



## Sunlight Waters Country Club

### Call to Order

May 11th, 2024. The 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 10:00 AM.

### Roll Call

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

### Agenda Approval

Dave leads the Sunlight Waters Board Meeting for the Month of May, discussing agenda approval, executive session, and foreclosure authorization. Agenda approved.

### Meeting Minutes

There was a motion to approve the previous month's board meeting minutes, seconded, and passed.

### Treasurer's Report

The treasurer provided an update on the accounts, including discrepancies in the report. Funds transferred to reserve instead of Savings. The treasurer will transfer from Reserve to savings the same amount.

THE TREASURER REPORT May 11/2024 STATEMENTS FOR April 2024  
TOTAL FOR ALL ACCOUNTS. \$ 296,866.40 Previous total. \$259,685.84

**REGULAR CHECKING.** XXXXXX6246 Free Business Checking

**May 11, 2024, Board Meeting Minutes**

9 Deposits/Credits 48,251.92. Checks/Debits \$59,372.35

**Current Balance 23,256.47** Previous Balance 34,376.90

(\$32,364.00 To Reserve/ Should have gone to Regular Savings)

(\$14,768.00 To regular savings))

(\$3300.00 To bridge Account)

**DEBIT CARD.** Checking Account Number XXXXXX6253

3 Deposits/Credits \$2,800.00 Checks/Debits \$3,591.87

**Current Balance \$731.72.** Previous Balance \$1,523.59

**BRIDGE ACCOUNT** XXXXXX5936 Business Savings

Deposits/Credits \$3,300.00. Checks/Debits .00

Interest Earned .97 Interest Paid .97 Annual Percentage Yield Earned 0.05%

**Current Balance \$24,255.02.** Previous Balance \$20,954.05

**REGULAR SAVINGS** XXXXXX0743

1 Deposits/Credits \$14,768.00 -1 Checks/Debits \$1,350.00

Interest Earned \$5.45 Interest Paid \$5.45 Annual Percentage Yield Earned 0.05%

**Current Balance \$133,129.26.** Previous Balance \$119,705.81

(Balance should be \$157,283.26)

**RESERVE ACCOUNT** XXXXXX9479

1 Deposits/Credits \$32,364.00 Checks/Debits .00.

Interest Earned \$4.44. Annual Percentage Yield Earned 0.05%

**Current Balance \$115,493.93** Previous Balance \$83,125.49

(\$32,364.00 should have gone to Regular Savings.)

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(Deposit Should have been \$8210.00 (New Reserve amount). Balance Should be \$91,335.00 + interest)

### Facilities' Manager Report

#### Correspondence

The annual meeting packet was mailed AND emailed out last month, also posted to Facebook. Please get proxies in ASAP.

#### Accounts in Arrears / Liens / Collections

44 accounts in arrears. 12 of them are with the attorneys for the next steps. The board has received a report with an updated status on each of these from the attorney. Total outstanding debt of \$63,056 which includes the \$50 late fee added to each account that did not pay the annual dues by 4/30 (30-day grace period before late fees hit).

#### Enforcement of CCR's / Bylaws

Awaiting receipt of complaint form re: garbage at Highline Loop lot

#### Foreclosure update from Atty.

See emailed report for a specific update on each file. Dave contributed additional details about accounts with the attorney, emphasizing the potential foreclosure of one account and the need for a board decision.

#### Insurance Update

Nothing to report.

### Old Business

#### Committee reports

Community – Brandy planned for the upcoming community barbecue event, detailing shopping arrangements and volunteer coordination, while also highlighting the importance of taking better care of the clubhouse facilities.

Roads – Mike updated the group on the status of the community road bids, mentioning that they are currently out to bid, and he has contacted a company for a bid. He stressed the urgency of the situation and the need to schedule a special board meeting to decide once the bids are received. The board approved Mike to start a Cold Patch project for the potholes and he has asked for volunteers.

