



Sunlight Waters CC Board Meeting Minutes Feb 2021

Call to Order

The Feb 13, 2021 meeting of the Sunlight Waters Country Club Board of Directors was held remotely using Amazon Chime.

Call to order by President Jim Moehring at 10:00 AM.

Attendees

Roll call

Jeannine Takaki (Secretary), Jim Moehring (President), James Ihrke (Vice-President), Chris Felstad (Trustee), Darren Capps (Trustee), Reza Shekarriz (Trustee)

Guests

Pam Miller (Facilities Manager)

Members not in attendance

Absent: Terry Clinton (Treasurer), Kym Codomo (Trustee)

A quorum was present.

Guest Remarks

None

Approval of Minutes

A motion was made to accept the corrected version of the minutes for January. Seconded and approved.

Treasurer's Report

The Treasurer was absent; the President did the report:

- Checking: \$55,702.92
- Checking debit: \$251.98
- Savings: \$46,845.51
- Lot elimination: \$18,569.50
- CD: \$102,197.64
- Total: \$223,567.55
- Deposits: \$6,799.67

Most of the deposits are dues from recent statements. An additional \$10,000 in dues will soon be deposited in the bank.

A motion was made to approve the reports; the motion was seconded, and the Treasurer's Report approved unanimously at 10:05 AM.

Architectural Committee Report

Nothing new to report.

Correspondence

None

Unfinished (old) Business

Dam culvert replacement progress

We must complete culvert work before water returns to the canal in spring. Progress is good: have tentative approval of concept drawing from DOE. They requested a smooth pipe instead of corrugated steel to improve flow speed, but after an engineer from DOE spoke with the contractor, Badger Dirtworks, it was agreed that 18" corrugated would work if the angle was increased by 1 degree to get better flow. This would match the corrugated metal in the headwall assembly, making it easier to seal the pipe to the headwall. We hope to have plans this week so we can get a bid.

Pool budgets

Dean Nault came out and gave a rough estimate of \$250,000 – \$300,000 to modify the existing pool, adding new scuppers, pipes, and filters, also reducing the depth of the pool.

Because this was more expensive than we hoped, the Facilities Manager found a company in Cashmere. They said a new pool might be built, with same (reduced dimensions) for about

\$225,000. The design would be a rectangle instead of L-shape but slightly bigger, with all new pumps and pipes.

Financing options include

- A one-time special assessment of about \$800
- Amortize the cost over 5 years at 6% interest, estimated at about \$160 per lot per year
- Amortize the cost over 10 years, est. \$111 per year per lot

The Cashmere company felt we might be able to use the pool this year and start construction in fall, with the new pool ready for a2022ction by Memorial Day. However, we would need a guarantee of this. We would also need to arrange for concrete disposal with ECP's concrete recycling project.

Pros and cons:

- If we can't upgrade it, we'd need to fill it in for safety reasons.
- The pool is part of our property description.
- People love the pool and ask about the pool when they buy property.
- Previous proposals for an upgrade were widely welcomed.

Action:

We will present the idea at the annual meeting. Approval requires a simple majority.

Article 7.3.1 (Budget Ratification) stipulates that ratification requires a majority vote within 30 days of submitting the budget.

Dock progress

Darren received bids via email so will review them and get back to Board at next meeting

KRD bridge repair

Pam will order timbers for KRD to repair the bridge, but she needs the size and amount. Darren and Chris volunteered to come up with a list.

Snowplow and sanding

We now have a pile of sand next to the bridge. The snowplow guy does some sanding, but if roads get icy in between, people should go get sand to scatter on road.

Some people have complained that the Bobcat might be damaging the roads, leaving rocks or sand. OTOH, the operator is a plow specialist for the city of Ellensburg and should know his equipment.

Additional problems on Twin Lakes Road. A truck from Hiline Homes crashed going down there.

Action:

Someone will take a look at the damage on Highline Loop.

We are not Suncadia and though we are doing more sanding than ever before, we cannot afford perfect roads. We cannot take responsibility for people driving down that road when conditions are poor. People need to carry a shovel and put down sand. Also, delay deliveries when the hill is icy.

