



Sunlight Waters CC Board Meeting Minutes July 11, 2020

Call to order

The meeting was called to order at 10:01 am, July 11, 2020. The meeting was conducted remotely via Amazon Chime.

Attendees

Roll call

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

Guests

Pam Miller, Letha Ihrke, Dave Korpi

Members not in attendance

Bonnie Williams (excused)

Approval of minutes

The minutes were circulated to the Board for review via email. Terry moved to approve as written; seconded and approved at 10:03.

(Note: After approval, minutes are made available to the community on the Sunlight Waters web site. If you do not have Internet access, you can view a printout of the minutes at the SW office; ask the Facility Manager (Pam) to see the binder.)

Treasurer's report

Terry Clinton gave the Treasurer's Report.

- Checking \$99,604.00 (correction thanks to TC)
- Checking debit \$162.09

- Savings: \$46826.39
- CD: \$101,311.81
- Lot elimination account: \$18,561.93
- **Total: \$266,466.22 (correction thanks to TC)**

In June we received deposits of \$8547.04 which means dues are still coming in.

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

Guest speakers

Jerry Ihrke: Pool repairs

Jerry took samples of the blisters in the pool lining, and found that liner is in very good condition. The people from Kodiak looked at it as well. They originally installed the pool, but there have been personnel changes and the new representative is very friendly. He said the blistering is caused by moisture between the concrete and liner, and doesn't hurt anything, but they have a new technology that prevents blistering altogether.

They use a patching material from PolyStet, a colored sealer that goes over the liner, and is an improvement in pool technology from the past few years. We would need to sand the pool liner with a wire brush and then apply the paint/sealer, after which the pool will not blister. Jerry is meeting with the rep on Monday afternoon to provide the samples, and they are also giving us a sample pack of three patches free of charge.

Prices: \$600 for a 5-gallon pail. PolyGuard with color in it costs \$300 per kit and we would need 5 kits to do the pool. We also need a contrasting color for the steps and depth lines, so total would be around \$2500. These changes would make the pool self-sealing. The cost of patching alone is about \$600. Liner work might entail some labor cost.

The Board asked if the blisters bother people enough to do something about it. Should we patch it, or update the liner?

Pam noted that the pool cannot be opened this year due to Health department restrictions.

Jim raised the possibility of complete pool update, which would include new pumps, a new heat pump, and elimination of the deep end, as well as revamp of the hardscape.

No vote is required for maintenance work, and repair using three patches will proceed.

Committee Reports

Moved to new and old business.

Unfinished (old) business

Annual Meeting ideas

The Board considered the options for holding an annual meeting

- Remote meeting using Chime or Zoom. Problem is how to accommodate community members with no computers or Internet. Tools offer phone-in options, but voting is difficult.
- Have multiple meetings to accommodate size of community. However, two separate meetings would be difficult.

Other issues:

- Voting: How to collect and present candidates?
- Agenda would need to be simple. Lakes proposal and swimming pool might be too complicated.
- Minimum requirement: Report on what Board and community has been doing over past year.
- Discussed whether it is possible to postpone entirely to next May. James pointed out that we are unable to fill vacancies but can keep doing work of Board until we can have a meeting. Technically, the officers whose term is up (Terry, Chris, and Jim) can be reappointed until the meeting.
- Several officers want to leave. How do we replace them? Traditionally, the community has voted in officers directly at the annual meeting, rather than select officers from among the Trustees. However, by-laws allow the Board to change positions among Board members. Any officer must however be first voted in as a Trustee. Minimum Board size is 3 people so even if attrition reduced Board to 5 people, business can be done. Trustee positions can be filled but would have to be confirmed at next annual meeting.
- Required to have a minimum of 3 trustees. Any officer positions can be doubled except president. Required to be between 3 and 9 by the by-laws, and quorum is based on current Board size.

Conclusion

We will not schedule anything now but leave options open. Our desire is to have an annual meeting with everyone present. If we can have a meeting in October, we will do so. But if Phase 4 has not happened by October, we will tell community we are extending the meeting.

Officers who want to leave are asked to stick with their posts until the pandemic is over and we can get back to business as normal.

Dog stations installed

Three dog stations have been installed. Thanks to Chris Felstad for putting those up.

Dog owners, please use the bags to pick up dog waste and dispose of it in your own garbage! We cannot provide garbage pick-up.

Maintenance man

Pam has been looking for someone, with no success. The Board asked that she post the opening on the Facebook page to let people in the community respond. She will also contact WorkSource if desired.

Gas fireplace

Pam will ask Ted if he is still interested in helping us source and install it.

Swimming pool opening

The pool cannot be opened this summer because of the additional requirement of the Health Department, including mask use, mandatory lifeguard, monitoring number of people, and additional cleaning. All of this would require a full-time pool attendant.

A motion was made to close the pool for the year, because of pandemic requirements. Seconded and approved.

Algae progress and proposal

We recently met with Lake Defense Force to analyze lake conditions. Their proposal was \$28,000, to include 3 floating islands in upper lake, and 2 in lower lake, as well as a simulated wetland by the takeout of the upper lake. Includes plants that remove bacteria and phosphorus.

We also need work on dam, and are not sure whether the proposed islands would survive the winter. Each island costs about \$3000. The complete proposal was \$15,000.

