



# Sunlight Waters CC Board Meeting Minutes

## Call to order

A meeting of the [Sunlight Water Country Club](#) was held at the [Clubhouse](#) on [November 9, 2019](#). (There was no December meeting).

Meeting called to order at 10:00 AM.

## Attendees

Attendees Jeannine Takaki (Secretary), Terry Clinton (Treasurer), Jim Moehring (President), Kym Codomo (Trustee), James Ihrke (Vice-President), Chris Felstad (Trustee) Darren Capps (Trustee) arrived after roll call.

## Members not in attendance

Missing: Bonnie McCurdy (Trustee) absent with notice.

Facilities manager, Pam Miller, for funeral.

## Approval of minutes

### Corrections

Corrections were provided by Terry Clinton: total in account should be \$240,043.40.

Correction requested by Jim Moehring to clarify purpose of Architectural Committee: landscaping is not just for Firewise compliance, but should include a "Landscape Plan". For example the landscape plan might have different requirements for residences around the lakes.

Motion to approve the minutes at 10:04; seconded, approved.

## Treasurer's report

Treasurer's report: Terry Clinton totals including \$234,124.70. as of Oct 31.

Deposits are down this time of year. Total deposits last month were \$3078.00.

Motion made to approve Treasurers report; seconded and approved at 10:06 AM.

## Guest speaker

Jerry Ihrke

Asked to speak regarding architectural committee. He feels that applying conditions to people's property is not a Board policy matter but a CCR issue. Questions such as lighting controls are for the community to decide, not the Board. He also feels that architectural committees can become political and based on opinion.

He explained the history of the provision for an architectural committee. The original provision for an Architectural committee in Article 2 of CCRs was later revised, but the original was concerned with permitting. In his 20 years in the community, only one house went through an APC review (Wayne Koblano's house). Later the Board tried to enforce architectural review on the lot next to Dave Korpi.

Jerry would like the APC out of covenants entirely. He feels there are other things to change in Article 3, and recommended that the Board propose changes to the CCRs at the annual meeting. Multiple changes have been through the Covenant committee and legal review that could be proposed.

After hearing his comments, the President said that the Board would discuss in Executive Session and then provide a written response if needed.

## New business

Dams

Dave Korpi had been concerned about possible deterioration of the dam due to the stream that goes into the lake. President Jim Moehring then contacted the Department of Ecology.

The Department of Ecology responded by referring to communications from DOE back in 2016, regarding a 2015 inspection of the dam. At that time they had engineers review the dam, and provided a number of safety and maintenance directives in a letter. Their actions were intended to make the dam safe, but they never heard back from us, and were concerned. Recently they did a flyover of the site, and saw that trees they ordered removed were still visible. (In general, they were concerned but very cordial despite our lack of communication.)

The President contacted the previous president and asked about the letter. Possibly it was lost amid the other problems with the previous office manager. The Facilities Manager searched all files but could not find the letter from Ecology.

The President sent them a response explaining the current status, and that the community is small with limited funds. The President plans to meet with Ecology soon to review the issues.

Issues:

1. All trees on the dam must be cut down. Big trees in particular seriously compromise the dam as they catch wind. Tree roots can be left in place for now but when soil is less wet, should remove them and compact the soil. Ecology requests to be present when we pull the stumps.
2. Eliminate rodent holes. Darren Capps (Trustee) suggested adding a layer of compacted shale, which would raise the dam level and prevent burrowing. This solution is common for dams.
3. The area by the mobile homes has needed work for years.
4. The area by the culvert washed out but the culverts have been repaired.
5. Brush at the foot of dam on the east side has been removed as directed.
6. Dams are too low at both upper and lower lakes. The Ecology survey shows that the dams are sinking some small amount annually (a normal amount of settling). To monitor this, they want a biannual survey (twice a year). Also, we need to put a concrete post in the ground so they can mark the level at each survey. The concrete monument is not optional. Ecology will probably recommend that we raise the dams, which will require equipment and materials.
7. An up-to-date Operations and Maintenance manual is required. Jerry noted that the existing manual is about 20 years old. The Chair asked for a volunteer to assess items in the current Operations Manual and determine whether the community can handle the work. For example, items include cleaning the screens at both end, and brush removal. Hopefully we can make changes to the existing manual and divide up the work.
8. An evacuation plan is required for all residents of the little lake, in case the big dam fails. The Chair asked Chris Felstad, who has background in police work, to help with that, and Chris agreed. There was some discussion of adjoining properties and possible emergency egress along the canal or downhill, but no action or additional requirements
9. Legal issues: We have no record of having received the letter, and Ecology admitted that they had some computer issues. In a pinch, we could reduce the lake volume to 1 ft deep in a pinch, to keep the lakes at under 5-acre feet of water. Neither lake is very deep; there is perhaps 2-3 ft of hydrostatic head. So the risk is low.

