



Sunlight Waters CC Board Meeting Minutes Aug 2021

Call to Order

The August 2021 meeting of the Sunlight Waters Country Club Board of Directors was held in the Clubhouse, with a Zoom option for remote attendees. Call to order at 9:59 AM.

Attendees

Doyle Beekley (Trustee), Carl Nelson (Trustee), Christine Konkler (Trustee), Darren Capps (Vice-President), Terry Clinton (Treasurer), Mike Josenhans (Trustee), Jeannine Takaki (Secretary), James Ihrke (President)

Approval of Previous Minutes

A motion was made to approve the minutes from the previous Board meeting (June); seconded and approved.

Reports

Treasurer's Report

Terry Clinton gave the report of balances as of July 31:

- Checking: \$101,042.9
- CD: \$103,086.25
- Savings: \$46,857.19
- Lot elimination account: \$18,574.13
- Checking debit: \$470.14
- Total: \$270,030.65
- Total deposits for the month \$9,886.43
- Receivables were high because one account in arrears was collected on.

CD

The CD will expire in September, but current rates are poor so will probably put in savings. We will have made about \$3500 which is better than the \$10 or so from savings. We will look for new investment options and prepare a report for next meeting. There are limitations on the type of investments allowed for a nonprofit.

Lot elimination account

Our accountant has said we don't need to maintain the lot elimination account as a separate account, but no action taken as of now.

What is lot elimination? The owner must first combine the **tax lots** with the county. Then they must file an application to combine Sunlight Water plat lots and pay dues on both lots 10 years in advance.

Owners get voting rights per lot as defined by the Sunlight Waters plat, so you can combine lots with the county for tax purposes, but you leave lots separate for SW, paying separate dues on each lot, and getting voting rights for each lot.

Action:

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

[APC report](#)

The Architectural Planning Committee met and discussed creation of a procedure manual. The committee has lots to do and is behind on most everything.

[Firewise](#)

Carl will be the Firewise point of contact. Look for a notice in September for a Firewise event.

Firehose points: We need more firehose outlets around lake. Anyone who has rights to pull water from lake should consider putting in a fire hose connection point. A connection for a 1.5" inch fire hose costs about \$78. You need about 150-200 feet of hose. Total cost of about \$400. We recommend that all lakefront owners look into it. It is, however, voluntary, just recommended for fire prevention. Contact Mike if you have questions. We will contact the Fire Chief and let him know the addresses of people who have fire hose connections.

Fuel reduction: Firewise guidelines protect the community from shantytowns and eliminate the fuel load on common spaces. Heavy fuels on properties pose serious liability. We need to remove the downed tree by the lake and make parking spaces there.

Violation process: We will send notices to violators requiring removal of downed trees etc. and offer help if there is a hardship that prevents physical work. We would like to track people who comply and those who didn't. However, these are just ideas at the moment; the APC will come up with a procedure and submit to the Board. Both the process and any fines entailed must be approved by the Board.

Avoid gas mowers in late season: Avoid use of gas mowers or gas-powered weed eaters at this time of year, because of the fire hazard. Do not risk a hot engine into dry grass! Battery operated or electric lawnmowers and weed eaters are much better than before and recommended for late season yard work.

[Site plans for new construction](#)

In line with the by-laws, the APC is asking new construction to provide a permit, site plan, a building plan, and landscaping plan. For a long time, we were not in compliance with our own covenants. So now we are required to have some processes and provide guidance.

Action:

Motion to approve AC report; seconded and approved.