The proposal would also include 7 days of vacuum dredging, staggering the days through the summer to keep the lake clean. In the meantime, we should add more of the chemical that dissipates the algae. The Committee asked for authority to spend this money. The larger project represents a capital improvement, which must be voted on by the community. However, dredging is more of a maintenance issue, and one that has been deferred for years.

Under the circumstances it seems wise to do the dredging, which will remove muck that adds phosphorus to the lake, greatly reducing algae production. People also have complained that it is unsafe to walk near lake because of the muck.

Discussion about scope of dredging: We asked for two areas with prominent muck be dredged, in upper and lower lakes. They will not dredge entire lake, only points that have the greatest buildup. Muck would be hauled to Scott's property.

Another point of improvements is to add UV lights on the intakes above the lakes, which would kill some harmful organisms.

Conclusion

Chair requested a motion for the dredging work, to be paid for from general funds. Motion made, seconded, and approved for 7 flex days of vacuum dredging at estimate of \$6300.

Road estimates

RoadTek has estimated \$26,139.36 for this year's maintenance of roads.

One of the areas detailed in their bid is the clubhouse road. However, given the upcoming construction of the fire station, we recommend deferring this work, estimated at \$6160.00. Moreover, the property adjacent to clubhouse will be doing improvements.

Dam and meeting with Department of Ecology

Three engineers from the Department of Ecology visited us some weeks ago, concerned about the pipe carrying water from the upper to lower lake. According to Joe Woznek (head engineer), a sketch of the proposed replacement would be enough, so we don't need engineered drawings or a permit.

Mike **Josenhans (correction thanks to JM)** has been spearheading these changes and as a plumber has knowledge. DoE approved his design, which includes a large ball at front of assembly, more like a concrete pipe with a bottom in it. Water flows from the upper lake into the big vertical pipe, drops down, fills up a pipe that is below water level, then through an outlet pipe that goes through the dam and into the lower lake. However, the engineers asked for some things not included in original design:

- We must bury the pipe in concrete to avoid compaction and water undermining the pipe.
- They want a sand filter built into the middle of the pipe where it crosses the dam. They sent details of the sand filter to us and Mike will send it to his installers.
- Cheapest way to have pipe exit horizontally from the dam would be another half pipe like current pipe but with better materials.

Inspectors had reported that our dam had settled 18 inches, but the engineers questioned that assessment, and thought it was more likely 1.8 inches. They promised to verify the figures. If 18" is correct, we would need soil engineering at great expense to rebuild the dam.

At this point, we haven't heard anything so assume it was a decimal point error, and we dodged a bullet.

Conclusion

We are getting proposals from several contractors. The upper lake needs to be drained quite a bit, to 2' below where they will install the big pipe. We would do that in the fall. Work could be completed in a couple of weeks with big equipment. If water is still running in canal, we could refill if desired.

Lakes Committee

skipped

New business

Architectural committee: Clubhouse fire inspection

We had a fire inspection, which it went well, with two things to fix:

- Light switch in the ceiling.
- We need a knock box installed. How to obtain this is a mystery, but Pam will follow up with Brandon.

Cost of inspection was \$166.75. We must show proof that we resolved those 2 items.

Architectural committee: Kittitas County

We have approved the charter for the Architectural Committee, and need to contact Kittitas county to see about getting our process into their approval process.

Currently, all questions about building requirements are referred directly to the county.

As a result of this change, the committee would need to sign off on permitted plans. When people build, they would send their plans, which should include landscaping, to the committee for approval, and the plans would remain on file with the office. After approval, the plans go to county.

Some changes that the community might request of new construction:

- Landscaping, preferably Firewise (where applicable)
- Lighting with no up lights (Dark Sky rated lighting)

We don't want to be citified, but something has to improve. The community has some bad houses. The goal of the committee and the guidelines is to give people directions and options, and avoid unsightly yards with weeds everywhere.

Moreover, the requirement for an Architectural Committee and an architectural review is already in the covenants. It's required, so we either change the covenants, or have a committee.

Conclusion

The Chair asked James to take the Board's directives to the Committee and have them come up with some specific guidelines that the Board can approve. That way people can know expectations before they turn in a plan. Then Kittitas county can help enforce it at permit time, just like Water and Fire review plans.

Note that, under the current charter, the Committee has authority only over *new* buildings. (Committee guidelines would also apply to any construction that requires a permit, such as a remodel.) Further authority would require community approval. Also, making any rules retroactive would require community approval.

Executive session

Executive Session started at 11:36 AM.

Topics:

- Liens
- Fire Department communications
- Complaints about ATVs and snowmobiles around clubhouse
- Maintenance person
- Pool work
- Fire inspection follow-up

Executive Session ended at 11:54 AM.

Open floor

Fire Department request

The Chair asked for a motion that we permit the Fire Department to access addresses and names of community residents, for use solely by the Fire Department. A stipulation was added that they not share that list with any other parties. The motion was seconded and approved.

Adjournment and approval

A motion was made to adjourn the meeting; seconded and approved.

The meeting was adjourned at 11:56 AM.

Revision History

July 11, 2020	Source document created
July 11, 2020	Edits
August 29, 2020	Final edit; sent to Board members for review
September12, 2020	Made corrections provided by Board
September12, 2020	Minutes approved at regular Board meeting
September17, 2020	Converted to PDF and sent to Webmaster