



Sunlight Waters CC Board Meeting Minutes

A meeting of the Sunlight Waters Country Club Board was held at the SWCC clubhouse, on Feb 8, 2020.

The meeting was called to order at 10:02 AM.

Roll call

Jim Moehring (President) Terry Clinton (Treasurer), Kym Codomo (Trustee), Jeannine Takaki (Secretary), Chris Felstad (Trustee)

Darren Capps (absent), James Ihrke (no notice), Bonnie (with notice)

Approval of minutes

Corrections were requested by Terry Clinton about the otter and docks at the lake. The original text and suggested text were not available, but members agreed that the corrections should include these facts: shooting at target, using an air gun, and no ducks were killed. Tabled till next meeting so that corrections can be reviewed.

Treasurer's report

Terry Clinton presented the treasurer's report. Total funds are \$229,349.72, including \$18,548.38 in the lot elimination account, \$63,183.97 in checking, \$385.58 in checking debit, and \$46,797.98 savings. There is also \$1004,33.81 in our CD.

Last month we had deposits of \$2020.24, the lowest point for the year. Now that invoices and statement for 2020 dues have been sent out, deposits will increase.

Receivables as of Jan 31 were \$46673.17 which is also down.

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

Guest speaker: Sherry Luke

The guest read a certified violation letter that she had received from the Board. The letter was received later than the date a reply was required, because she was out of

town. Also, given the lack of signatures on the letter, she wondered if the Board approved it.

The letter addresses a complaint about her dogs being outside the yard and barking. She asked how many complaints there were, because she wants to talk to her neighbors and address the complaints. So far, no neighbors she talked to have said they were bothered. She is now keeping a detailed log listing dogs barking and the general location and purported cause.

She also had a question about the CCR cited, Article 7.2.17 (??), which covers annoying activities and noise. The article is not specific about what activities are annoying. For example, construction noise is annoying, but it is allowed by Kittitas County. Also, the fine schedule is not in the CCRs, nor is the covenant enforcement policy.

Because CCRs are vague on what constitutes a nuisance, she investigated the County statutes and contacted the Sheriff's office to get clarification about what constitutes a public disturbance.

After hearing her comments, the Chairman said that the Board would review the matter in executive session and get back to her.

Committee report

The Architectural Committee is trying to get going. Currently there are only three members: Reza, James, Darren, and James.

- Reza drafted a charter which was sent to the Board.
- The Committee also met and reviewed other types architectural committee rules to see if one could be used as a template.
- Chair asked that the committee have a charter to review at the General Meeting.

In general, the Board expects that AC guidance will be minimal. We certainly don't want to be big brother and tell you what kind of house you can build, and **will not** stipulate colors, type of house, or anything like that.

Most rules about buildings are governed by the county, and the only reason we are doing this is because our Bylaws stipulate that we need a committee. However, problems include a lack of thought to landscaping in many of the new homes, and inclusion of Firewise concepts in building plans. Currently the County doesn't require any of this.

The Committee also feels that light trespass is an issue. Reflection of light into the sky interferes with viewing of night sky, and our community includes several amateur astronomers.

Old business

Tree removal near lake

Multiple trees near the lake were taken down, to preserve the integrity of the dam as stipulated by the Department of Ecology.

Background: Ecology studied our dams in 2015 and sent us a letter describing actions to take. All trees must be cut down and stumps removed, and the holes backfilled a specific way. These are required to maintain an earth dam.

The original letter from Ecology was received by the old secretary, and disappeared. Because we never followed up, Ecology was very worried. So they are glad to have heard from us and are helping with actions going forward.

- We need to raise level of dams.
- We need more freeboard between level of water and top of dam. Wil probably need fill to raise the dam, but Shane is working on it. Hopefully we won't need a lot of engineering.
- DoE will walk the dam in spring to discuss further remediation.
- We cut trees and left stumps in place since the ground was too wet. We might not need to remove the stumps. Ecology will tell us after their visit.
- We need to eliminate critters (such as moles) digging in the dams.
- DoE wants two survey a year but accepted one survey a year, after the Jim explained that the community doesn't have the money.
- Dave Korpi might have the original letter and will provide that and related materials to the office so that we have a permanent record.
- New screens on the outtake. Need to put back in screens and make sure they are not plugged up.
- New pipeline going from larger to smaller lake. Now we have a U-channel, but they might want something else.

Burn permit

Lots of branches left near lakes, after trees were felled. We planned to chip them, but Darren offered to burn them to save money. The Board obtained the appropriate permit and we are just waiting for the right weather.

Evacuation plan and operations manual

We are putting together an evacuation plan, that specifies what to do if the dam breaks. Currently we are expected to call 911, and they would call the County. We need to let them know if anyone has special needs in the event of an evacuation.

There are only 6 homes on the NE side that are affected, with only 1 permanent resident. Of the 8 lots, only 1 (Doyle's) that would be affected.

Terry is reviewing the Operations and Maintenance manual. After looking through it, and meeting this spring, we will re-date it. Most of the content is still applicable.

The planned evacuation route is to go to the end of Twin Lakes Road and take the gravel road that goes up to the canal. First person through must cut the chain on the gate and then you can proceed along the KRD canal.

We originally thought to build a road along the NW end of the lake, but abandoned the idea because there are wetlands and it would require a lot of work. So the current evacuation route merely provides temporary egress.

Pickleball court and basketball court

Money for this was stipulated in a budget a few years back. Originally, it would be built at the NE side of the parking lot. Later, people suggested it be placed near the pool so people could watch their kids.

