



Sunlight Waters Country Club

Call to Order

March 9, 2024, 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 10:06 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

Adding garbage at mailboxes, master plan committee for annual meeting, bridge replacement fund /bylaw, reserve study, and fiscal year change proposal.

Meeting Minutes

Motion to approve previous month's board meeting minutes, seconded, and passed.

Treasurer's Report

TREASURER REPORT March 9TH/2024 STATEMENTS FOR FEBRUARY 2024

TOTAL FOR ALL ACCOUNTS. \$211,099.47 Previous month's total \$202,522.77

REGULAR CHECKING XXXXXX6246 Free Business **Checking Balance \$12,592.60**

8 Deposits/Credits \$46,765.74. 34 Checks/Debits \$48,447.42

Current Balance 12,592.60 Previous Balance \$14,274.28

TO CHECKING (26,765.74 Dues Deposits) (20,000.00 transfer from Savings to Checking)
=\$46,765.74

FROM Checking to Reserve \$5166.67

FROM Checking to Savings 21,965.60 (2023/2024 \$13,702.00) & (2024/2025 \$8263.60)
=\$21965.00

FROM Checking to bridge #109 lots -2024/2025 dues \$5450

DEBIT CARD ACCOUNT

XXXXXX6253 Free Business **Checking Balance \$1994.45**

1 Deposits/Credits 1,969.232. 9 Checks/Debits 1931.39

Current Balance 1994.45 Previous balance 1,756.61

BRIDGE ACCOUNT

XXXXXX5936 Business Savings **\$18,553.21**

2 Deposits/Credits \$4,850.00 Checks/Debits .00

Interest Earned 0.56. Interest 2024 Interest Paid \$1.14. Annual Percentage Yield Earned 0.05%

Current Balance \$18,553.21. Previous Balance 13,702.07

REGULAR SAVINGS

XXXXXX0743 Business Savings Account **\$100,003.89**

2 Deposits/Credits 21,965.60- 4 Checks/Debits 21,969.23

Interest Earned 3.89. 2024 Interest Paid 7.52 Annual Percentage Yield Earned 0.05%

Current Balance \$100,003.89 2024. Previous Balance \$100,003.63

Deposit from HOA Dues for fiscal year (2023/2024 \$13,702.00) & (2024/2025 \$8263.60)

RESERVE ACCOUNT

XXXXXX9479 Business Savings Account \$77,955.32

1 Deposits/Credits 5,166.67

Checks/Debits .00

Interest Earned 2.94 2024 Interest Paid 3.05 Annual Percentage Yield Earned 0.05%

Current Balance \$77,955.32. 2024 Previous Balance 72,785.60

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

Facilities' Manager Report

Correspondence

Incoming / Outgoing – “reminders” were mailed out to all accounts that have yet to pay the upcoming 3/31 deadline dues (39% collected), additionally we mailed out a Board nomination letter and a nomination received via Facebook for Dave Winnett

Accounts in Arrears / Liens / Collections

Down to 32 accounts delinquent totaling \$38,089, need to add one lien, attorneys are going to be sending more final demand letters after this month, any acct balances remaining after March 31 subject to a \$50 late fee in addition to the finance charges.

Enforcement of CCR's / Bylaws

No complaints received.

Foreclosure update from Atty

An update coming after the March deadline for annual dues.

Insurance Update

New policy in effect March 1, cancellation “in progress” for previous policy could take 7-10 days, new policy is approx. \$13,000 annual premium and now includes property replacement coverage for the bridge.

Old Business

Committee reports

Community – no report

Roads – RFP sent out to Tommer and Roadtec for summer work, snowplowing this winter so far totals of \$9470. We're requesting volunteers to help with working on the Temporary Road patch. It will need to be coordinated. Firewise grant money is \$4k this year, organize spring community clean up. As for bridge contracts, reached out SB Structures and 2 more contractors. They are all busy and not too interested.

Dam- Dept of Ecology did their inspection, the cost was \$1200, they wanted some paperwork on their inspection May 1st , try to narrow down the cost for the seismic study dam inspection. The estimate is from \$30k to \$80K which is too big a range.

Pool- We're waiting on a bid for grinding cracks in the concrete and filling them properly, have a community member that does this for a living, budget is estimated somewhere around \$4000 which should cover grinding and decking issues, regular repairs, replacement of worn items and maintenance, and the chemicals.

Governance – have bylaws to propose for annual meeting

Nominations – Nominated Ed Gale, Reza Shekariz, Dave Winette, Dave Korpi, and Donna Mayo

Audit update

CPA still working on it, they have requested more files. They do not have an ETA.

Bridge update

The last board meeting Brandy was calling around to attorneys to get help with the bridge ownership, because of the exorbitant amount for insurance. Our insurance had been driven up to \$55,000. We received something from the reserve study person that said the KRD has forms for this, but KRD said those forms don't apply to our situation, according to them the USBR is going to create a special bridge agreement. They say we are two weeks away from having something. Will follow up with USBR. We still must take ownership of the bridge, and now the bridge is classified as an asset under our reserve study valued at about \$400,000.

Schedule Update

Everything that we are sending out to everybody needs to be approved by the board. An approved budget, reserve study, bylaws, meeting agenda, etc. must be voted on April 13th, so everyone needs to send their part out by April 8th. Next milestone is April 26th to send out this packet by mail to all members. Annual meeting on May 18th. We do have a meeting scheduled on May 11th but not sure we need to hold that meeting. Standby.

New Business

Caretaker vehicle pad Plan

Caretaker vehicle pad would be a capital project so the membership should vote on this at the annual meeting since it is a capital asset.

Facility Manager Presentation

Erin has been with us over 1 yr. and she has worked great at organizing and she's a real asset, motion made to raise Erin to \$30/hr, seconded, and motion passes.

Open Floor

The floor was opened for general comment and questions from members.

Adjournment

At about 12:20 PM a motion was made to adjourn the meeting. Seconded and approved.

Revision History

03/10/2024	Src document created; added meeting agenda and copied into template
04/04/2024	First round of edits
04/07/2024	First draft sent to Board for review
04/08/2024	Revisions based on Board feedback; sent to Board for review
04/08/2024	
xx/xx/2022	