

CALL TO ORDER

The July 8, 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

ATTENDEES

Roll Call

Dave Korpi (President), Brandy Lobdell (Vice President), Donna Mayo (Secretary/ Treasurer), Doyle Beekley (Trustee), Bill Porter (Trustee) Jerry Ihrke, (Trustee)

By Zoom Mike Josenhans, (Trustee)

Members not in Attendance – Bill Porter, (Trustee) Excused

AGENDA APPROVAL

No additions or corrections

PREVIOUS MONTHS BOARD MEETING MINUTES-Donna

Minutes approved 2nd and passed.

TREASURERS REPORT

General Checking \$25,751.46

Regular Savings \$97,126.68

Debit Card \$1320.66

Reserve Account \$86,610.30

The regular transfer from Savings to reserve of \$5,166.00.

Transfer From Reserve to Checking \$7500.39 For Reels, Cover, Sunshade, Furniture.

FACILITIES MANAGER REORT-Erin Shultz

Correspondence – Incoming / Outgoing – Special assessment invoices are going out again as “REMINDERS” to all. Please let me know if you need electronic payment set up, I can easily switch the invoice to allow for credit/debit payment with a 3% fee. Up to 29% collected now.

- A. Accounts in Arrears / Liens / Collections – Down to just 35 accounts that are overdue totaling \$66,404.83 Attorneys are currently working through a handful of accounts to collect where we can.
- B. Enforcement of CCR's / Bylaws – 1 complaint received.

OLD BUISINESS-

The damaged mailbox is ready to move. Jerry volunteered to remove it. What to do with old box? Recycle, dump? Erin post and sell it. It was decided to post and sell.

Lawn maintenance. Dave – Delay in paying T&T has been rectified. They have provided Contractor's license and Insurance. It's agreed to pay The Invoice and have T&T mow again as the Cost is a third of what we anticipated.

COMMITEE REPORTS

Brandy – gravel project, already delivered by Baker bldg., 75 tons to create parking gravels and fire protection at lakes, red highlighted areas highest priority, then blue highlighted if anything left, Aug 5th is planned date, will mark areas off in paint, will need Doyle to check with DOE about walkway at top of

dam, need volunteers to mow down overgrowth, scrape dirt, remove weeds, roots, spread sand, front loader tractor, mini excavator, manpower to spread and smooth gravel, Brandy will post of FB

Roads – Mike (not present) – big deal, had intended to have interim in order to approve a bid, after all bids (Tommer and Road Cat), only bid we have is \$43,300 from Tommer who did work last time, base bid 43.3k, there are 2 options: add ditching scope of 5.7k and sweeping scope 2200, water district 7 has 2 patches they need to do on our roads that will cost \$4500, so we will deduct \$4500 from our end, so adding all and deducting 4500 = \$46700 plus tax, will account for basically 2 roads, clubhouse rd and upper part of twin lakes.

Brandy – motioned that we use Tommer to do our roads.

Dave – accept that bid with the add Ons?

Doyle – 2nd

Dave – discussion?

Jerry – questions, 200 ft of frontage Jack owns, is he willing to contribute/work with us?

Dave – motion to accept bid with add Ons passes.

Donna – pool – so far everything operating ok, chemicals have been on par, put wind screen up which made big difference, pool open every day, couldn't find slats for it so we ended up with tarps for wind screen, working well, not sure where Jerry is at on expenditures on pool, we had \$800 but maybe getting close,

Doyle – dam guy – very happy approved operations, safety plan approved, operations and maintenance plan approved, got sandbags from planning dept for free, just to have on hand, for compliance in case of leak, lake level dialed in where we want it, comm members cleaning out, not that much just keep eye on it, need seismic analysis will be expensive need to start saving now, between 30 – 80K, need done within 5 yrs., so that's not great news but at least we have time.

Dave – need whiteboard added to reserve study.

Trustee appt – Erin did FB, website, and mailer, we did not receive anything.

NEW BUSSINES

Jerry – Proposed a master plan to remodel the clubhouse in phases. The masterplan includes clubhouse swimming pool, caretakers' facility, etc., There are many things to consider that we have not. Jerry would like to see us present to the membership a bigger plan, higher priorities for the pool, don't know how the membership would feel about it, but would like to present.

Dave – Suggested we hire an architect or professional to be sure the proposed plan will meet all the legal building requirements.

Jerry – I would like to see us approve future income from renting this out, parking for mini storage, etc., would like to see us put in commercial kitchen to have snacks at the pool, people outside this community looking to enjoy place to swim hang out, why not have income, caretaker? Have someone come in here, elsewhere paying \$650/mo. to park RV, if you give access to water/septic they would be

glad to pay, doesn't cost us really but a little electricity water, then don't have volunteers here to rely on, would relieve them,

Dave – If we hire a caretaker, we need to have it set up now so they can come next spring.

Jerry suggested we pour a slab, but it was not necessary.

Jerry – Jerry suggested we move the pumphouse by next year and work on it with the Dept. Of health. Dave asked if that would open a can of worms? Jerry said if that happened, he would put lid on it, right now don't need DOH on it and if we do nothing, they won't know about it, but if we bring engineer in could cause issue, and whatever he says we are bound to.

Donna – what it comes down to is dollars, won't get yes on anything until money is locked down, with all accounts in arrears, good luck getting loan.

Jerry – money flows towards vision, we could be fundraisers? If we have a positive attitude here, I think we could get money flowing towards it.

MEMBER OPEN FLOOR

someone – Do we have a deadline for bath/shower situation in place?

Jerry – not yet no one said anything yet.

Comment Can we buy a CD at 4.2%

suggestion to put reserve in CD for 6 months.

Dave – normally non-profit Corp wouldn't do anything riskier than CD.

Dave – how much reserve spent right away.

Donna- The road chip seal will come out of the \$86,000.00 leaving \$36000.00.

Tom – Tom recommended we build mini storage units for income to offset some costs and asked Tom if he would like to investigate it. He declined.

We should investigate buying equipment to do our own roads. Why hasn't the board considered this. Too expensive with Tommer.

Regarding the masterplan, We, can't have decision like this without concrete plan, are we going to get a new pool? Or fix the pool? For 200k can make pool look brand new, can get liner with French drain, could grind that pool out and have no problems.

Tom – we had a snowplow, we had this we had that....

Donna – if they have an accident and run over a dog or damage something it's a problem.

There was a suggestion for solar panels for our environment, we could do something for community, how much to do this and maintain? So that's my idea.

It was suggested we investigate grants.

Someone asked about testing the lake water.

Dave – testing is done.

Jerry – water district does that.

Dave – exec session? no

Dave – motion to adjourn?

Dave – motion passes

Adjourn 12:35 PM