However, a lot of grading would be required to place the ball court near the pool, and the \$5000 budget is probably inadequate. We would also need special surfacing, cyclone fencing, etc.

Terry got an estimate of \$7500 for just the concrete, assuming a 30' x 55' pad with steel in it. Additionally, the site would need to be leveled. We are waiting for Shane's estimate, but ground prep would probably be around \$10,000.

The Board discussed the options.

- Should we pour a pad and put a basketball court up instead?
- What surface is required for pickleball? (the fastest growing sport in state)
- Some people asked for basketball in addition to pickleball. There is an existing basketball stanchion in the Baker Building.

Actions:

Chair asked Kym to get a company to give estimates for a full-size pad in both locations. The specification would be a turnkey pickleball court installation.

New dock design and construction

A new dock is needed for the upper lake. The dock will be placed where water comes in from the canal. Bob estimated \$3000 for a 10' x 12' dock. The Board has already allocated the money.

Actions:

- The Chair asked Dave Korpi if he would work with Jim on design.
- Kym asked that a ladder be added.
- Permit not required, as these are private lakes.

Fireplace screen

We planned to purchase one, but a community member had one that might be the right size. Waiting to see if this works out.

Propane inserts

Fireplace use has been a problem when ash is left on the floor or people leave the draft open, which makes the clubhouse cold. Or, people forget to open the draft and smoke from fire fills clubhouse.

Board proposes a propane insert with an automatic shut-off timer. We can use the propane tank used for heating the pool, but would need to extend the line.

Actions:

- Ted is getting an estimate on a propane insert and its installation.

Solar panels in community

Recently a community member installed a large set of solar panels but failed to get proper approval. (For example, you need different permits for solar installation vs. the electric system.)

Darren has been researching the issue and will discuss it at the next meeting.

New business

Statements

Statements sent by mail were a bit confusing, leading to lots of questions from the community. Here's what you got:

- An **invoice**, which gives the amount of your dues.
- A **statement**, which tells you what to pay after any possible credits are applied.

What's this credit? Some lot owners paid a road assessment that was actually paid off a few years back. Therefore:

- For each lot, you get \$10 credit for each year that you paid the assessment.
- Some people won't get any credit.
- Others might get a credit of only \$10 because they owned the property only a year.

Charter and action plan for AC

Already discussed

Bathroom remodel

Both men and women's bathroom are in bad shape. We would like to get a bid on an update. Towards this end, the Board came to a consensus on what is needed:

- Floors are old and need to be replaced.
- Doesn't include new or updated showers, as that would require ADA access, etc. and be very expensive. For the pool, we have the outdoors rinse-off station.
- Change only flooring and surfaces, to avoid incurring new code requirements.
- Add a commercial grade divider for both toilets but especially the men's room.
- Install better toilets, and sink.

Terry offered to get estimate; Kym offered to look at décor. Depending on the estimate, the Board will either approve the work, or submit the proposal at the General Meeting.

Lighting for Clubhouse

Lighting in the main sitting room is poor, and the look is very dated. In the main room, stand lights were removed because people were leaving cords on the electric heater causing a fire hazard.

The following ideas were discussed:

- We need 2-3 larger ceiling fans (65" to move air) installed near the peak of the room to get maximum efficiency on air circulation.
- Add can lights or pendant lighting for general illumination, with 20% up-lights and 80% down-lights. Hang lights properly from the slanted ceiling.
- Add task lighting in main room, with dimmers.
- We have some Tiffany lights for hanging over the pool tables which haven't been installed yet.

Actions:

- Terry suggested staging the changes, with game area going first.
- Kym says get rid of couch and put the bar back in the game room so people can put their drinks on it.
- Jim will bring back an estimate for game area only.

Additional tree removal at dam

Some trees weren't removed by prior contractor because there was insufficient room to drop them. The previous bid was \$700, but the actual cost was \$500, which is quite cheap. Also job was professionally done.

Trees on the west side of the road also must be cut. Ted will do this, at his usual hourly rate.

We might also need to cut trees on the east side of the road, if our property line extends to the fence.

Bridge and road repairs (new item)

Another crash has happened at the bottom of hill at the bridge. This time the car knocked the jersey barrier into water. The bridge was also hit, and the first post is cracked and destroyed.

Dave Korpi explained that KRD owns the bridge. Mike Quiet worked with KRD to get the decking boards replaced about 5 years back. We bought them and they installed them. The first boards they installed were not good enough and cars were straddling them, so they added more. However, if you bring a lot of fill down that road, be aware of the bridge's limits. No weight limit is posted on it, but you shouldn't break it.

Q: Deck timbers are also rotting away. Is that KRD's responsibility?

A: The road is the problem, not the timbers. We need to fill the road to make the transition better. We have asked Ted to review that and see how to fix it.

Actions:

- We are asking Ted to fix the barrier before someone goes into the water, and replace the cracked 4" x 6" x 8" post.
- We need to notify KRD that we are going to fix it.
- The motorist's insurance will pay for it (Carl will follow up).
- Pam ordered warning signs for the lower road.

Executive Session

Entered exec session at 11:29 am.

Exited at 12:00

Announcements

The March meeting will be held March 14th.

The April meeting will be held on the 11th.

Adjournment

A motion to adjourn the meeting was made at 12:00 am; the motion was seconded and approved at 12:01.

Revision History

Feb 8, 2020	Source document created
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February 12, 2020	Copied into template; saved to cloud.
March 12, 2020	Initial edit and summaries; Sent to board members for preliminary review
March 14, 2020	Reviewed and approved without change at regular Board meeting
May 13, 2020	Converted to PDF and sent to webmaster