be a violation of the by-laws.

In response, the Facilities Manager explained the process for identifying and enforcing by-laws, and why privacy is maintained with regard to both violations and responses.

### **Community member 2: Concerns about water availability**

The attendee is concerned about water availability, and the new restrictions on new connections. He has talked to the County Commissioners and the Health Department, and they didn't know that we are at capacity.

There are now 294 lots because of lot merging; there were originally about 310. The number in the by-laws needs to be updated.

The attendee suggested that the community band together to get the issue addressed. Other attendees agreed that the association should be involved. Currently the Board does

not send a representative to Water District meetings, but perhaps they should. James Ihrke volunteered to attend on behalf of the Board.

**Community member 3: Homeowner conflicts**

Asked if there a conflict resolution process in the community. Suggested that it would be good to have a process for working out disagreements between homeowners.

The Board welcomes proposals for how this could be achieved.

**Board member: loose dogs**

Asked for notice on the official Facebook page about the problem of dogs over the Labor Day holiday. There was way too much barking and many loose dogs.

**Community member 4: Proposal for community solar panels**

Suggested that we put up some solar panels given the land we have. This would increase property values. Kittitas County is thinking of specifying percent of energy from solar.

[Adjournment and approval](#)

At 12:15 a motion was made to adjourn; the motion was seconded and approved.

[Revision History](#)

September 7, 2019	Source document created
October 4, 2019	copied into template; editing
October 4, 2019	Sent to board members for review
October 12, 2019	Minutes approved at regular Board meeting
November 4, 2019	final spelling and grammar edit; convert to PDF; send to webmaster