

SWCC Board Meeting Minutes
 Monday September 18, 2023 – 7PM

CALL TO ORDER

The 18th, September 2023 meeting of Sunlight Waters Country Club Board of Directors was held by remote Option. Called to order by the President at 7 :00 PM.

ROLL CALL

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

ADGENDA APPROVAL

Previous month’s board meeting minutes – Donna (Donna was late and minutes were approved later at the end of meeting)

A motion was made to approve the minutes: the motion was seconded, and motion passed.

TREASURER’S REPORT- Donna

Treasurer’s report was unavailable due Donna being late. A report will be emailed to the Trustees next day therefore it has not been approved.

((Here is Treasurer’s report for August.)

August 31/23				previous bal.		
General Checking	#6246	\$ 35,203.03		\$ 26,103.50		
Debit card Checking	#6253	\$ 1,155.14		\$ 1,381.60		
General Savings	#0743	\$ 99,134.79		\$ 99,130.58	int.	\$ 4.21
Reserve	#9479	\$ 46,939.87		\$ 86,613.74	int.	\$ 2.19
(2 credits August)				(1debit for road work \$50,009.40)		
\$10,333.34						
Bridge account Savings	#5936	\$ 3,900.29		\$ 3,900.13	int.	\$ 0.16
78 lots paid \$50.00						
		\$ 186,333.12		\$ 217,129.55	int	\$ 6.56

\$ 30,796.43

FACILITIES MANAGER'S REPORT-Erin

Correspondence – Incoming / Outgoing – Special assessment still owing for about 28% of homeowners (72% collected)

Accounts in Arrears / Liens / Collections – Down to 29 accts over 30 + days, but that will change after the end of this month when special assessment becomes 30 days past due. Total of \$66,150 past due.

Enforcement of CCR's / Bylaws – One complaint received.

Foreclosure update from Atty – They are sending out “demand letters” which starts the clock on the foreclosure process.

Professional HOA Management Update – Received one proposal, and one company has declined to work with us. A few more companies to follow up with. The one proposal will be sent out to the board members to look over.

OLD Business

a. Committee Reports

Community – Brandy – Housekeeping at clubhouse is getting done. There will be an event on Oct 28th trick or trunk and also a 1st annual chili cook off. There will be a trophy handed down each year. The chili cook off will be held inside the clubhouse and trick or trunk will be outside, also \$50 gift card for best “trunk” decorations and \$50 gift card for best chili.

Roads (snowplow bids) – Mike – rec'd one bid, sent out requests to 11 companies and have 1 bid back. One is from Crystal Clear which is a little higher than our budget will allow for. We have used them in the past, but it's a per call \$. One was TNT, and one was NW Landscape that we are waiting on. NW Landscape is what we used last year after Jake. We'll need to wait to get others to propose a plan. Plan is to get bids and make a board decision by the end of September.

Pool – Donna – No information to report currently.

Dam – Doyle – canal starting to lower already, we're approaching the end of season.

Shower Room Project – Jerry – Need to haul stuff out with dump run and if someone wants to hang sheetrock that is what is needed, will get a volunteer project for sheet rock.

Audit update – Donna – The auditor needs a couple more weeks.

Bridge update – Dave – Crossing agreement still pending, nothing new.

Collections Policy – Dave – last month we talked about this from attorneys and the fines and due process. They made a few changes we asked about, and they did not make changes on fines and due process, Essentially the only thing changed was “annual assessment” to “annual dues”.

A motion was made to approve the collection policy; the motion was seconded, Motion Passes.

Fines and Due Process Policy – This policy is loose for a reason, and that is included in the verbiage of the RCW change and so it is meant to be loose, it doesn't give us any guidance on it for when we must enforce, and it's not intended to require us to enforce. Now that said we can't selectively enforce but we can make a decision as a Board if it's in our interest to enforce a rule or not. One thing I got clarity on is that we have a list of fines historically, but those are not the only things that we can fine on, those are ones with a special fine, but anytime someone does something that goes against our governing docs we can fine. It's those specific things that we have a schedule for, we probably need to go through and revise and review. This policy here would be a backbone to that and any fine sched could be appendix A and could come later.

Still some confusion over 2nd or ongoing violation? It has to do with response time given: Example, 10 days to correct, then if still a problem its ongoing. The discussion to approve the policy as the foundation for fines and due process now, and later review a clear-cut process with further discussion was put into a motion. The motion was seconded and approved by a roll call. One member abstained. Motion passes for The Fines and Due Process policy.

New Business

Rules and Regulations – Dave- when spoke with attorney we really need to have rules/regulations, only have by laws and CCR's now. Dave will send out some examples from other HOA's and the Governance committee can work on rules/regulations.

Caretaker Vehicle Pad – Jerry – Advocating for a seasonal caretaker in the summer to park an RV and to have power, water, sewer, provided. we could define with interview what kind of person but would give them a pad to park on. Jerry will gather more info before a decision will be made.

Canal inlet weir – Dave – Dan thinks repair needed will be about \$50. One more item with Fire Dept doing burn on side of canal. It seems to be mostly DNR property so we will have the fire dept. contact them.

Member open floor (3 minutes maximum per member) No one had input.

Adjournment Brandy: motion to adjourn, seconded. Adjourned at 8:15 PM.