



# Sunlight Waters CC Board Meeting April 2021

## Call to Order

Meeting called to order at 10:11. Meeting held in clubhouse with socially distanced seating, all attendees masked, and a remote option via Zoom.

## Attendees

### Roll Call

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

A quorum was present.

### Guests

Pam Miller (Facilities Manager)

## Minutes

Motion made at 10:13 to approve minutes of March 2021 meeting; seconded and approved.

## Treasurer's Report

Totals as of March 31, 2012.

- Checking \$101,496.95
- Savings \$46,849.29
- Debit \$146.47
- Lot elimination \$18,571.01
- CD \$102,636.11. CD will end in September of this year. In 18 months, we made over \$2000.
- Total \$269,699.83
- Deposits for March \$42,387.50

Motion to approve Treasurer's report; seconded and approved.

### Architectural committee:

No action this month

## Lakes committee:

Terry gave the Lakes Committee report:

- Dam culvert work starting. Contractor has a current job ending in April, but he committed to doing ours in May.
- Upper lake needs to be lowered by 2 feet. Algae is blooming in the lower lake. Since we have to lower the upper lake for dam repairs, maybe we should lower both lakes and start with cleaner water.
- KRD was scheduled to open the canal next week. However, we will call and put a hold.
- The culvert is compromised with water coming out underneath the pipe. This is a risk as we do not know what is underneath.
- Algae treatment chemicals are stored in Kym's garage; someone else needs to keep them. Water temperature must be 55 degrees for treatment to work but currently temp is 52 degrees at surface. Asked Pam to contact the company and check what water temperature is required.
- Dredging is not effective. We have talked to lake specialists who say it reverses lake ecology. We will talk to the limnologist again.
- In the past, both lakes were completely drained each year, possibly because one lake had a hole, and it would empty itself.
- Darren has found someone who makes UV lights for drains. He will do more research and see if there is something we can use.
- Lake will not be stocked this year. Fish must be ordered early to get a good deal and we missed the deadline. Cost of stocking fish is about \$800-1500, paid through private community donations.

## Old business

### Dam repair

We got approval from DOE for our current construction sketch. The pipe will be plastic, to ensure a smooth interior, with corrugated exterior. DOE wants the pipe fully encased in concrete, but current bid is for 50% encasement, so we need the bid revised.

Cost currently estimated at \$37,000 but will be around \$40,000 with the extra encasement.

This is not a capital improvement, but maintenance required by state regulation. Scott our CPA also has stated that this is a maintenance and repair issue, similar to pool repairs.

### Dock bids

Darren got a bid for a 10' x 12' dock with ramp for \$3500. The Board agreed to move forward, since we already budgeted \$5000 for a dock.

### KRD bridge

KRD is looking into ownership of the bridge over the canal. Many other areas in the valley have developed behind an agricultural bridge. KRD uses the bridge to access their siphon, which existed prior to SW, so an easement might be written somewhere.

## Lake Defense Force mediation

We hired a company to remove algae and muck from the lakes. Equipment and work were subpar, so we fired them after three days.

The Board president will attend mediation at Upper Kittitas County Court.

## Phone line changes

Pam saved some money on our phone bill by eliminating the fax line. We still pay for two lines, one being an emergency line at pool. Would like to know if there is a cheaper rate for an "emergency only" plan that only calls 911 when picked up.

However, if this special plan is not available, we must keep the line for safety purposes.

## Pool financing

We discussed options to replace or revamp the pool.

- Make pool a bit bigger but eliminate deep end to reduce heating costs, since we cannot have diving boards anyway.
- Replace hardscape because pipes underneath it need replacement, and concrete is cracked.
- Move pump house outside the fence line, with shorter run for pipes.
- Replace outdated Zensco panel and breakers.
- Finance over 10 years at \$110 per year per lot.
- Automate treatment of pool with new technology.
- Motorized cover.
- Replace concrete with pavers for easier maintenance and update.

Two estimates were obtained:

- Remake current pool and update fittings, replace heat system: \$300,000.
- Boyer Pools over in Cashmere would put in a new pool for \$250,000, minus cost of concrete disposal.

