

Call to Order

The 11th, Aug. 2023 meeting of Sunlight Waters Country Club Board of Directors was held in the Clubhouse at 10:00 AM, with a remote option using zoom.

Call To Order by the President at 10:10 AM

Roll Call

Dave Korpi (President), Donna Mayo (Secretary/ Treasurer), Doyle Beekley (Trustee),

Jerry Ihrke (Trustee) Mike Josenhans (Trustee)

By Zoom -- Brandy Lobdell (Vice President), Bill Porter (Trustee) Excused

Members not in Attendance – NA

Guests NA

Agenda Approval

Approval of previous month's board meeting minutes.

A motion was made to approve the minutes; the motion was seconded, Discussion?
Motion Passes.

Treasurer's Report

Secretary/ Treasurer (Donna Mayo) presented this month's figures:

JULY 31/23			
Checking XXXXXX6246	\$26,103.50		
Debit Card XXXXXX6253	\$1,381.60		
Savings XXXXXX0743	\$99,130.58	int.	\$4.21
Reserve XXXXXX9479	\$86,613.74	int.	\$2.19
Bridge Account XXXXXX5936	\$3,900.13	int.	\$0.16
Total for all accounts	\$217,129.55	int	\$6.56



Discussion regarding DCR Violations. Further investigation into how the violations will be accounted for in Quick books. Bad debt or Unrecoverable funds. Our Attorney has advised us to remove many of the violation fees and finance charges accrued over several years totally around 20,000.00 due to improper process. Further discussion

under new business. There are some questions we need to ask Bluebelle bookkeeping about the YTD report.

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

Facilities' Manager Report

Correspondence- Incoming/Outgoing

Up to 47% of assessments are paid. Due date reminder to avoid finance charge. 8/31/2023.

Accounts in Arrears/Liens/Collections-

Down to 33 accounts in arrears, totaling \$46,539.87 (reduced in part by write offs, uncollectable debt, and reduced finance charges.

Enforcement of CCR's/ Bylaws

No complaints to address at this time.

Old Business

Lawn Maintenance-Bill

TNT Lawn maintenance provided all necessary paperwork. TNT came twice to mow. \$615.00 the first time and \$453.60 the second time. Great price and good work.

Shower rooms-Jerry

Jerry gave a description of the work in progress required to pass the fire Marshal's inspection.

The shower room roof has been replaced with plywood and metal sheeting. Sheet rock is purchased but needs to be put up. Jerry is well withing the Clubhouse repairs and maintenance budget. His current expense is around \$1200.00

Audit- Donna

Erin gathered up and turned in the requested paperwork to ????. We are waiting for an update from the auditor.

Committee reports

Bridge-Dave

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Dave reached out to the bureau of reclamation in mid-July to get a crossing agreement. It's a very slow process as we are now in the middle of August.

Discussion regarding screws popping up on the bridge. Bill replaced some with longer screws. There was an offer to donate some additional 10" screws.

Microsoft 365 Conversion-Dave

Everyone has been able to access their 365 accounts, but we still need to transfer over emails from zoho. Dave will send out the process so we can close the zoho program.

Community- Brandy

The gravel Project went well. There is some parking down by the upper and lower lakes now.

Dayleen will no longer be able to volunteer to clean the clubhouse so we will need a replacement.

Trunk or Treat is coming up and we need to make plans. Check budget.

Roads- Mike

The Chip seal project is completed, and everything is good. The request for bid was sent out for the bridge Repair and maintenance. Needed timbers, boards that are rotten, ?????

Pool-Donna

The reels and covers have been installed. We had some chairs broken that will need replacing next year. We could use more cover from the sun and would like to purchase some sails for the corners of the pool. Bees are a problem and will need a better plan next year. The board approved to purchase shade covers.

Dam-Doyle

Water has been running at normal level on gauge. Reports need to be filed in the office as well as emergency action plans and operation maintenance.

Discussed seismic analysis funding suggesting a separate fund for the \$30-80k. It is agreed it should be discussed further in our budget plan.

Architectual Planning Committee-NA

New Business

Trustee- Dave

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Jeannine Tataki has agreed to come back on the board as a trustee, not as her previous role as secretary. Dave moved to appoint Jeannine as trustee, it was seconded and

unanimously agreed.

Short term rentals-Dave

We have prohibition against short term rentals in our Bylaws but not our DCRs which was written back in the 60's before short term rental existed. Because of Washington State Law we cannot enforce/fine against Short Term Rentals, but we can still prohibit, but more of a volunteer thing. If we want to change the CCRs we would need 100% approval according to courts and how they have ruled. Regulations could be created to restrict it from happening.

Attorney review of fee schedule, Collections-Dave/Donna

The attorney recommended they do a review of our collection policy and fine schedule. The cost is around \$1000.00

Motion to approve the attorney to review the collection and fine policy. Seconded all in favor. Motion passes.

Uncollectable amounts write offs – Donna

Statute of limitations allows... going back 6 yrs., max 12% per annum not compounded, need to be able to validate all charges/fines, need notices sent on all fines/warning letters.

Dave:

To put into perspective, talking about accounts in arrears, in that case we do have to put Finance Charges on anything overdue, but we didn't know that we can't compound, not compounded interest, its 1% per month, the balance is not ??? and then owe interest on that, you only owe interest on the principal amount, anyway all of our accounts were based on compounded interest, over 6 yrs. old can't collect on. If we have left anything that long, we must write that off too.

Dave;

There was \$20k on 7 accounts we had to write off. Two of them not in the foreclosure category.

