



Sunlight Waters CC Board Meeting Minutes

Call to order

A meeting of the Sunlight Waters Country Club Board was held on May 16, 2020. The meeting was held remotely, using Amazon Chime. The community was invited to attend using a special meeting ID, or by using the dial-in service.

The meeting was called to order at 10:03 AM.

Roll call

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

Terry Clinton (Treasurer) joined late

Darren Capps (Trustee) was absent

Minutes

Everyone reviewed the March minutes; no changes were requested, other than those provided via email prior to the meeting. A motion to approve minutes was made, seconded, and approved at 10:02.

Treasurer's Report

The total balance at the end of April was \$264,05.13, including \$18,558.82 in lot elimination account, \$97,326.11 in checking, \$432.14 in checking debit, \$46,809.71 in savings. Also \$100,869.50 in the CD.

For month of March and April, we had deposits of \$55,878.39, mostly dues. The CD will increase at the end of June. Nowadays CD rates are low, so we bought our CD at a good time. It appreciated in value by \$869 in the first period.

A motion was made to approve the Treasurers report as read; seconded and approved at 10:09 AM.

Committee Reports

Lake Committee report

Community volunteers treated the lake with a dose of alum, as directed by the limnologist. The upper or west lake is still blooming, and might continue.

Mike has contacted a company called Lake Defenders, and we will forward the report from the lab and get a quote from them. Everyone who worked on it agrees that we need to hire a specialist. The work cannot be done by volunteers as it was physically taxing and time-consuming. The alum product must be mixed with water to dilute, requiring special pumps and large drums.

Based on what the limnologist told us, treatment will be done 5-6 times every year. Every year the lakes would be assessed and treated. The company has a drone they can fly over the lake and see the whole lake. Upper lake and west lakes are very different.

Mike got a quote on piping and material for the new out-takes in the two lakes (a DOE requirement): about \$6000, not including installation etc. My guess is total cost of \$12-14,000. Material cost is direct wholesale cost, most of cost is labor.

Before we move forward, we will need to get more input. Bonnie asked that we hire local labor as much as possible; Shane cannot do it but he will provide references to local contractors so we can get bids.

A motion was made to get three (3) bids for the work. Seconded and approved unanimously.

We will ask Mike to lead the effort if he is willing. If not, we will enlist someone on the lake committee. Requires someone who lives here full-time.

Old Business

Dock plan

At the last meeting, we suggested using Korpi's plans to get bids from contractors. Ted cannot take the job. Kym talked to a general contractor who asked at least \$7000 in labor alone. Materials would add \$3500 or more, and building supplies have increased in price by 20% or so.

She suggested that we instead consider a polymer instant dock. This would initially cost more but would be easy to set up, and we could pull it up on the beach. A floating dock would need to be anchored, with possibly a ramp. A 10' x 15' dock (floating) can be purchased from a company in Chelan.

Bonnie asked if it is premature to talk of a dock, given the algae in the lakes.

Jim suggested tabling the motion and asked Kym to send a link to the website so we can look at the floating dock.

Clubhouse lighting

Jim asked if it was okay to order the new lighting fixtures for the pool table and ping pong room, and kitchen. Per the plan from last meeting, there would be 5 fixtures costing \$290.00 each, plus tax. We would use LED lighting with dimmers. Thanks to James for offering to wire them for free.

A motion was made to approve ordering the light fixtures to serve the clubhouse, ping room, and kitchen. Seconded and approved at 10:31.

We will notify James when they arrive so he can inspect them and determine installation requirements.

Fireplace screen

A temporary screen is in use.

KRD railing repair (Pam)

Pam explained the problem to KRD. They examined the surface of the bridge, but were not concerned, and since this is irrigation season, the bridge is a lower priority for them. They will do it "when they can".

Board wondered if the bridge is a safety issue. One board was sticking up, but since has fallen off. Pam stated that there is no danger, only a broken 4x6 support on the right side.

