



# 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 Oct 12, 2019. The meeting was called to order at 10:04 am.

## Roll call

- Present: Jeannine Takaki (Secretary), Terry Clinton (Treasurer), Jim Moehring (President), Kym Codomo (Trustee), James Ihrke (Vice President), Bonnie McCurdy (Trustee), Darren Caps (Trustee)
- Other: Pam Miller (Facilities Manager)
- Absent: Chris Felstad (excused via email)

A quorum was established.

## Approval of minutes

A motion was made to approve the minutes of the previous meeting; seconded and approved at 10:06 AM.

## Guest speaker

Guest Sherry Luke asked for a discussion of the web site vs. Facebook. The web site is frequently out of date, but it is our official site, and should be updated more often, because many people including the guest do not use Facebook. (Note: There are now three (3) different Facebook pages for 'Sunlight Waters'. The official one is from SWCC Inc; the heavily trafficked page is for the community.)

She noted that most Board minutes are available on the web site, and asked that it be updated regularly, and volunteered to help with that effort.

The Board asked what kind of content, other than minutes, she would like to see. Desired updates include community updates such as meeting schedule, or events such as the chipping program run by the Fire Department.

The President agreed with the guest speaker that more content should be posted on the web site. However, the web site manager is a volunteer and very busy, so updates are not instant. We will get the webmaster some help.

For people who do not use the Internet, all notices are printed by the Facilities manager and posted on the bulletin board in the clubhouse.

## Treasurer's report

Terry Clinton reported that, as of the end of September, there was a total ~~\$200,043.40~~ \$240,043.40 (amended amount, 11/9 mtg) in all accounts, including the new \$100,000 CD on a 2-year term, and \$38478.00 from proceeds of caretaker's property.

Receivables have slowed down: currently are \$58,615, which is about \$1000 lower than last month. We have turned some more properties over to collections. The remaining ones are tougher cases, with liens on property etc.

Deposits were \$42,951, including the sales of the caretaker's residence.

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

## Committee reports

### Architectural committee

The Architectural Planning Committee (APC) did not meet, but wants to post some content on Facebook informing the community of the Committee's formation and goals. Committee member Reza read the proposed announcement to the Board and asked the Facilities Manager for instructions on how to create a Facebook post.

The APC intends to create a charter that describes the committee's mission and scope, which at the outset will be the bare minimum empowered by our covenants. The details of the charter will be written at the next meeting. The committee will present the charter to the Board for review, but it is not necessary that the Board ratify the charter, only provide feedback.

Key points: The APC has no intention of duplicating county permitting work. However we feel it is important to *provide guidance about landscaping, which includes but is not restricted to Firewise principles* (clarification at 11/9 meeting). *For example, landscaping requirements might be different for lot owners near the lakes. Or, developers from outside the area might put in lawns.* Thus, the role of the APC should not stop when lots have been built. Also, we will encourage existing homeowners to adopt the guidelines, though we cannot enforce them on existing

buildings. However, most people in the community, even on grandfathered lots, want to make the community look better.

The APC will also provide active assistance: for example, James Ihrke is an electrician and volunteered to help anyone who wants to swap out existing lighting for Dark Skies light fixtures. The APC will also provide information about rebates. The goal is to help, rather than issue top-down orders.

Kym asked to be removed from the Committee.

### **Social committee**

Kym Codomo described the kids Halloween party, to be held on Saturday October 19<sup>th</sup>. We will do Trunk or Treat, have a fire truck or police car on site for the kids to meet officers, and offer skill games (no prizes this time). To participate, arrive at the Clubhouse at 7PM with your car decorated.

She also related questions from the community about the increase in clubhouse rental fees. She feels the new fee is too high. The Board discussed it briefly but tabled the matter for possible review at a later meeting.

