

May 19, 2019



Sunlight Waters Country Club General Meeting

The Sunlight Waters Country Club Annual Meeting of the Members of the Corporation was held at the Clubhouse on May 19, 2019. No general meeting was held in 2020 because of statewide restrictions on meetings due to COVID-19.

Call to order

The Chair called the meeting to order at 2:08 PM.

After the Pledge of Allegiance, the Chair thanked attendees for the great turnout.

Roll call

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

A quorum was established.

Minutes

The minutes of the previous general meeting were read and approved at 2:17 PM.

A guest asked for discussion of the covenant change during the previous meeting. James provided a summary.

Treasurer's report

The Treasurer's Report was provided by guest Scott Perna, CPA. He also reviewed the proposed budget sent out by mail.

- As of March 31, the community accounts had \$209,000, compared to \$203,000 the previous year.
- Receivables were about \$49,000 compared to \$64,000 the previous year.
- The Club ended the year with a small loss of \$6000, including depreciation of \$7000, for a profit before depreciation of \$1000.
- The main difference between the two years was the \$7300 increase in pool maintenance costs.
- There were also property sales of \$11,000.

- A road assessment of \$10 per lot was levied but should have ended after 2017. Therefore, the amount of the assessment, if paid, will be credited to the accounts next year when dues are paid.

Proposed budget: Purchase of a plow truck

The Chair proposed purchase of a truck heavy enough to attach a snowplow. The truck could also be used to haul fuel in summertime, to move equipment, etc. We would use a single designated operator rather than asking for volunteers. Truck would be used to plow only roads, never driveways.

- The cost would be about \$25000 for a used ¾ ton pickup with 4-wheel drive.
- We already have the plow attachment.
- It would take about 10 years to pay off the truck purely through snow removal fees. Also, insurance and licensing must be included in the budget.

The Chair asked for a show of hands and the overwhelming majority was in favor of truck purchase via the state surplus, if possible. The Board was asked to form a truck committee to provide recommendations, assuming \$25k as a high point, including insurance etc.

A motion was made to allocate \$25,000 for purchase of a plow truck. The motion was seconded and approved unanimously at 2:46.

Reserve study

A reserve study is required for condo associations with a lot of buildings and facilities to maintain. A reserve study has never been performed for SW since we are a club, not a HOA. However, we have facilities to maintain, such as the pool and Baker Bldg. to date we have used use saving and checking accounts to cover maintenance and update and don't have a reserve system. This is probably not workable in the long run.

The Board asks that members review the 2-year budget proposal and consider whether additional assessments might be needed.

Misc

Members asked to see the balance sheet. Scott Perna agreed to do this and asked that it be recorded in the minutes.

Any members who **did not** receive a mailing about the meeting are asked to provide their current mailing address to the Board.

Report approval

A motion was made to approve the Treasurers Report; seconded and approved at 2:27 PM.

Guest speakers

Introduction to Brandon Schmidt, Fire District #1

Chair introduced the Fire Chief of Fire District #1. He reviewed department status, including improvements such as a new fire engine, and 3 brush trucks to combat increasing wildfire risk.

Fire rating for SWCC and plans for new fire station

The WA State Rating Bureau requires 3 fire stations in the county, and we only have 2, one in Thorp and one on Hwy 10. They decide to build a new station in Sunlight Waters that can respond to freeway brush fires. We will keep an SUV for medical plus a fire truck here

The site is adjacent to the Baker Building and the Fire District will get a 50-year lease and pay to construct the station.

Fire ratings and inadequacy of current system

Fire ratings for the community are low. A rating of 1 is perfect (Seattle); 10 means no fire protection at all. **Currently SW has a rating of 9.** With the third station, the SWCC fire rating would improve to an 8.

The standpipes in the community are practically useless except for small brushfires. If you get multiple homes on fire, or a home with a boat and car, you need more water than they can supply.

Adding a legitimate hydrant system, including 6-inch piping and the pump to handle it, would greatly improve your fire rating. Thorp has these and their rating is 6.

The Fire Chief request that the community get the Board to consider funding these improvements, including dirt work, hydrant, and pumps. The work could be done over time to spread the cost. But this community needs a legitimate pressurized water source year-round. The community would also save greatly on homeowner's insurance with a hydrant system.

