



# Sunlight Waters CC Board Meeting Minutes

## Call to order

A meeting of the Sunlight Waters Country Club Board was held on **June 13, 2020.** (The meeting was conducted remotely via Amazon Chime per statewide social distancing requirements. Meeting ID was provided to the community at large.)

The meeting was called to order at 10:01 AM.

## Roll call

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

**Late:** Chris Felstad (Trustee), Darren Capps (Trustee). Reportedly problems logging into the Chime meeting.

## Guests

Pam Miller (Facilities Manager), Bill, Reza, Dan Fisher, Sarah Porter

## Minutes

Jeannine sent out the May minutes earlier via email. Some discussion ensued via email about the Williams property and the decision of the Board, but it was agreed to let the original wording stand. A motion made to approve; seconded, approved.

## Treasurer's Report

The total balance is \$268,880.54 total.

- \$102,264.16 in checking
- \$363.94 in checking debit
- \$46,822.54 in savings
- \$100,869.50 in CD
- \$18,550.40 in lot elimination acct

Deposits of \$7,343.67 for May. Deposits have slowed down as dues are paid. Pam is working on collections.

A motion to approve the Treasurer's report as read was made at 10:08 AM; seconded and approved.

## Committee Reports

### Lakes committee report

Terry Clinton sent out a report by email (PDF). Two people came out and surveyed the lake, sent in divers to both lakes, looked at lake bottoms. They also flew a drone over the lakes and provided a comprehensive proposal.

#### Lake problems

- Lower lake inlet from upper lake has 18" of muck. Cannot eliminate algae without physically removing this.
- Upper lake is covered in algae
- Outlet pipe problems include corrosion and leaking. Outlet water is clear not muddy, so not a big concern. However, DOE will get engineers to look at dam, and has put us on a quicker timeline. We might need to increase diameter of the pipe.
- DoE is pleased with our work removing brush and trees. Some other communities re not working as well as we are.

[Lake Defense Force](#) is the company. They have been very responsive. Their proposal includes no solvents, using natural methods, and the solution is customized for each lake. Bonnie researched the floating mats of vegetation used to purify lake water, and found that they are highly effective in controlling algae, and look awesome.

#### **Action items:**

The Board will meet with the lake treatment company separately and review details of their proposal.

Questions for Lake Defense Force include:

- Their proposal mentions the dam, as they are concerned about the pipe and dam, and proposed replacement. Is that work included in their estimate? President replied that we are talking with DoE about that this week.
- Replacing the culverts is considered maintenance, so we will not need a permit to do that work, and will not need to do compliance paperwork. However, we will check with DOE about what is permitted. If Lake Defense Force can do that work for \$8000, it would be pretty good.

We will provide information to the community. Work required for maintenance does not require approval by general community. However, we want to talk about the lakes in the General Meeting.

## Guest

Jim Funderberg wished to address the Board and was given 5 minutes.

He has owned lots 12 and 13 for 30 years and wanted to talk about covenants as well as previous letters written to the Board.

- Easements (Article 2 section 6): Someone took out 4 feet of the roadbed to put in his garage. This should be addressed.
- Public nuisance and noxious noise activities (Article 7 and Article 16): These prevent adjacent property owners from enjoying these properties. For example, there have been loud parties at lower lake, as well as verbal exchanges, nude swimming, etc.
- Unpermitted structures: A gazebo requires a permit if it is set up as a livable structure, meaning refrigerator, etc. all the amenities that county requires for a permitted building. Also in violation of 24' wide limit of structures.

Wants to know what Sunlight Waters board has done to address the issue. Noise and violations lowers the value of property for all community residents.

Jim (Chair) thanked the guest for coming and explained that the process is to allow 5 minutes presentation, after which the Board will respond in writing. No further interaction is supported for reasons of time.

## Old Business

### Road maintenance

Dan Fisher is back from Arizona and has volunteered to interface with the road maintenance people (RoadTek).

### Annual Meeting date

The Board discussed options for holding the General Meeting given county rules about gatherings. Currently limited to 5 people from the same household; in the next phase we can have meetings of 50 or less. However, there were still be many restrictions, such as the 6' rule, or other refinements.

We need at least 2 weeks' notice, plus time to prepare and mail out statements, so the meeting cannot be held in July. We might shoot for August or September.

Another option is an online meeting. We would need to accommodate community members without computers or Internet access, and figure out a way to present candidates and conduct voting.