## **Old business**

### **Security cameras**

The new security cameras have been installed and provide an excellent view; you can zoom in and see the faces of Clubhouse visitors, which makes the office feel much safer. Another camera will be added over the doorway. The position of other cameras will be adjusted to increase visibility and security. For example, there was a report of a man in the woman's bathroom, so a camera was added at the bathroom entrance, and another camera added to monitor the pool hardware.

Extra cameras are available for sport court, when that gets built.

### **Lake update**

Harry, the limnologist from Lake Advocates, has provided a report with extensive technical information about lake water quality.

In summary: The lakes are over enriched with phosphorus and nitrogen. Algae production, as measured by Chlorophyll A, is way too high, and probably was triple that in July and August. He recommends addition of Alum to the pond in the spring. This chemical neutralizes the phosphorus and nitrogen, which suppresses algae production. It is used in Lake Tapps, is inexpensive, and is considered safe. The lakes would need treatment 2-3 times a year.

The lakes were also tested for fecal coliform; levels were higher than preferred, though not hazardous. FYI, just three ducks can generate fecal coliform equivalent to one person's human excrement. So it takes little to raise fecal coliform.

The limnologist is willing to visit in the spring and personally inspect the lakes. He approves of the aeration we are doing.

The poor water quality built up over a long time, due to multiple causes. For example, the carp were bad, because they stir up the bottom of the lakes. They were introduced to solve the milfoil problem, but we brought in way too many. So residents are encouraged to catch or kill any carp they see in either lake. Other fish are okay, if not too many.

Another issue is the use of fertilizers on lawns around the lakes. We can't prove where the chemicals (nitrogen, phosphorus and potassium) are coming from; moreover, a lot of chemicals were dropped during Taylor Bridge firefighting efforts. So perhaps that contributed as well.

Darren tried treating the east lake, and achieved a dramatic reduction in turbidity, using muck stuff and an algicide. Even at half the recommended amount per water volume, water clarity is excellent now. They also went out on a paddleboat and retrieved garbage, now visible, from the lake.

However, the Board asks that the community adopt a unified approach for lake management, beginning with the limnologist recommended actions in spring, once the lakes thaw.

### **Water moratorium**

The water moratorium has been lifted and people are getting hookups again.

There are two types of water: **Recreational**, and **Residential 1** (the 225 hookups). If you don't see Residential 1 on your bill, you have Recreational water. All water hookups are considered Recreational until upgraded.

To change from Recreational to Residential 1 water, you need a water affidavit, and you need to fill out paperwork correctly.

The Department of Ecology is allowing **225** Residential 1 water hookups, and currently **225** have been allocated. (Numbers corrected at 11/9 meeting) Therefore, until Ecology increases the number of allowed lookups, the Water District's hands are tied. As a result, 75 lots are not buildable (i.e. have only Recreational water).

Other Water District news:

- They dropped Pace Engineering as their contractor.

- Adjusted for inflation, over \$8 million dollars of upgrades to the system are required to support all connections. There are simply too many straws in one bucket.
- The community uses about half of the water volume that has been allocated; therefore, we should be able to allocate more without dropping pressure. Many people are part time so don't use as much water as allocated.
- Adding a cistern for gardening water would take pressure off the system.
- The Architectural committee might be able to provide guidance as well.

### **Caretaker residence**

The sale closed at \$49,000. We paid \$8500 residual on the existing loan, plus closing costs, to realize about \$38,000 on the sale.

### **Brush removal**

Debris resulting from the lake cleanup has been removed, thanks to By Design.

- The community welcomes the cleanup and thanks the people who volunteered time and equipment.
- The Board requests that, in future, projects like this get prior approval, so that we can be aware of potential costs and approve them beforehand.

### **Fire Department contract**

In general, the Board feels the contract suggested by the Fire Department (for placement of a new fire station next to the Baker Building) is straightforward and a good deal for the community. We would offer them a 50-year lease with the option for 50-year renewal.

The Board recommends a few small changes, such as requiring they do their own snow removal, and requesting a token payment. Re use of the Clubhouse, the Fire Department would pay the same amount as anyone else to reserve the clubhouse. We ask only that they use this resource reasonably.