Fire station volunteers needed

Volunteers from the community are needed to staff the station. Brandon is the only full-time firefighter in the district. Fire response is purely through volunteers.

To see the requirements for volunteers, contact the Fire District. Not everyone does structural firefighting. Others do EMS only, support, supply runs, etc. So there are multiple roles the community can fill.

Currently the community has one full-time volunteer. No one would live there. We have studied the feasibility of full-time duty crews and we do pay stipends to volunteers in the summer. For example, we had coverage for the backcountry horse event.

Otherwise,

Fuel reduction work

The Fire District applied for a \$5000 grant for fuels reduction targeting the SW area. A fuels reduction specialist identified areas that are easy to access with lots of fuel, and in June will start there to remove downed wood and provide space for fire fighters.

Fuel reduction (precommercial thinning) costs \$1500 an acre. We compete with 200-acre projects so are generally not an appealing contract for companies.

Ecology reviewed the KRD area and determined that it is too rocky and steep to use a masticator. There is also an area to the SE of the lake that we wanted to improve to use as a safety zone, in case the community was cut off from I-90. Another target area is the heavy timber above the canal. The grant might be used to thin overgrowth and give aircraft a chance.

This community is no stranger to fire, but we need collaboration with private property owners and KRD. We don't have people equipment or funds to do large projects. Our goal is to use small projects to reduce risk. We will probably continue the chipping program.

Follow us on Facebook which is where we post our events. Or look at the bulletin board outside the station in Thorp.

New business

Proposal of change to bylaws – rentals

People have been asking about our policy on AirBnB and other short-term proposals. James proposed a possible change pertaining to short-term rentals. The change would affect Section 10 of the By-Laws (Misc), and add a section 10.4.

The floor was opened to comment.

- The community could be a popular stop-off for Gorge concertgoers, rodeo visitors, etc.
- Short term rentals are reportedly a problem in the Upper County.
- County Commissioners have said it was a problem in Roslyn, with party houses next door.
- At Suncadia, 80% of new construction there is for rentals, but a management company that handles all rentals. Owners must register their properties through Suncadia and use their rental agreement.
- The biggest fear is fire. If owners don't guide visitors in fire safety, it could be a disaster for the community.
- Many insurance policies won't cover letting strangers stay in your house for a weekend.
- People could trash the pool.

- The restriction might create some added bureaucracy, but we would avoid other problems.

A voice vote was taken. The result was overwhelmingly in favor of prohibiting rentals shorter than one month.

Sale of caretaker residence

After the caretaker was dismissed, we found that he had damaged the property. We looked for another handyman but no one was interested.

The Board asked Linda Lennon to live in the house (an old single wide) and clean it up. She puts in some hours a month in labor and pays the remainder as rent.

Now that it is in presentable condition, we got multiple market analyses. Appraisals indicate little value in the home, because of the age of the trailer.

We paid \$35,000 for the house. Current evaluations are for \$50-55,000, and another for \$59,000. One person offered \$33,000. Linda has offered to purchase the property at market value.

A question was raised about a policy set in 2010 that any jointly held asset such as real estate must be offered to the general population for a bid process. James looked but the previous policies were not written down.

A motion was made to allow the Board to dispose of the caretaker's property as they see fit. This means offering the property to Linda at market value. Seconded.

An amendment was proposed that the community be provided with appraisals and the sale value at the next general meeting. Two people were opposed; the motion was carried.

Aerator for large lake

There is a problem with algae bloom in the upper (west) lake. A work party of 20+ people used rakes and other equipment to remove algae.

The east lake is in better shape thanks to an aerator installed in the fall of 2018. It injects oxygen and destratifies the water and keeps it from freezing. The aerators have been running since August. Added electric cost is negligible.

The Board passed a motion to spend \$1500 to reimburse Dave for his aerator and install aerators on the algae lake.

The west lake needs one (1) more aerator, and the east lake needs perhaps two (2) more. The east lake is roughly 3 acres in surface and the west lake is roughly 5 acres. Both are quite shallow though there is a deeper area near the dam. Aeration would be more effective if the lakes were deeper.

Additional treatment might be required, in addition to aeration, such as muck removal, or even dredging, chemical treatments, and fish removal, especially the carp. People

who live on the lake need to be involved to preserve home values, with the understanding that using fertilizer on lawns makes the algae worse.

