



Sunlight Waters CC Board Meeting Minutes 11/9/2024

Call to Order

The November 9, 2024 meeting of the Sunlight Waters Country Club Board of Directors was held in the Clubhouse.

Call to order by President Ed Gale at about 10:10 AM.

Roll call

Ed Gale (President), Donna Mayo (Treasurer), Jerry Ihrke, Mike Josenhans, and David Korpi (Secretary) were all present in attendance. Brandy Lobdell (Vice President) was not present but attended over the phone.

Doyle Beekley had excused absence.

Agenda Approval

Minor revisions.

Approval of Minutes

A motion moved, seconded, and passed to approve board meeting minutes of October 2024 meeting.

Treasurer's Report

Treasurer presented this month's figures:

Account Balances as of October 31, 2024

Business Savings (5936)	35,692
Checking (6246)	66,000
Savings (0743)	78,903
Savings – Reserve (9479)	182386
Debit Card (3316)	4,283
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Total of All Accounts	\$ 367,264

Facilities Manager Report

Insurance renewal correspondence. Total of 83 accounts in arrears after October 31 deadline. No complaints reported. Attorney requesting decision on one lot this month.

Old Business

Committee Reports

- Community – no events planned at this time.
- Roads – under contract for snowplow services with NW Landscape. Nothing new on the chipseal bids. Received one bid for the steel bridge repair. Will ask for more detail.
- Pool – problems still with groundwater affecting the lining. Will proceed to get a cleaner for the Clubhouse.
- Dam – none.
- Governance – none.
- Strategy – none.
- Firewise – needs a new chairman.

Audit Update

Auditor still need additional information.

Baker Building Roof Contract

Received two bids, will get information to board for a December decision.

Bridge Update

Lawyer in Yakima sent USBR the marked up agreement on 10/24, but still haven't received a reply, and have asked lawyer to contact them again. We are also asking for a deed on the bridge.

Bridge Project Design

Motion made to retain engineer to do final design on a concrete replacement bridge with a not to exceed amount of \$85,000 fee. Motion seconded and passed.

Wifi in Clubhouse

This has been installed and needs some troubleshooting.

2018 CCR Revisions

In process. Secretary needs to sign and get notarized.

HOA Software Platform

Still under investigation. Several companies possible, will try out demos. Digital voting is a big requirement.

New Business

Schedule Quarterly Audit

Will be held over phone on Nov 12.

Corporate Transparency Act

All trustees must register with the federal government. Requirements will be sent out.

Governance Committee

Ed Gale was nominated and appointed the chair of this committee.

WUCIOA Planning

Discussion on retaining Sound Legal to do task on this. Order of magnitude is \$20,000 attorney fee.

Community Rules

Rules questioned which are current. Lack of enforcement noted.

Missing Minutes

Donna and Dave to work on getting these sorted.

Announcements

Both Dave Korpi and Brandy Lobdell will retire from board in May.

Open Floor

Four members spoke at the open floor.

Executive Session

Board retired to executive session for purpose of discussing attorney collections issue.

General Session

Return to regular session at 12:35 PM. Motion was made to have attorney proceed to foreclosure on lot 2C. Seconded and passed.

Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 12:36 PM.

Revision History

11/9/24	Document created, sent to Board for review
12/14/24	Revisions from Board approval, minutes filed