An outdoor meeting is another possibility. At the last meeting, attendance was 70 or more, with all chairs full.

A guest mentioned that his condo board held a virtual meeting, with 75% participation, which was far higher than usual. We had voting by Postal Service mail **and** by email. Most people voted by email, up to the day of the meeting, Nominees were sent out a week in advance.

The Board ways to present candidates for trustees, and then for selecting officers. In the past, the entire community at meeting voted on officers. However, if we had a full slate of Trustees, we could elect officers from among the Trustees.

We would also need to send out more than one information packet.

A proposal was made for a two-phase meeting, with packets mailed out sooner, and virtual presentation and meeting in August.

Pam would provide a mailing with the usual information (budget, reports, etc.) and a list of positions. For the voting meeting, send proxies and an agenda by mail as usual. Members would be asked to volunteer for Trustee positions.

James explained that the board's choice of a method for conducting a meeting falls within executive action and does not require a motion to enact.

## New Business

### New maintenance person needed

We lost our maintenance person; Ted Cochran will be leaving. We need a replacement, preferably from within the community. The Community no longer owns a weed eater, also the mower needs maintenance and a new tire.

Another option is to hire people for individual maintenance tasks: yard vs. building maintenance, plumber, etc. However, this would be much slower. We prefer a dedicated person because it is faster and cheaper. Last time the Facilities manager had to hire someone to mow lawns, it cost \$150 just for the clubhouse, pool, and Baker Building area. The expense is unreasonable, even considering he provides his own equipment.

Conclusion: We need a single contact at a reasonable hourly rate. We can hire someone as an employee of SW, or hire for individual tasks. One different community member provided a tender at the rate of \$40 an hour.

### Architectural Committee

Reza said that the Charter is complete and was generally approved at a previous Board meeting. They are ready to present it at the General meeting.

### Dam issues

Terry will schedule a meeting near the lake so the Board can discuss treatment options with [Lake Defense Force](#).

## Dog stations

We purchased some dog stations with poop bags, to encourage people to pick up after their pets. We ask that community members bag and take poop home; we cannot handle disposal.

One poop bag station was installed at the east end of the east lake, and the other at north side of the dam. Dan Emerson put one on the other lake. Another one at the clubhouse. We can add one at the mailbox area later too.

## Lawn mower repairs

Chris volunteered to bring his air compressor and inflate the tire on the mower.

## Executive session

Executive session was delayed until after Open Session, so that community members could log off. A break was taken from 11:11 AM to 11:16 AM.

Executive session started at 11:16. One member was asked to leave the meeting so that we could discuss an issue involving a Trustee. After hearing statements from all Board members, the Board agreed to hold an anonymous vote, via email, to determine whether the Trustee in question should be dismissed. The deadline for submitting vote by email was set at 3PM on Sunday afternoon (June 14, 2020). The Facilities Manager would tally the votes and report the results.

Executive session ended at 12:03, with a reminder that all information discussed in Exec Session is totally confidential.

## Open session

Pam: Swimming pool

The Facilities manager explained about work required on the pool, as described by Jerry Ihrke. Bubbles in the pool liner need to be chipped off and patched. Mr. Ihrke has traditionally done this work (as a volunteer) and patching has sufficed to prevent fracturing of the concrete pool wall.

The Board asked if it is possible to open the pool this year. Some pools have reopened, but new restrictions include hiring a full-time lifeguard and monitor to enforce social distancing. Realistically, we cannot open the pool this year.

Pam: Dog stations

The Facilities Manager asked for a volunteer to install the new dog stations, including signs and the post and bags. Chris (Trustee) volunteered.

Pam: Access card permissions

Multiple people were entering the Clubhouse when it was specially signed as Do Not Enter due to construction (defective toilet, etc.) as well as covid-19. Video cameras recorded strange activities such as someone rummaging through all the kitchen cupboards and touching all the dishes.

Therefore, she temporarily revoked all access by cards, and then reinstated access for Board members only.

## Adjournment

A motion was made at 12:06 AM to end the meeting; the motion was seconded and approved. The meeting adjourned at 12:06.

## Revision History

June 13, 2020	Source document created
June 13, 2020	Copied into template; initial edit and summaries
July 10, 2020	Edits; Sent to board members for preliminary review
July11, 2020	Approved at regular Board meeting
July 14, 2020	Exported to PDF and sent to Webmaster