- **If you live on the lake, don't fertilize.**
- **Do not feed the fish. That is another food source for algae.**

People are welcome to catch the fish, especially the carp. The carp were added to take care of the milfoil, but we got more than needed, which depleted oxygen in the lake.

A motion was made to provide \$1500 to put in another three (3) aerators in the lakes, in addition to those already okayed by the board. The motion was seconded and approved.

New dock

The Board would like to replace the dock in the community area because the current dock is unsafe. The dock is 15-20 years and was built by a community member. We should perhaps put the new dock in the community area, to make it easier to access.

An interim solution was agreed on:

- Apply dock funds to aerators this year and work on the dock next year.
- Bob will add supports to the old dock to allow it to be used for the rest of this year.

Pool

The chair discussed problems with the current pool:

- The pool is deep because originally there was a diving board in the deep end. Heating a deep pool is expensive.
- The pool lining is falling apart because of winter water damage. The warranty is expired.
- Pool is old and so is the pump equipment.

The Chair proposed that the community consider installing a new pool using updated materials and better equipment. It would be expensive, and we would need an extra assessment to cover it. However, a pool adds a lot to the property value even if you personally don't use it.

A discussion ensued about other options: a hot tub, saltwater pools, other filtration methods.

The community agreed via informal vote that the Board should study the possibility of a new pool and come back with a detailed proposal.

Wash-off station

We took out the existing showers because of mold and poor drainage. We are in the process of building a wash off station on the backside of the building. That is the legal requirements. We will still have access from the pool into the bathrooms.

Pool volunteer sign-up

We have asked for people to help open and close the pool. A prior call for volunteers did not get enough help to open the pool, so with Letha's advice, we will get a dedicated pool maintenance person, paid \$14 an hour.

We still need help on Saturday and Sunday night. Opening takes 2 hours but closing is much easier. Please sign up! Thanks for everyone who did volunteer.

Reports

Roads

Dan Fisher stated that road maintenance cost \$23,000 for regular chip seal, and \$27,000 to add the clubhouse road. Last year it was about \$28,000. Our budget is for \$30,000.

The contractor always does the potholes first. Another problem area is the Morrison Canyon turnaround, which garbage trucks damage.

In general, we have seen great improvement in our roads. Dan Fisher has established a good relationship with the RoadTek contractor and that lets us do a lot with little money.

2018-19 Pool fence completion

Brand new fence has been built around the pool and looks much better.

Irrigation and community area at lakes

A private irrigation line near the upper lake was extended into the community area to support sprinkling of the park area at low cost to the community. Now we can look forward to grass rather than weeds.

Tree cleanup

The chipping program was done this year by the Fire District. We hope to repeat the program next year around the same time (early April).

To participate, sign up at the Facebook page for the Fire District.

Parties - Christmas and bazaar

Kym hosted a party and has donated furniture such as the dining room table.

She added a widescreen TV for people to watch movies or games.

We also had a fall bazaar.

Furniture

If you need to move furniture for an event, please **put it back the way it was**. Also, keep sofas away from the heaters, because it is a fire risk.

Election of Officers

Open Board positions

James Ihrke, Vice President: Nomination needed and received.

Trustee #1: April Streiff is leaving – need replacement. Kym Codomo was nominated.

Trustee #2: Darren Capps, Steve Howard, and Katie Haysom were nominated.

Confirmation of appointments

Dan Fisher left the Board because of medical reasons. Thus, several changes were required:

- Jim Moehring moved into the position of President. He had previously been Treasurer.
- James Ihrke became the Vice-President.
- The Board asked Terry Clinton to serve as Treasurer because he manages a business and has the best qualifications to be Treasurer. He should be confirmed in the position.
- Bonnie Williams had been a Trustee alternate and was confirmed as Trustee.
- Jeannine had been Trustee and was made Secretary.

A motion was made that the community should approve the appointment of Bonnie Williams to the Board as Trustee, and likewise approve the appointment of Terry Clinton to the Board as a Trustee, and then as Treasurer.

A question was raised about the many changes on the Board, given that the current Board is different from what we elected.

In response, James reviewed the order of business for electing officers, under which any vacancy occurring in an appointed position can be filled by a majority vote of the Board. Thus the Board was within its power to remove the previous Treasurer, and to fill empty positions of President and Vice President.