Insurance update

Pam reviewed the policy and talked to an agent. The increase in premiums is from liability.

The lakes are the main liability. Pam will ask the agent if posting “Swim at your risk” signs down there might reduce liability. However, in some cases, putting up a hazard sign indicates that we are aware of hazard and aren’t managing it.

Much of our pool liability is mitigated by the restricted access and limited use as described in our current insurance questionnaire.

Action:

We were paying for a playground that doesn’t exist, so we removed it. Pool liability wasn’t discussed but she will review that with the agent.

Phone bill

We currently have a CenturyLink line into the clubhouse, which is not used a lot but important for emergencies. For example, someone in the pool might need to call 911 and not have a cell phone.

Action:

We will see if we can reduce costs by making that an ‘emergency only’ line.

Clubhouse toilet

Still not working. We’ll wait till Terry is back to discuss next steps.

Reserve study

Terry was lead on this so we will wait till next meeting.

New Business

Annual Meeting and budget ratification

Because last year we had no meeting, we will try to have an annual meeting this year.

SWCC Board meeting February 13, 2021

Voting on Board members

The Board discussed methods for collecting nominations for Board positions. This would require determining if people are eligible.

Jeannine will review Roberts Rules of Orders and provide a summary of meeting protocol with regard to voting for next Board meeting.

Confirmation of nominees and eligible voters

Pam will validate who has paid their dues and is eligible to vote.

Voting on issues

It is important that we all understand what we are voting on. Need a forum where all input is collected at the same time, before voting. For that reason, we cannot separate into two meetings (to stay under the 50-person limit).

Most issues are covered in the minutes from Board meetings, which responsible homeowners should be reading. The problem is how to handle new business, like the proposed pool replacement.

James proposed a method to do an online meeting, using curators or moderators. We would have to send an agenda with all the discussion items and vote items out ahead of time. At the meeting people would be able to contact a moderator to relay questions to the Board either by calling or messaging.

Voting mailer

The President requested a list of items to go in the General Meeting mailer, to include:

- Changing heating system in clubhouse and lighting in the meeting room.
- Possible changes to the heating system
- Progress of pickleball court and a more realistic budget
- Facelift remodeling of clubhouse, including cost of landscaping
- Nominations for people on the board

James nominated the slate of current Board members who are willing to serve again, excepting himself. Jim nominated James as VP. James proposes that the community elect Trustees, and that the Board then select officers from among the trustees, with possible exception of president.

Options for holding a General Meeting:

- Limit attendance to Phase 2 meeting capacity by allowing only 1 person per household to attend.

SWCC Board meeting February 13, 2021

- Do a hybrid meeting. In-person meeting, max of 50 people, would be for those who absolutely cannot use a computer or smartphone. In person attendance would require signup in advance. Remainder would have to attend remotely.
- Do an outdoor meeting. Reza will check our max allowed outdoor headcount.
- Use an online voting system. This would help with voting but we still have problem with communicating issues.
- Purchase Zoom Pro to support the number of people (~200) attending remotely.

UV light for lake water

Adding UV light in the culvert that feeds the upper lake from canal would kill a lot of microorganisms that are a source of algae problems. Jim asked Terry to get the cost and see if it can fit in our proposal for culvert replacement.

Lake Defense Force actions

Facilities Manager requested that anyone who had communicated with Lake Defense Force provide a copy for her file.

Executive Session

Executive Session started at 11:49 AM.

Exited Executive Session at 12:20.

Continued Business

- Discussion of what should go in the March newsletter.
- Agree to get the ballots out ahead of time, and set a deadline to respond, either by mail or by email. People must accept nominations by email or by phone. Also, people who cannot use email cannot function as Board members.
- Prepare a voting packet.

Adjournment

At 12:25 a motion was made to adjourn the meeting. Seconded and approved.

Revision History

02/13/2021	Src document created; added meeting agenda and copied into template
02/13/2021	First round of edits
03/08/2021	Edits and cleanup
03/09/2021	draft sent to Board for review
03/13/2021	No changes from Board members; approved at regular meeting
03/30/2021	Convert to PDF and send to webmaster