The amended conditions will be sent back to the Fire Department for review.

## **New business**

### **Snow removal and sand for the roads**

We were unable to procure our own truck in time, so this year will be signing a snow removal contract.

In the past, we have used Crystal Clear; however, a community member (Ted Cochran) works for another company (Dr. Gravel), and can get the community a slight discount (\$10 an hour). Moreover, he will be bringing a plow truck home with him, so if we switch to that company, the plow would already be on site.

Sanding is also desirable, but the pile down by the lake tends to get wet and freeze solid. We need to put a tarp on the sand or build a structure, to keep it from freezing. For this year, John will donate a big plastic cover. Also, Target apparently gives away tarps for free.

To build a structure, we need to wait till spring, when Shane will grade the parking area. John offered to donate a large tarp for use this year.

### **Shower winterizing**

Thanks to Terry Clinton for doing this work Saturday afternoon. The water has been shut off, but the showers are not fully winterized.

### **Brush removal**

No updates.

### **Pool aerator**

To prevent the pool lining from liner bubbling, this year we will use an aerator to keep the pool water from freezing. All supplies are ready except for the pump. The Facilities Manager will determine which pump is needed and purchase it.

### **Wild animals**

A cougar was sighted near the water tower (the Cozann's property). It was seen near the castle, and then near Morrison Canyon Lane. These big cats roam over a 50 square mile territory, so occasional sightings are to be expected. The greater danger is from people firing warning shots.

### **Clubhouse cleaning**

A contractor is coming to clean the carpets soon.

### **Stream containment**

A stream goes into the little lake behind the dam, and erosion around it has added an island behind the dam. The water seems to emerge near the KRD feed. One person currently uses the stream water for irrigation.

Dave Korpi asked if we would consider putting in a culvert to handle this water, so it doesn't run over the road to the lake. He suggests a catch basin and a pipe. However, if this is a natural stream, we would need to talk to DNR first, as well as KRD.

Terry looked at the water and does not believe it to be a KRD leak, and not snowmelt, but a natural spring, that goes under the canal. The problem is that it floods nearby property and causes erosion at the ponds.

Action: The President will contact the KRD and see if they are concerned.

## Executive session

Executive session entered at 11:22 AM.

Terminated at 11:54 AM.

## Continued business

Katie Haysom resigned as Trustee. A motion was made to accept her resignation.

Given that it is end of the year, and there are enough Board members for a quorum, the Board decided to continue with the existing members for now, and open the selection of a new Trustee to the community, during the General Meeting.

## Open floor

### **Recess tedium**

A guest had a question about Executive Session. They hate having to hang around and then come back.

The answer is that, under the Rules of Order, anything that the Board acts on, must be voted on in open session.

### **What's up with the plow truck?**

A guest asked about the planned purchases of a utility+ plow truck. Do we need to do an economic analysis? The Board voted to allocate \$25,000, which would generate savings estimated at \$5000 a year.

The President explained that we are in the process of registering as a Priority Customer for the state's surplus equipment. Once you have Priority Customer status, you can get great vehicles practically free. For example, a vehicle with an open market price of \$20,000 can be had for as low as \$2,000. That's what we're waiting for, probably next year.

A guest pointed out that Ranch & Home was offering a truck with a plow for as low as \$5000. However, there are potential maintenance problems with cheap vehicles.

We plan to contract with Ted Cochran to drive the vehicle, rather than use volunteers, for reasons of liability and expertise.

## Adjournment

At 12:02 motion made to adjourn; seconded and approved.

## Revision History

October 12, 2019	Source document created
November 4, 2019	Applied template; spell check and other edits
November 4, 2019	Draft sent to board members for review
November 9, 2019	Meetings approved, with amendments, at regular Board meeting
November 21, 2019	Amendments entered. Final spelling and grammar checks. Convert to PDF; send to webmaster