



Sunlight Waters CC Board Meeting Minutes

Call to order

A meeting of the Sunlight Waters Country Club Board was held via Amazon chime, meeting ID 7066 44 8689, on September 12, 2020.

The meeting was called to order at 10:05 AM.

Roll call

Jeannine Takaki (Secretary), Terry Clinton (Treasurer), Jim Moehring (President), Darren Capps (Trustee), Bonnie Williams (Trustee), James Ihrke (Vice-President and Chair)

Chris Felstad (Trustee) and Kym Codomo (Trustee) were absent with prior notice.

Some confusion about the meeting date; some members were late. Several needed to use the phone-in option.

Guests

Reza and Lydia

Minutes

Everyone reviewed the minutes; corrections were sent via email and made prior to the remote meeting.

Motion to approve minutes was made, seconded, and approved at 10:06.

Treasurer's Report

Terry Clinton gave the report. The report covered the last two months since there was no meeting in August.

The total balance as of August 31st was \$240,573.33:

- \$73,555.39 in checking
- \$308.11 in checking debit
- \$46,834.34 in savings acct

- \$101,311.89 in CD. Note: \$1300 interest on CD because we bought it before interest rates dropped.
- \$18,563.60 in lot elimination acct.

Our deposits for months of July and August were \$46.50. No information on the current AR because the CPA didn't send before the meeting.

A motion to approve the Treasurers report as read was made at 10:11 AM; seconded and approved.

Committee Reports

Architectural committee

Reza reported on a review of lots and conditions conducted with committee member Darren. The goal was to determine problems from a Firewise standpoint, such as grass taller than a foot.

A discussion ensued on AC status and whether further work should be delayed till after general meeting. Jim noted that we first need information from the County about how we can implement AC guidelines as part of the permit process. Currently the County does not require a landscape plan, so we would need to add a page in the permit to cover these requirements. Before we move forward, we need to know if this is even possible. James asked Reza to talk with the County. We can implement AC recommendations once we have the conversation with the county.

There was a discussion about the requirements in the by-laws (covenants?) for an Architectural Committee. Can we dissolve the committee? No; that would require modification of the by-laws. And our by-laws specify that we need to approve plans before the County can approve a permit.

Jim explained how other communities handle local guidance: as an extra page of requirements, allowing the community 30 days for review.

Darren wants to see more enforcement of existing by-laws. Enforcing grass height and maintenance is the most important, because of the fire risk.

Old Business

Lake cleanup update

Jim explained the history with Lake Defense Force and why we cancelled our contract with them. We had approved a scaled-down version of their proposal to remove muck, but they were not up to the task. They were getting nothing out of the lake and left their bladders on the dike. We fired them and offered to pay just their costs, but we have not heard anything more from them.

Recently more PlanktonyX was added to the upper lake. Both lakes look good in terms of algae growth.

Summary: The chemical dealt with the algae bloom, but we still need to resolve the buildup in the lakes. For this we need a company with the equipment for removing that stuff. We are disappointed that the one we tried didn't work out, and need ideas for muck removal.

Dam issues

Mike was leading the effort on culvert replacement but has stepped down. Pam found a company, Badger Dirtworks, that specializes in this work. They will send drawings with the idea being to start work this fall, pending approval of Dept of Ecology. Jim asked for a volunteer to manage this project.

Roads

Roads are done for the year.

People have inquired about the bump in the road left after the Water District made repairs. They found a second leak right after the roads were surfaced, so it was bad timing. However, the area needs to be sealed before winter. Pam will contact WD7 and let the community know when the road will be fixed.

Clubhouse lighting

Lighting will be installed once we purchase the down-rods we need. Thanks to James for doing the wiring for free.

Toilet in clubhouse bathroom

Ted tried to fix the defective toilet (1st stall in ladies' room) but was unable to. Terry promised to look at it. Clubhouse is not open yet but should open soon.

New Business

Dock

We discussed two options for new dock at lake:

- Use plan for 10'x12' dock provided by Dave Korpi.
- Purchase modular floating dock. Cost is about \$10,000.

After discussion, Board agreed the floating dock would be easier to maintain, adjustable dock height, and after paying for construction, would cost the same for a built dock.

