



Sunlight Waters Country Club

Meeting Minutes

Saturday April 13, 2024 – 10AM, meeting of Sunlight Waters Country Club Board of Directors was held in the Clubhouse, with a remote option using zoom.

Call to Order

Call To Order by the President at 10:00 AM.

Roll Call

Dave Korpi (President), Brandy Lobdell (Vice-President), Donna Mayo (Treasurer / Secretary), Jeannine Takaki (Trustee), Doyle Beekley (Trustee), Jerry Ihrke (Trustee)

Agenda Approval

Add “addition to the garden area” as new biz item and add exercise stations to common lawn.

Meeting Minutes

Motion to approve March 9th, 12th, & 26th previous month’s board meeting minutes, it was seconded, and passed.

Treasurer’s Report

A motion was made and seconded to approve the Treasurer’s report. Discussion about tracking deposits for fiscal years. The Treasurer’s Report was approved unanimously.

TREASURERS REPORT April 13th/2024 MEETING. STATEMENTS FROM MARCH 2024

TOTAL FOR ALL ACCOUNTS **\$259,685.84** Previous total \$211,099.47

REGULAR CHECKING XXXXXX6246 **Balance \$34,376.90**

11 Deposits/Credits \$57,850.61 Checks/Debits \$36,066.31

Current Balance \$34,376.90. Previous Balance \$12,592.60

DEBIT CARD ACCOUNT XXXXXX6253 **Current Balance 1,523.59**

Deposits/Credits .00. Checks/Debits 470.86

Current Balance 1,523.59 Previous Balance 1,994.45

BRIDGE ACCOUNT XXXXXX5936. **Current Balance 20,954.05**

2 Deposits/Credits 2,400.00. Checks/Debits .00

Interest Earned .84 / 2024 Interest Paid .84 Annual Percentage Yield Earned 0.05%

Current Balance 20,954.05. Previous Balance 18,553.21 Interest Paid 1.98

REGULAR SAVINGS XXXXXX0743

2 Deposits/Credits 24,864.00. **Balance \$119,705.81**

1 Checks/Debits 5,166.67

Interest Earned 4.59 Interest Paid 4.59 Annual Percentage Yield Earned 0.05% Current

Balance \$119,705.81 Previous Balance \$100,003.89 / 2024 Interest Paid 12.11

RESERVE ACCOUNT XXXXXX9479. **Balance \$83,125.49**

1 Deposits/Credits \$5,166.67. Checks/Debits .00

Interest Earned 3.50 Interest Paid 3.50 Annual Percentage Yield Earned 0.05% Current

Balance \$83,125.49 Previous Balance \$77,955.32 /2024 Interest Paid 9.49

Facilities' Manager Report

Correspondence

Incoming / Outgoing – annual dues now overdue, have collected 76% as of March 31, and 78% as of today.

Accounts in Arrears / Liens / Collections

Several accounts now with attorneys, liens are being added after 120 days delinquent, currently working on 56 past due accounts totaling \$73,133 in outstanding debt.

Enforcement of CCR's / Bylaws

Nothing new to report.

Foreclosure update from Attorney

Once we reach April 30th, the attorney can take the next steps towards foreclosure and/or collecting debts. A couple more homes/lots were foreclosed on, and we must write off that debt, it is not collectable.

Old Business

Committee reports

Community – Annual meeting we're going to Bar-B Que hotdogs. There will be potato and Macaroni salad, drinks, and chips. Preparing Firewise info, tips & tricks, we'll announce for this upcoming year.

Roads – Mike: We are in our road repair season and need hard bids to decide. There are 2 bids out. Bridge update - received a call to have bridge supervisor out to look at the bridge. Signs update -- need volunteers to help fix signs in neighborhood. Firewise -- we have spring chipping flyer we will distribute, have call with Wendy on Monday, grant money is \$4,000 this year, we need Firewise sheets to be available to community, we also have a digital link on website?

Dam – We'll call to get the water turned on to the lakes, there is a small repair we want to do. We'll need to have the water shut off for 2 days in the near future to do that repair. We sent an email to the Dept. Of Ecology, regarding the annual report or 3-5 yr. Report. We will set the flow on Normal.

Pool - We are starting on the pool deck repair. We will schedule a work party soon. We'll need a pump, pressure washer and grinder.

Governance – We worked on some new policies here, but we aren't doing any bylaws

Nominations – Nothing New

Audit update – CPA asked for verification of the account at bank, they should be wrapped up here at any time.

Bridge update -- Was able to get through to a person at US Bureau, so still progressing slowly.

New Business

Budget Review and Adoption

Bottom line, we need to impose a special assessment of \$459 per lot, making a total of \$1027 this year and dues will go to \$1057 next year. We are using a 10% allowance for doubtful accounts in setting the dues. A motion to approve the budget, seconded, and approved.

Motion made that special assessment is due on 10/31/2024. Motion seconded and passed.

Annual Meeting Agenda Review and Approval

Discussion about adding Firewise to the agenda, and a presentation from the Governance committee. Motion was made, seconded, and passed.

Financial Report Review and Approval

The packet contains the 5-year P&L and balance sheet and is cash basis. Motion to approve financial report, seconded, and passed.

Board Report Review and Approval

The packet contains the Board Report. Motion to approve board report, seconded, and passed.

Additional nominations

No decisions were made, but two candidates were identified.

Exercise Station

Discussion to consider building some places you can stop and do pushups, pull ups, etc., just a little 3 stations would be nice. More like an “adult” playground. Or a pickleball court. Will be investigated.

Items for Next Board Meeting

Agenda for May board meeting to include the following:

- Shower room rehabilitation.
- Lake chemicals
- Fish stocking the lakes

- Road work contracts
- Landscaping contracts
- Baker Bldg. roof contract
- Other projects for summer
- Pool opening
- Deck furniture
- Shade structures
- Planning Committee

Member open floor (3 minutes maximum per member)

Items of discussion:

- The shower room restoration needs to be done with proper permits.
- The RV pad for a seasonal worker is on hold.
- Questions on the special assessments and dues.
- Someone had a complaint about a neighbor and was referred to send to the office.

Executive session

Discussed 2 accounts to continue to pursue collection for debts.

Return to Open Session

Moved and seconded to write off debts for 2 accounts totaling \$1209.44 + \$1934.80 = \$3144.24. Motion passes.

Adjournment

Moved and seconded to adjourn. Motion passes.

Revision History

date /2022	Src document created; added meeting agenda and copied into template
April 27/ 2024	First round of edits

May 6/ 2024	First draft sent to Board for review
May 7/2024	Revisions based on Board feedback; sent to Board for review
date/2024	Final
xx/xx/2024	