Board will provide details at annual meeting and put it to a vote.

## New business

### Proposed budget vote

Terry provided numbers for 2019 and 2020, and a proposed budget for 2021-22. After discussion, he agreed to update the budget for the General Meeting, to add dam repairs and adjust labor costs to assume the pool will reopen this year (sometime). Board will review and approve the proposed budget before the annual meeting. Terry will present the budget.

- Budget has a deficit of \$49,000.
- Current dues level covers only operating costs and does not allow us to build any reserve.
- Net income of \$22,000, with \$18,000 from sale of an asset. As the pool was not open, we saved a lot in propane and labor costs.

- The reserve study is in progress, using Bock and Associates. David Bock visited the community to do a site walk. He has a copy of CCRs and by-laws and will be compiling the report that tells us what reserves we need and what the build-up should be.
- Budget does not include 2 capital improvement projects: phase 1 landscaping for clubhouse, heating and cooling upgrades for clubhouse.

### Voting methods for annual meeting

Long discussion to clarify the method of doing a ballot vote. Still working out legalities and logistics.

The annual meeting will present and discuss items for the community to decide by ballot. Ballots will then be sent out by mail.

Voting by ballot allows people who cannot come in person or would not participate because of Covid-19. We have also arranged remote participation via Zoom to allow more community members to join. However, votes cannot be tallied until 2 weeks after the meeting.

Question: Why should people who do not bother attend be allowed to vote.?

Answer: Most felt that we preferred greater participation. After all, we might revert to Phase 2 and be limited to 25% capacity. This is the best we can do. Yes, it is different from how we have done it before.

- The general meeting can be used to discuss and provide information.
- Ballots would be sent out to every lot owner who is eligible to vote.
- Votes returned after the deadline would not be counted. Set a deadline for postmark.
- By-law changes will also be presented and voted on like any other ballot item.
- Trustees' terms would last until the term is up AND a replacement has been selected.

### Mailer

Additional content to be mailed and voted on:

- Proposal for Phase 1 landscaping. Do some minimum Firewise landscaping around Clubhouse to demonstrate an attractive xeriscape suited for this climate. Capital improvement: \$18,000-20,000.
- Proposal for update of clubhouse heating and a/c. Current electric baseboard heaters are inefficient and expensive and a fire hazard when people push sofas up against the heater. No AC. Recommend a ductless heat pump system with mini split heads that can perform both heating and AC. Would be a capital improvement – about \$25,000.

### Water in lakes

No water until dam is fixed.

### Pool opening

Jerry and Letha Ihrke have done an amazing job of cleaning and maintaining the water quality.

However, **we need volunteers** to work with Jerry to get the pool opened. Requires cleaning pool and reconnecting pipes etc. Plans on hold till County allows full reopening.

We cannot open In Phase 3 because a full-time monitor is required.

## Firewise

Some properties have grass 3 feet tall. This is a fire hazard, and we will be sending out letters warning people to clean up their property.

- MOW YOUR GRASS AND WEEDS NOW.
- Cut branches off pine trees to Firewise height (5'-6' from ground, to prevent grass fires from moving into tree).

Chipping program might return this year if Brandon can get funding. He will get back to us, but it might require an appointment. Thorp Fire Department did it last year and it required sign up. We do not have a chipper or the manpower to do it.

## Fire station

The new fire station is going to open any day now.

## Roads

Some people have noted lots of sand on roads from plowing. It was suggested we hire a sweeper to do it, but RoadTek will include sweeping when they surface the roads.

Office has received both complaints and compliments on the snow plowing. Road Tek looked at the roads but did not find any damage out of the ordinary.

Pam talked to the snowplow company. They will talk to operators and have them do wide turns rather than sharp turns which are more prone to damage the road.

## Executive Session

Executive session started at 11:40. Ended at 11:58

## Adjournment

Motion to adjourn at 11:59. Seconded and approved.

## Revision History

04/11/2021	Src document created
04/13/2021	copied into template; cleanup
06/10/2021	Edits
06/10/2021	draft sent to Board for review
06/12/2021	Approved at regular Board meeting
06/14/2021	Converted to PDF and sent to Webmaster