Sport court/basketball court (Kym)

We got a bid of \$8910 for a 50' x 30' pad, cement only, site prep not included.

Two locations have been proposed: [1] near the parking lot, [2] grassy area south of the pool. The second location would require a mountain of fill dirt as well as a bridge to the meadow, for pump truck access.

A real sport court, with the proper coating, would probably be more like \$25,000. Should we bring the option up at the annual meeting, or give up on our dream of having a sport court? Another option would be to reduce the size of the cement pad to 30' x 30', which would cost around \$6000 plus site prep.

To save money on the sport court, we could put in just a small basketball court near the parking lot. However, the Facilities Manager has seen many near accidents with kids running across the parking lot, and fears new safety problems if the court is across the parking lot from the pool.

We agreed get bids for the prep work.

A board member noted that residents are concerned about the amount of money spent on the lake, and would like to see more money spent in the upper community areas. However, the algae represents a health hazard. Also, lake treatment should properly be categorized as maintenance, not capital improvements, since it is an issue stemming from neglect.

This year we must focus on the algae cleanup, and leave the dock to next year. Shane has already agreed to grade the small area across from the lakes.

New Business

Annual meeting

Still in state-wide shutdown, so we must postpone the General Meeting, perhaps to the fall.

Ordering more alum

We have almost run out of treatment product for lake. We have found a local supplier of alum (Bellingham and Anacortes) which will save us freight costs. However, we will wait to order another 1000 pounds of alum until we confer with the lake treatment company. The company will come out in the next week or 10 days.

Road volunteer

Dan Fisher has been interacting with RoadTek, but Dan is rarely here now, so we need another volunteer to do the road finishing and updates to community.

What is involved? Contact the RoadTek specialist, and then ride around the community with him and point out issues that need fixing. Then RoadTek will put together a bid. The volunteer would also need to report on roads at the annual meeting.

Bonnie suggested that Reza might be a good person for this, and volunteered to ask him. This year, Jim will give the road report.

Letters to properties in violation

Pam has been sending out violation letters and gave the Board an update on the types of violations.

- Noise complaints at properties near the lakes, which have resulted in calls to the Sheriff's office. Poor behavior has been demonstrated on both sides, but unfortunately one party is a member of the Board. The covenants have a stipulation prohibiting "obnoxious activities".
- Vehicles on properties: One case of too many unmoved cars, multiple snowmobiles, etc. Another case of a rental property being used as an outdoor mechanic shop, with broken down part vehicles. Also has resulted in very high traffic into the area.

- Shane’s place: The County Code Compliance officer came for a visit, but the only issue was the rocks on the graveled lot, which look like materials for the business. In fact, the rocks are being stored to build the fence around Shane’s property. Building materials and equipment can be stored on a lot only while a permit is active; however, no permit is required for a rockery.

Executive session

Executive session started at 11:07.

Executive session ended at 11:09.

Open session

The Facilities Manager provided background about a trailer that was possibly out of compliance. The only problem with the trailer is that it is unlicensed. Because it was not out of compliance, the lot owner did not get a letter.

The Sheriff has been called here many times, which gives our community a bad name. For the sake of the community, she asks that community members try to resolve their difference in civilly, like adults. No profanity.

We were also informed of several 911 calls being made over fires that were visible from Hwy 10. One was on Twin Lakes Rd, and the other on Highline Loop. Be sure that you have a burn permit, and do not let fires get to the point where they can be seen from afar!

Adjournment

A motion was made at 11:17 to end the meeting; the motion was seconded and approved. The meeting concluded at 11:18 AM.

Revision History

May 16, 2020	Source document created
May 16, 2020	Copied into template; initial edit and summaries
June 8, 2020	Edits
June 8, 2020	Sent to board members for preliminary review. Corrections proposed via email, discussed, and then abandoned.

June 13, 2020	Approved at regular Board meeting on June 13 2020.
June 15, 2020	Updated revision history; exported to PDF and sent ot Webmaster for posting to web site.