



Sunlight Waters CC Board Meeting Minutes

A meeting of the Sunlight Waters Country Club Board was held at the Clubhouse on March 14, 2020.

Call to order

The meeting was called to order at 10:02 am

Roll call

Jim Moehring (President), Terry Clinton (Secretary), Jeannine Takaki (Secretary), Chris Felstad (Trustee), Darren Capps (Trustee), James Ihrke (Vice-President)

Kym Codomo (Trustee; with notice), Bonnie Williams (Trustee; with notice)

Pam Miller (Facilities Manager)

Approval of minutes

Motion to approve amended January minutes; seconded and approved.

Motion to approve February meeting minutes; seconded and approved.

Treasurer's report

Totals for all accounts: \$228,804.89

- Lot elimination \$18,555.32
- Checking \$62,048.22
- Checking debit \$957.83
- Savings \$46,809.71
- CD \$100,433.81.

Last month deposits: \$16,518.89 for dues. This month another \$5000 came in, and later there should be more.

A motion was made to approve the Treasurer's report; seconded and approved at 10:04 AM.

Architectural Committee report

We have a draft for charter awaiting approval by Board. Committee chair asked if the Board wanted to review it during the meeting, or read and vote at next meeting.

Discussed changes that were made after last draft, including voting by committee, number of committee members, financial decisions, as well as minor grammatical changes. Charter will be posted after Board approves it.

Tabled approval till next meeting. Should be ready for general meeting.

Guest speaker: Jerry Ihrke – By-laws amendment

For annual meeting, would like to vote on some changes to the CCRs. These changes have been approved by committee and reviewed by lawyers. He requested that we propose changes to the charter.

Jeannine suggested that Jerry provide the full text to Pam Miller, and the Board will review it at the next meeting, to determine whether it should be included in the General Meeting.

Guest speaker: Jerry Ihrke – clubhouse master plan

Jerry provided a diagram of the clubhouse and discussed multiple problems with functionality of design. Hard to find the entrance, propane tank is first thing you see, office is in back with no escape, scary at night. Hazardous walkway to return to car. No user-friendly access to bathroom, showers are a disaster.

He proposed moving the pool shed and propane tank to the other end. This change would provide better aesthetics, better access control, and better shower use, to include (in future) ADA-approved showers. To make the office more inviting and user friendly, the admin office would be put out in front. This provides better visibility and protection for admin.

He proposed improving the small Board meeting room and allowing it to be rented out separately. Other options include using current Board office to snack bar usable from pool area. Would increase community assets.

He reviewed specific changes on the diagram and asked that it be presented as a draft at the annual meeting, and ask community if they are interested. Cost would be about \$200,000. He provided multiple financing options and suggested the work could be done in phases.

Jeannine asked for diagrams with labels.

Jim noted that people at last meeting were also excited about possible pool renovation. Jim asked that pool area improvements be considered as well.

Reza suggested that the proposal needs economics drivers to increase interest, such as identifying things that are broken, or ways to increase value.

A motion was made to allow Jerry to present the idea at the general meeting; seconded and approved.

Old business

Started old business at 10:33

Dock plan

Dave Korpi volunteered to send us a plan for his dock, so we can use that to solicit bids on a new dock. We can do this as a volunteer deal or hire contractor. Because he is a structural engineer, his plan is sound.

We have allocated \$5000 funding, so the executive officer can proceed if we get a bid under that amount. Use composite, keep it simple. No permit required.

Jim asked if anyone would like to solicit the bids. We could ask Ted.

Firewise update

Fire department no longer has access to chipper. Also, there is no Firewise funding this year. We will try to get more info at the April meeting.

Bathroom remodel

Bathrooms are not ready for use yet. Currently blocked off till they are done. They do look better – new vanities, fans in each, LED lighting, new toilets, privacy doors in men's stalls, and women's bathroom will get new privacy doors, new floor, new thresholds.

Clubhouse lighting update

The area over the pool table is difficult to light because of exposed wires. Jim volunteered (as a lighting specialist) to do a lighting design, which he presented at the meeting. It would include 4 new fixtures spaced evenly, 19' diameter, dimmable LED flying saucer pendants, black in color. Another in the kitchen area.

The new lighting design would provide better illumination, compared to current spot lighting. Will not interfere with Ping-Pong table; will be behind the playing area. The area is 24' square and lights will be positioned at corners.

He is the process of doing the purchasing. James Ihrke offered to do wiring for free.

Clubhouse painting update

Bathrooms have been repainted; once those are done, clubhouse walls will be painted, and will be complete by the General Meeting.

Fireplace update

Community member is providing a screen as a short-term solution.

Ted will get the bid for a propane insert later, after bathrooms are done, and pending other clubhouse work. Will update.

New business

Annual meeting

Board approved one item to add to agenda; we will get back to Jerry about the proposed DCR revisions.

Mailer: James propose that we request only 1 person per household attend. Currently building limit for gatherings is 250 people, but if the state restricts meetings to 50 people, we cannot have the meeting anyway.

The motion was not seconded; hence, no vote was taken, and the motion was not adopted.

Reza confirmed that the report from the Architectural Committee is on the agenda.

Covid-19 update

Some people in community are positive and are under home quarantine. One person was hospitalized but was returned home. Community members would like to help, by bringing by food toilet paper, etc. Jerry will contact them, and Jim will coordinate results.

Lake Committee and limnologist visit

Terry talk to the limnologist and is collecting samples this week. After lakes are tested, the specialist will come out and discuss future treatment. Samples must be delivered to Seattle lab within 36 hours. Chris already seeing evidence of algae.

Tree limb burn

All limbs have been burned, thanks to Gary and Darren. One big tree was removed, which Shane will push over.

KRD bridge repair

KRD will come out and look at repairs needed after a motorist hit the bridge on an icy day.

Conservation grant (new item)

Brandon says a conservation grant has been approved, meaning the Fire department can finish up cleanup along Twin Lakes Rd. They will begin work from where they last

stopped, and continue to end of road everything, hauling out all limbs and brush 8" and smaller.

Several trees have exposed roots in the road. These are near the KRD area, so we need to determine if the trees are within the easement.

Dead trees in the pasture have fallen over. What can we do? We are waiting for the Dept of Ecology to tell us which trees to remove. Expect them this spring.

Executive Session

Entered exec session at 11:09 am.

Topics were

- Goats
- Morrison Canyon culvert
- Meeting voting procedure
- Security
- Noise from barking dogs

Exited executive session at 12:08

Open Floor

(We did this ahead of time to let people go home without waiting for Exec session to end.)

Jerry Ihrke: asked for permission to remove row of trees along edge of property.

Plumber provided pricing on ADS corrugated piping (black corrugated) for feed between 2 lakes. Will need over 100' of length. Need to keep valve from canal turned off until this work is done. Maybe add a Type 1 catch basin, to improve water quality in lower lake. The catch basin would need to be watertight to avoid erosion, so we cannot use aggregate. Currently there are leaks under the 12" pipe, so need catchment with a concrete wall above that.

Adjournment

Motion to adjourn at 12:08 am; seconded; approved.

Revision History

March 14, 2020	Source document created
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May 13, 2020	Copied into template; edit
May 13, 2020	Sent to board members for preliminary review
May 16, 2020	Proposed corrections discussed at regular Board meeting (April meeting cancelled). Minutes approved with corrections.
June 8, 2020	Final spelling and grammar edit
June 8, 2020	Convert to PDF; send to webmaster