



## Sunlight Waters Country Club

# Board Meeting Minutes 2/10/2024

February 10, 2024, a 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

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), Mike Josenhans (Trustee), Bill Porter (Trustee), and Jerry Ihrke (Trustee)

### Agenda Approval

Added timeline of tasks for annual meeting.

### Meeting Minutes

A motion was made to approve the January 11th board meeting minutes; seconded and passed.

### Treasurer's Report

Secretary (Donna Mayo) presented this month's figures.

TREASURER REPORT FEBRUARY 10TH/2024 STATEMENTS FOR JANUARY 2024

TOTAL FOR ALL ACCOUNTS \$202,522.77      Previous total 179,763.61

REGULAR CHECKING

XXXXXX6246 Free Business Checking Balance 14,274.28

8 Deposits/Credits 41,538.72 Average Ledger 18,652.29 29  
Checks/Debits 40,832.76 Average Collected 17,875.01  
**Current Balance 14,274.28** Previous Balance 13,568.32  
(29,958.11 to Savings + deposits)

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DEBIT CARD ACCOUNT

XXXXXX6253 Free Business **Checking Balance 1,756.61**  
1 Deposits/Credits 1,500.00 Average Ledger 430.28 7  
Checks/Debits 151.86 Average Collected 430.28 Service Charge .00 Interest Paid .00  
Current Balance 1,756.61 Previous balance 408.47

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BRIDGE ACCOUNT

XXXXXX5936 Business Savings **13,702.65**  
Deposits/Credits .00 Average Ledger 13,702.07 Checks/Debits .00 Average Collected 13,702.07  
Interest Earned .58 Interest Paid .58 Annual Percentage Yield Earned 0.05%  
**Current Balance 13,702.65** 2024 Interest Paid .58. Previous Balance 13,702.07

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REGULAR SAVINGS

XXXXXX0743 Business Savings Account **100,003.63**  
1 Deposits/Credits 29,958.11 Average Ledger 85,470.77  
1 Checks/Debits 14,426.87 Average Collected 85,470.77  
Interest Earned 3.63 Interest Paid 3.63 Annual Percentage Yield Earned 0.05%  
**Current Balance 100,003.63** 2024 Interest Paid 3.63 Previous Balance 84,468.76  
(Deposit from HOA Dues for fiscal year 23/24) Debit

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RESERVE ACCOUNT

XXXXXX9479 Business Savings Account 72,785.60  
1 Deposits/Credits 5,166.67 Average Ledger 69,282.65 Checks/Debits .00 Average Collected  
69,282.65 Interest Earned 2.94 Interest Paid 2.94 Annual Percentage Yield Earned 0.05%  
**Current Balance 72,785.60** 2024 Interest Paid 2.94 Previous Balance 67,615.99

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

## Facilities' Manager Report

- a. Correspondence – Incoming / Outgoing - Annual invoices have gone out, already processing 2024 dues, have collected 43,660 so far (about 20%)
- b. Accounts in Arrears / Liens / Collections – slowly witting down just 38 accts now, and 9 more demand letters going out.
- c. Enforcement of CCR's / Bylaws – no complaint forms rec'd.
- d. Foreclosure update from Atty – no more updates until after March 31 deadline for the current accounts.
- e. Professional HOA -discussion, no decisions made.
- f. Insurance Update - We still have 3 proposals to consider for Insurance.

## Old Business

- a. Community Committee -- Nothing to report on events.
- b. Roads Committee -- Researching signs needing replacement, which ones are county or ours, etc. Scope for road patching, getting them to come out and look at them. Received all snowplow bills, about \$9k. Don't know if we will get more snow, however? We need to get some cold patch and have some volunteers help fill in the holes on twin lake roads to get by until chip seal is done. It would cost around \$1000.00 for material. Motion made, seconded and passed.
- c. Pool Committee -- Pool is still full of ice, have not done anything else with pool.
- d. Dam Committee - Dept of Ecology did their inspection, the cost was \$1200. They want some paperwork for their inspection on May 1<sup>st</sup>.
- e. Budget Committee -- We have a 2 yr. budget; does that mean we do a rolling 2-year budget? The reason for doing 2 yrs. is because we have stagger in fiscal year from start until Annual meeting. We may have to do an assessment for the latest Insurance increase unless we can get a better deal.
- f. Nominations Committee – All the even positions are up for renomination or re-election. Erin will post on FB and possibly send out a mailer for the positions. Candidates may rerun for their positions.
- g. Governance Committee -Were working on 2 or 3 Bi-law amendments for the Annual meeting?
- h. Architectural Planning Committee- None
- i. Audit update – Contract signed for Newman CPA. They will audit back to the beginning of 2022.

- j. Caretaker Vehicle Pad – The electrical panel at the clubhouse is full so it needs to be located over by the fire station. Tentative cost estimate \$5,000- \$7,500. It's not in this year's budget so it will have to be a capital project that will be voted on at the annual meeting, unless there are some surplus funds available.
- k. Bridge Contract – Contacted SB Structures and 2 more contractors. They are all busy and not too interested.
- l. Bridge update – Yakima attorney said we shouldn't delete the bridge insurance now. Our collections attorney gave us referrals. Brandy has been looking for an Attorney with some expertise that does not have conflicts with KRD or USBR. The new reserve study person sent us this KRD bridge policy, approved in 9/2022 that our direction will be to fill out the online form. Dave will follow through with KRD to get the crossing agreement.

## New Business

- a. Attorney Proposal – 11 firms contacted. The overarching theme was that we have a bad deal here and not much we can do. Did get positive response from Bricklin and Newman. They recommended we send a letter asking for 30-day response time.
- b. HOA management -- Estimate it would cost \$25,000 more than we are paying now. No action.
- c. Caretaker vehicle pad – need a plan and budget if want to present to the membership at the annual meeting.
- d. Annual Meeting Preparation Deadlines –
  - 1) 3/9 March board meeting.
  - 2) 3/28 email due from committee chairs about what has happened over the past year
  - 3) 4/8 email due to the board: bylaw revisions, reserve study report, budget for approval, annual financial report, any audit report, whatever else needs to be decided on.
  - 4) 4/18 April board meeting, vote to approve all contents of member packet.
  - 5) 4/26 send out all member packets in postal mail.
  - 6) 5/11 May board meeting, hold tentatively if any discussion needed.
  - 7) 5/18 Annual meeting.

## Open Floor

The floor was open for general comment and questions from membership.

## Adjournment

A motion was made to adjourn the meeting, seconded and approved. It was adjourned at about 12:20 PM.

## Revision History

date 2/12/2024	Src document created; added meeting agenda and copied into template
Date 2/15/2024	First round of edits
date 2/16/2024	First draft sent to Board for review
date /2024	Revisions based on Board feedback; sent to Board for review
03/08/2024	Final sent to board
xx/xx/2022	