In addition, alternates Terry Clinton and Bonnie Williams were voted in at the last general meeting. Our by-laws do not specifically provide for alternate, but we have had problems maintaining quorum in the past, so we maintain a list of people who are willing to serve.

The Chair asked if there were any further objection. A motion was made to allow the current officers to fill out their terms. The motion was seconded and approved unanimously.

Executive session

A question was raised about the use of Executive Session, which is closed to the public. Does this allow the Board to interact with people openly? The answer is that executive session is reserved for matters that touch on individual people or properties and we prefer to maintain people's privacy. No action can be taken in executive session. If action is required, the item is moved to regular open session.

Voting for three (3) Trustee positions

Trustee position #1 (formerly April Streiff)

Darrin Capps, Steve Howard, and Katie Haysom were nominated.

1. Darrin: 50
2. Steve: 13
3. Katie: 7

Trustee position #2 (empty?)

Katie Haysom, Steve Howard, and Carl Nelson were nominated.

1. Katie: 47
2. Carl: 9
3. Steve: 3

Trustee position #3 (open)

Kym Codomo and Dave Korpi were nominated; Dave Korpi declined.

Voting for officer positions

Vice-President: James Ihrke, Carl Nelson, and Steve Howard were nominated.

1. James – 48
2. Carl – 20
3. Steve – 6

Secretary: Jeannine Takaki was nominated.

Alternates

The following members expressed interest in filling vacancies on the Board: Carl Nelson, Doyle Beakly, Steve Howard

New business

Problem dogs

There have been problems with vicious dogs in the community, including pit bulls and a Rottweiler.

The Board deals with such complaints as follows:

1. **Strike #1:** A report or complaint is received about an aggressive dog, a bite, or other scary situation where someone has lost control of an animal. In response, a warning letter is sent.
1. **Strike #2:** Another report or complaint is received about the same dog. A \$250 fine is imposed.
2. **Strike #3:** County rules regarding nuisance dogs kick in.

We cannot have these attacks in the community. All dogs must be on a leash or under verbal control. **If you have any frightening encounter with a dog, contact the Sheriff's department.** That police report counts as strike #1 for the dog. Please bring all complaints to the Sheriff because we need documented complaints.

Office hours

Our Facilities Manager has taken another full-time job but is working for us from home on the more difficult job such as liens.

Bonnie Williams has agreed to come to the office 2 days a week (Tuesday and Thursday) for 2 hours each time (2-4 PM) to help with key cards, questions, payments.

Conclusion of new business

Business concluded at 4:56.

Open Floor

Dock and lake

- Guest asked that we consider relocation of the dock to a location where water is deeper, right off the entrance from the road. Chairman asked for a show of hands and the vote was nearly unanimous in favor of moving the dock as proposed.
- Suggested addition of a sandy area.

Dues

How many people are behind in dues? The exact number is hard to know, because some people are on payment plans. We went to a collection system and that made a world of difference. Liens were ineffective, but having credit agencies involved made a difference. Of 310 lots, we have 80 that are outstanding but that includes payment plans. There was a time when we had 40% delinquent.

Goats and other animals

Goats are not allowed, per the by-laws.

Thanks to our volunteers and commissioners

- A round of applause to Jerry and Letha Ihrke, in recognition of their many hours of volunteer activities.
- Thanks to the contributions to the community by the water commissioners, Letha, Carl, and Sherry.

Campfires and other open fires

Are they okay when the weather is right?

- NO, **fires are not allowed**. You must go to Thorp and get a burn permit.
- Once the burn ban starts, no fires are allowed, period.
- No construction debris can be burned.

OK, so what is allowed?

- Propane fire pits are okay.
- If you want to put a wood stove on a wooden patio deck, best ask the Fire Department first.

Adjournment

A motion was made that the meeting be adjourned. Seconded and approved unanimously at 5:05 PM.

Revision History

May 19, 2019	Source document created
Friday, 27 September, 2019	Copied source notes into template; initial edit
January 2020	Sent draft to Board to resolve question about elections
February 12, 2020	Edits
February 12, 2020	Sent second draft to Board for review. No changes.
April 13, 2021	Spell check and grammar edits
May 15, 2021	Created short summary for General meeting (read aloud version). Convert to PDF and sent provisional minutes to webmaster.