[Illegal dwellings](#)

- **Shipping containers:** They are not allowed here. Some people apparently got permission from county to bring them in, but they are not allowed under our by-laws. We will contact people and let them know they are not allowed. Container homes might look cool, but they need to be approved by the County as a single-family residence. If there is a permit, we will approve it

- **Sheds used as residences:** Realtors have been selling sheds presented as dwellings. Sorry, this is against county rules, and against SW rules. You cannot have people living in a shed or other nonpermitted structure. We will identify live-in sheds from the street and from public information such as at realtors' web sites and send a violation letter. If you can show a permit, you're fine.
- **Tiny homes:** Same thing. Lots of people like tiny homes, but they are not permitted for residence by the county. We are sorry that people have invested time and money in these things, but Mike will issue letters to people asking them to follow the rules. If you have an unallowed tiny home, please restore it to the condition of a shed. Under L&I, a shed is allowed if under 200 square foot, single story, with electrical connection from another building on site. No heating is allowed.
- **Travel trailers:** County rules apply to full-time living in travel trailers and 5th wheels. They have to be disconnected after 4 consecutive weeks. If it is skirted or has a porch or roof, it is probably used full time so we will send a violation letter. Trailers **MUST** be titled and licensed for the current year to store on your property. It is okay to have a roofed slab you can drive onto.

Though the covenants allow it, we will not enter property uninvited, ever.

.Mike Josenhans is your point of contact for further questions.

Misc. notes

- Board member asked the APC for clarification of "shipping container" and the types of trailers that are allowed and not allowed. Any trailer on wheels that can be moved cannot be used as a full-time residence.
- Mobile homes are not included in this category. Also, some older mobile homes were put in before the county changed the rules (in the 1960s?) and these are grandfathered in. No new ones are allowed.

Action:

We will identify unpermitted structures, notify the owners, wait for their response, and only then notify county. Let Pam or APC know if you see these.

New Business

Additional mailboxes

Existing mailboxes are full. The mailman requested new boxes since we are out of space. The existing bank of metal mailboxes was installed by a volunteer (Mike) some years back.

A new bank of mailboxes costs \$1700 and provides 16 boxes. We need at least 2 to meet current demand.

Previously, each owner was charged \$75; however, the cost has gone up and it will cost about \$110 per person to get a key.

Action:

Motion was made to install up to 4 new banks of mailboxes, to be added to the existing concrete slab. Seconded and approved.

We will not require removal of the grandfathered solitary mailboxes, which were put in before the current locking boxes were available. But we will encourage people to remove them and use the new boxes, once installed.

Old Business

Road work

Status

Bid and work is delayed because of materials shortage and the need to handle Clubhouse Road separately.

Clubhouse road is owned by the person who owns the horse property adjacent to the Clubhouse. We have been discussing the road condition with the owner, who feels the Clubhouse users (our community) should pay a share of the maintenance.

Road Tech says the road needs substantial work. Because the fire station is at the end of this road, we need a solid base.

Current ballpark for road work is around \$20,000 just for double chip seal. Our road budget is \$25,000.

Easement

Do we have an easement to use Clubhouse Road?

Probably, but no one has the documents to prove it. Though we have maintained the road till now, we need to establish a formal agreement with the adjacent properties, including the fire station, to get a better road.

Carl offered use of the original plat maps from 1969, which show the road as platted by the county. Usually when multiple properties use a single access there were agreements to this effect with the county. Carl will look into the legal issues of access.

Misc. road issues

Other road problems raised by attendees:

- Water pipe crossings. Cuts are getting deeper, but Road Tech is not fixing them yet.
- Dust control requested in cul-de-sacs. Cul-de-sacs don't have enough of a base.
- Reliable access for fire department

Point of contact

Previously Dan Fisher was the point of contact for road work.

Going forward, Christina Konkler will handle the issues and communicate back to the Board and community.

Snowplow

We changed snowplow contractors this year and got mixed feedback. We also had mixed feedback on the previous contractor. In general, there were more positive comments this year than the past. Some areas were negative, but overall was more positive.

People had reported terrible damage to the roads with the new contractor. However, Road Tech has said the damage is no worse than usual given our poor road surfaces. However, they push gravel in ditches, which residents need to remove in spring. So, we will ask that they avoid blocking ditches.

The President promised to try and get some more bids. However, our options are limited because we are too small. This bid was obtained only because the employee of the plowing company is living in the community, so he can plow before going to work. The same used to be the case with the prior plowing company, but that person has moved, so we wouldn't get the early bird service. Last winter we had a freak double storm, but both times we got roads plowed within an hour. So the convenience factor is huge.