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Dam- Doyle provided comprehensive updates on lake maintenance, covering topics such as algae bloom control, and the submission of an annual report to the Department of Ecology. He also discussed the importance of monitoring temperature. He addressed the need to purchase necessary supplies for the algae bloom.

Pool- Donna and Jerry provided updates on the pool, covering topics such as fire inspection readiness, pool opening preparations, pressure washing, and new chairs and sunshades.

Governance – nothing to report.

### **Updates on Document Scanning and Historical Documentation**

Jeannine updated the group on the progress of document scanning, noting that most of it is complete and available on the website. She also discusses the need for a community historian to document the chronology and mentions the discovery of old documents related to the water district and pool. Additionally, she mentions the classification and scanning of various types of documents, including minutes, financial records, and correspondence.

### **Nominations**

No new nominations

### **Audit update**

No word yet but they requested additional information. Donna will email them again this week.

### **Bridge update**

Dave gives updates on the bridge repair work, noting that some contractors are not interested in bidding for the project. He also mentions the replacement of county signs and the Firewise initiative, highlighting the involvement of Carl and plans for a work party.

## **New Business**

### **Proposal for Strategic Planning Committee and Budget Discussion**

Jerry presents a proposal for a strategic planning committee to manage assets, allowing the board to focus on higher-level decisions. He also addresses the allocation of funds for maintenance and repair projects, emphasizing the importance of clear proposals and budgets to ensure efficient use of resources.

### **\* Shower Room Rehabilitation**

Recommended scope of work with necessary permits.

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### Fishing Planting in the Lakes

The board discussed planting fish in the lakes. There was a motion to put 150 in the lower lake and 450 in the upper lake. Darin has volunteered to make a fish screen. The motion passed.

### Budget Presentation and Reserve Study

Dave will present the budget for the annual meeting, emphasizing the operations and reserves parts. He explains the underfunded reserve account and the need for replacement of the pool and bridge based on the reserve study's findings. The board agrees that the reserve account is underfunded and commits to refunding it.

### Budget Presentation for Annual Meeting

Dave discussed Reserve Account Funding and Investment Restrictions. \*He outlined the board's plan to gradually increase the reserve account over 10 years, starting with a special assessment this year and increased dues over the next nine years. He highlights the vulnerability of the community without a funded reserve and discusses the legal restrictions on reserve fund investments, including the limitations on investment options in the state of Washington.

### Caretaker vehicle pad Plan

There is no progress on the caretaker vehicle pad.

### Action Items:

- Donna will transfer \$32,364 back to the regular savings account.
- Brandy will organize a digital registration system for complaints about garbage on the property.
- Brandy will coordinate the setup and preparation for the upcoming community barbecue event.
- Doyle will submit his annual report to the Department of Ecology this week and work on addressing the algae blooms when they surface.
- Jennine will gather dimensions, take pictures, and continue investigating the exercise stations.
- Jerry will put together a proposal and budget for the shower room rehabilitation.
- Doyle will obtain and monitor the temperature of the lake for fish stocking.
- Mike will continue to get bids for road work and bridge work.

## **May 11, 2024, Board Meeting Minutes**

### **Open Floor**

One question about Potholes has been resolved.

One question regarding trees on the east end of the lower lake. Removing trees and getting estimates for floating dock. Doyle will work with Bob on that.

### **Executive session**

Discussion about authorizing attorneys to foreclose on lots that are in arrears.

### **Return to Regular Session**

Motion to authorize foreclosure on lots 20/21 B with an amount in arrears of \$8.068. Motion seconded and passed.

### **Adjournment**

The meeting was adjourned at 12:15 PM.

## May 11, 2024, Board Meeting Minutes

### Revision History

05/11/2024	Recorded by AI
05/14/2024	First round of edits
05/14/2024	Sent to Dave
05/16/2024	First draft sent to Board for review
5/17/2024	Revisions based on Board feedback; sent to Board for review
5/17/2024	Final