Now I wanted to also say it is different for non-profit Corp to have write offs, if you are FOR profit, it can come off revenue, we don't have that, the fact that we must write off just comes off our balance sheet.

Someone:

Quick description on how foreclosure works?

Dave:

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The purpose is not so we obtain the property, purpose is so they pay off the debt, it would be a foreclosure auction. Our corporation would have minimum bid and if anybody else wanted to own the property they could bid on whatever value.

Dave;

We have foreclosed in a long distant past, but we are in a spot that we have to do this. We are fiscally responsible for the finances of the corporation, and we had about \$80k in arrears when we started, and we have a budget of about \$120k per year. We have the ability to foreclose, and it will cost us money. For everybody that does pay dues we have to keep raising dues on them for the people that don't pay. I think that's unfair. How exactly that works we are trying to figure out.

Dave: If for example we were to become the owner we would have the right to rent or sell it.

Foreclosure decision pending write offs – Dave

There is one account, that (we don't use names) for the statute of limitations anything over 6 yrs. old and we can't collect on compounded interest, that we had to reduce the amount to where we were wondering if we still want to proceed with foreclosure? Also, it is in a tax foreclosure coming up soon.

Dave:

I'm thinking we need to act after 2 yrs. I think the board needs to make decisions to strike this foreclosure proceeding and if we want to give attorneys the go ahead on personal judgement?

Bill: what does suit cost?

Jerry: how much are we going after?

Dave: do we need to know that amount? Do we need to go to a special session.

Dave: We can recoup attorney fees but it's a matter of funding it up front.

Bill: if you get the judgement

Dave: if you get the judgement, yes.

Dave: if all the accounting is correct the foreclosures are pretty for sure, a personal judgement is not. I think with a personal lawsuit they can use a defense. Anything we didn't do according to our exact requirements.

Bill: I think we need to have another convo about dollar amounts.

Dave: We don't know the amount but can the board act to stop foreclosure?

Dave: We don't have the time.

Bill: no reason to do that if it won't come to fruition.

Dave: motion in?

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Doyle: motion we strike to remove the property from the attorney's foreclosure list.

Bill: I'll 2nd

Dave: all in favor say ay

Opposed: none

Motion passes.

Professional Management – Dave/Erin

??????????????????

It Would be interesting to see about this. No action there but I was going to ask Donna and Erin to work with me on making reasonable scope of work.

Dave: it wouldn't eliminate the board, would be working with the board, more financial.

Dave: I think one in Yakima or something close, to have at meetings, at least 3 companies.

No Lifeguard Signs – Doyle

We Installed around the lakes one on each side of community walkway across the dam, those are two areas that people launch boats and swim, we have those installed now so that people are aware of that.

Snowplow bids – Mike

I have two bids out currently, but I need other people, does anyone know of any snowplow companies?

Mike:

I have a whole map highlighted but where can we push the snow?

There is one guy who would like to be compensated for using his property for excess snow.

Hope to have bids in by the next board meeting in sept.

Discussion on when and how the snowplow company knows when to come.

Dave:

Does the board think we should sell the snowplow that's in the Baker bld.?

Jerry and Bill will try and find out what it is worth.

Motion to sell snowplow?

Jerry: I motion

Bill: I'll second

All in favor Ay

Oppose none

Motion passes

Firewise-Mike

Mike- We did a ton of work for Firewise, and I think we need to post signs about Dumping.

Parking could be extended if we could remove and prevent yard waste being dumped.

After discussion it was decided to place signs stating no dumping.

There is more gravel, maybe get walkways in the fall, we ran out of time.

Mike:

We would like to add gravel at the two lakes going up towards the dam, we have gravel and if there's any leftover can put out to community to put around the propane tank, fire dept would love to see that.

Mike: that's the other thing would be nice this fall Its pricey.... Spread that.... We need to talk about culvert there. Sand pile was sitting on, long stretch needs to address extending that culvert. We wanted to line it with logs.????

Discussion about lake aerators. Further discussion is needed as too how many and who pays power or should we investigate solar.

Member only floor

Member open floor (3 minutes maximum per member)

Tom Ries: need to have something at the lake that says Public Access, we spent all this money, don't see anyone hanging out there. I cruise around, theres no one a the lake theres no one at the pool, and no place to sit at common areas, what about access into the lake, you step into mud, dock is community dock. I would never jump off that dock.

I'm suggesting a gazebo or picnic tables, walk down to the lake and hang out. Put a gravel trail so that its like a destination place? Big covered gazebo that has F/P in?

Mike: lower lake have trees to eliminate

Tom: just a concept, all the people that live here paying all this money on bridge and dam maintenance

Mike: working with firewise and Wendy trying to come up with grand scheme for that area.

Bill: only common area not irrigated in lower lake

Tom Ries: wheres your access to the lower lake?

Mike: that's why we made that parking lot

Doyle: people launch their boats there and fish out of it

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Tom R: just talking about a sandy area there and I would help build a gazebo down there

Mike: its gonna be all volunteers

Dave: Tom, that's a great idea! Anybody on the board interseed in taking on the project?

Any other open floor items?

Dave: any exec items?

Doyle: more on the foreclosure,

Dave: have to get that and do more board meeting

So I think that's it

Adjournment

Motion to adjourn?

Donna: I motion?

All in favor?

All

Thank you everyone

Ends at 11:52

21. Adjourn

Revision History

date /2022	Src document created; added meeting agenda and copied into template
date /2022	First round of edits
date /2022	First draft sent to Board for review
date /2022	Revisions based on Board feedback; sent to Board for review
date/2022	