Anyone who feels this work is unnecessary is encouraged to look at the Department of Ecology web site to see examples of failed dams.

## Unfinished business

### Culverts

Culverts on Morrison Canyon Lane are damaged, causing water to flow over the road and freeze. The owners of the property have stated that they will repair the culverts in November. The Board will verify this with a drive-by at the end of the month.

### Architectural committee update

The Architectural Committee did not meet; will set a date for the next meeting.

The Chair asked that they check with the county to determine how guidelines would be enforced. We would want them to approve anything in the guidelines that we draw up, rather than us be involved in the permitting process.

The Architectural Committee chair replied that enforcement capability is not on the table right now. The Committee's current goal is to draft the charter along with any recommendations to the Board.

### Website update

In response to community asks for more frequent updates to the web site, the Facilities manager (Pam) contacted the volunteer web master. He gave her the ability to do updates and upload new documents, which will allow more timely updates. Updates will be concurrent with updates on Facebook.

An alternate should support Pam. Jeannine volunteered.

### Fire Department (new Agenda item)

The Chair relayed to the Fire District our concerns about the proposed contract, and they accepted the changes as follows:

- 50-year lease with 50-year unilateral renewal. We asked that both parties be in agreement for the second 50-year period. They agreed.
- Snow removal: We can't clear the pad in front of their station, but we will ensure our regular plowing goes all the way to the Baker Building. They are fine with that. They will plow the pad and have a pickup capable of plowing the pad if necessary.
- Use of Clubhouse: For small meetings that don't conflict with other Clubhouse use, the Board room can be used at no fee. If they need a larger space, they must coordinate with Pam and pay the fee like any other member. They asked the President to attend their meeting on the 20<sup>th</sup> to sign the lease.

The fire station will be constructed next to Baker Bldg., where the garbage cans were.

### Report on community events

20 kids and their families attended the Halloween party. Jeremy Haysom brought down the fire truck, and firefighters in their gear handed out treats to kids. So the Fire Department got the \$50 community prize!

We considered Christmas activities, including Christmas caroling, or Christmas karaoke. Perhaps a sleigh ride with lights and a Santa? Because the holiday schedule is crowded, it was proposed to leave the ornaments up and do something after New Year. Possibly a Holiday Homecoming party on January 11 to coincide with a Board meeting? The discussion was tabled.

No one showed up for Poker Night, which was very disappointing. Monday night football also did not happen, and Kym had to pay the PPV fee.

Terry Clinton will donate his 7 ft plastic Christmas tree to the Clubhouse.

Jeannine asked if there was any interest in a snowshoe walk, or xc ski walk, with maybe a potluck. John volunteered to look at trails.

**There will be no Board meeting in December.**

## Open floor

Guest comment

People here are living in a community. We need governance, and that is the Board's responsibility.

Showers

The Board needs to present a long-range plan for modernizing the showers at the Annual Meeting. The long-range plan would include rinse-off showers, and improved bathrooms.

James noted that redoing the wiring for the pool, which is critical, would require tearing up all the concrete anyway. Basically, requirements cannot be met with current concrete pad.

## Executive session

Entered at 11:03 AM.

Concluded at 11:27 AM.

## Adjournment and approval

Motion to adjourn at 11:28 AM. Seconded and approved.

# Revision History

November 9, 2019	Source document created
21 November, 2019	Copied into template
December 15, 2019	First editing pass
January 5, 2020	Edits to summarize dam issues
January 5, 2020	Sent to board members for preliminary review
January 11, 2020	Minutes approved without changes at regular Board meeting
January 26, 2020	Final spelling and grammar edit; convert to PDF; send to webmaster