Jim will ask Kym to move forward on dock purchase.

Pool budget

We are trying to get a budget for pool work. By next meeting hope to have some progress. A community member has background and is assisting us to evaluate bids.

New property owners' advisory and grass issues

Many new property owners in the community, but also many disallowed structures and living arrangements: tall grass, fifth wheels and trailers used as permanent residences, trailers on lots without septic, etc. We need to help people know what's allowed by sending them a copy of the by-laws and DCRs along with the County's rules for RV.

The Facilities Manager will issue a warning if there is an official complaint, but it need not be in writing. Once a complaint is received, I send out a letter with the relevant statutes and consequences. Some people reply right away, and are good about addressing the issue, while others ignore it.

One problem is that fines are so low that people pay fines rather than do something as simple as mow the yard. The fine for tall grass and weeds is only \$100. In other areas, weeds might be just an eyesore, but here, weeds are a serious fire risk.

The Board discussed measures to ensure that fuels are reduced:

- Add legal language to our warning letter stating that failure to mow incurs liability to negligence if there is a fire.
- Increase the fine.
- When we send a warning letter, provide a clear option for paid mowing.

One problem is that we cannot ask homeowners to mow grass at this time, since we are under a Level 3 precaution. It is too easy to start a fire while mowing. The fire chief advises against metal blade mowers.

Every year we send letters in spring asking people to mow, and this year, more people are doing so. However, it is critical to mow **before fire season**. Therefore, we need to levy higher fines on landowners who are contacted but take no action.

James made a motion that we increase the fines for unkept lawns to \$250. The motion was seconded with discussion and unanimously approved. The new fines will take effect as soon as the fine schedule is posted on the mailbox bulletin board, as well as web site, clubhouse, and the Facebook page.

Process: First step is a warning letter, and the owner has 7 days to contact the Board, or 14 days to get it done. It would be nice if the Architectural Committee were empowered to rule on these violations. Then they could resolve cases more quickly, to either deny the appeal, approve the appeal, or fix the issue.

Bridge repair

The bottom boards are loose, but we need permission from KRD to do repairs. We bought materials and will contact Bob at KRD. Repairs should be done before snow falls.

Review of hazardous properties

Darren and Reza drove around and looked at properties not in compliance with Firewise standards. Most are on Morrison Canyon Lane. They marked all properties that are in blatant violations of Firewise rules on a map. We will send violation letters to the owners of those properties.

However, improper mowing could start a fire. Therefore, the Fire Chief prefers we **not** act, unless mowing is done as follows:

- Use a nylon string weed eater,
- Mower carries a backpack with water to put out fires, or has a spotter with a hose
- Work in early morning when grass is damp.

Rather than have an inexperienced person start a fire, we can provide the name of someone responsible and experienced (typically \$50 an hour). The goal is to reduce danger. Get photo of each lot, get a spotter, and track time for each lot, and then charge property owners.

James made a motion that we hire pay an outsider to maintain the lots and bill the lot owners per the covenants and by-laws. The motion was amended to stipulate that a Sunlight Waters employee do the work. The employee would maintain the unmaintained lots on the list and then bill the property owners. A spotter would also be used and paid as an employee.

Executive session

Executive session started at 11:41. Topics discussed:

- Barking dogs
- Animals not allowed by by-laws
- Liens

Executive session ended at 12:03.

Open session

Architectural Committee business

Clarification of action for AC about requiring a landscaping page on permits. Current action is merely to inquire about feasibility with County.

General meeting feasibility

There have been no changes in the county's laws for holding meetings, and since we are currently limited to 10 people, there will probably be no general meeting this fall.

If the limit is raised to 50 people, masks would still be mandated. We can have a community meeting once they raise the limit to 100.

Adjournment

A motion was made at 12:08 to end the meeting; the motion was seconded and approved. The meeting concluded at 12:08 AM.

Revision History

September 12, 2020	Source document created
October 5, 2020	Copied into template; initial edit and summaries
October 5, 2020	Sent to board members for preliminary review
October 10, 2020	Approved without revision at regular Board meeting
November 3, 2020	Updated revision history and sent to webmaster