The snowplow company does not have the ability to sand roads during winter. In the past, the hill was sanded by volunteers who typically lived down that road. James recalls driving down the road in a pickup throwing gravel out the back.

Action:

Christina will put together requirements and get bids.

[HVAC status](#)

Work started yesterday. We have a new electrical panel, replacing the old panel that was a fire hazard. Actual installation of HVAC equipment will be in September. Then we will finish electrical work and turn it on.

The Board discussed leaving power to baseboard heaters as backup. No conclusion.

[Pool condition](#)

Donna Mayo has been opening the pool and gave a report on the pool condition, which is poorer than we expected. She can't see how the pool could open next year.

- Heater is not working at all.
- Sweeper is not working, which typically cleans bottom of pool at night. So, hand sweeping is being done to push dirt towards filter. Filter is now cleaning dirt from pool.
- Filter is full of peelings of paint, from small to large, and more chips are flaking off all the time.
- Tile surround is breaking off into the pool. Couple of exposed places.
- Maintenance room has multiple leaks.
- Would have to move the mechanical room to repair pumps so we would need a new structure.
- What happens if the pool cannot open?

She requested that we get more bids, and more details on proposed bids, and do a more detailed presentation at the General Meeting. Design of the pool is important, as is community buy-in. She asked that a Pool Committee be formed.

Action:

Donna volunteered to join the committee and Jeannine joined as required Board member. Goal is to solicit input and come up with a more detailed pool proposal for next year.

Dam project

Because of material shortages, work has been delayed.

Slated to start on August 23rd and should take a few days.

The contractor will come in advance to draw down upper lake.

Dock

The dock was not usable, so Darren put up caution tape. He then contacted **Apro Construction (name?)**, which provided us with a good bid for a new post-supported dock (not floating dock).

They will tear out the old dock and install the posts for the new dock while the lake is down. Pam will talk to KRD to shut off water 2 days before. KRD will allow us to refill the lakes once construction is done.

Carl asked for contact information for the contractor to make sure the main for the water district is not damaged in the process. Pam will make sure he has the info.

Bridge

Pam talked to KRD. They are meeting with their own engineers next week.

In the meantime, no construction should be done on the bridge. If you repair it, you could be liable.

We are expecting the report from KRD on bridge ownership and load capacity soon, we hope.

A Board member asked if there is any alternative access to lower area properties. Unfortunately, there is not.

Open Session

Chickens

What would it take to change by-laws to allow chickens?

It has to be proposed at the General Meeting, either by putting it on the agenda in advance, or raising it in Open Floor. Then it has to be voted on by the community.

A discussion ensued about farm animals in general, how they are defined, which cities allow them, etc.

By-law changes

By-law changes previously approved in the General meeting are being prepared but have not been submitted to the county. Must be retyped using the proper form. We are working on it.

Request for APC

Attendee asked that the APC take action on the burnt-out residences.

Pam explained that the property on Sunlight Drive changed hands, making it difficult to contact owners. Currently we are working with the owner (an institution that flips land) and at least they came and removed most of the trash.

Darren noted that trash is a concern for the APC, but we need to define what constitutes trash and stay within the boundaries of the DCRs before we send letters.

Noise complaints

Attendee asked for the hours in which we are allowed to do construction or use weed whackers. Someone consulted the County ordinances and found that quiet time is 10 PM to 8 AM.

If you wish to complain about noise in designated quiet hours, send email to the Facilities manager, who will log it as a noise complaint. However, SW does not have a specific noise ordinance.

Executive Session

Started at 11:45.

Ended at 12:05

Adjournment

A motion was made to adjourn at 12:06 PM. Seconded and approved.

Revision History

08/14/2021	Src document created
08/15/2021	Template and cleanup
09/06/2021	1 st draft edits and cleanup
09/06/2021	Draft sent to Board for review
09/11/2021	Approved at Board meeting
09/14/2021	Edits and formatting. Convert to PDF; sent to Webmaster