



Sunlight Waters Country Club

Call to Order

The meeting of Sunlight Waters Country Club Board of Directors was held in the Clubhouse at 10:00 AM, August 10, 2024, with a remote option using Zoom.

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

Roll Call

Trustees present in person and by Zoom were Ed Gale (President), Brandy Lobdell (Vice President), Donna Mayo (Treasurer), Dave Korpi (Trustee), Mike Josenhans (Trustee), and Jerry Ihrke (Trustee). Absent were Reza Shekarriz (Secretary) and Doyle Beekley (Trustee) A quorum was formed and present for the meeting to take place.

Agenda Approval

Agenda approved as presented to the Board without changes.

Meeting Minutes

There was a motion to amend the minutes of the previous regular board meeting of July 13, 2024, with the correction that there is no more cold patch in the Baker building. The motion was seconded and passed. Subsequently, there was a motion to pass the amended minutes, seconded and passed.

Treasurer's Report

Donna Mayo presented the financial status of the Association followed by discussion. Donna Mayo reported the balances of various accounts and detailed the transfers between them. The trustees highlighted the need for a more detailed report (e.g., Profit and Loss or P&L statements generated by QuickBooks) on monthly spending, reviewed the handling of debit cards, and discussed the need to review current and previous insurance policies. Lastly, Donna mentioned the status of accounts receivable and the requirement for a unanimous board approval for a particular document.

xxxxxx6246 General Checking Account.

6 Deposits/Credits 29,572.11. Checks/Debits \$38,213.26

Current balance \$27,230.17 Previous Balance \$35,871.32

{7/05 Transfer from Checking xxxxxx6246 to Savingsxxxxxx0743 \$13,012.56 To reduce checking Bal}

{7/05 Transfer from Checking xxxxxx6246 to Bridge xxxxxx5936 \$11,017.00 Bal. April, May, June

{7/17 Transfer from Checking xxxxxx6246 to Debit cardxxxxxx6253 \$1,500.00}

xxxxxx5936 Bridge Account.

1 Deposits/Credits \$11,017.00 Checks/Debits .00

Interest Earned \$1.44 Interest (APY 0.05%). 2024 Interest Paid \$6.41

Current Balance \$35,275.48 Previous Balance \$24,257.04

xxxxxx0743 Regular Savings.

1 Deposits/Credits \$13,012.56 Checks/Debits \$59,575.37

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Interest Earned 4.61 (APY 0.05%) 2024 Interest Paid \$34.39
Current Balance \$102,527.28. Previous Balance \$149,085.48
{7/05 Transfer from Savings xxxxxx0743 to Reserve xxxxxx9479
\$19,637.37 Special assessment.}
{7/05 Transfer from Savings xxxxxx0743 to Reserve xxxxxx9479
Dues \$39,938.00}

xxxxxx9479 RESERVE ACCOUNT.

2 Deposits/Credits \$59,575.37 Checks/Debits .00
Interest Earned 6.43 (APY 0.05%) 2024 Interest Paid 28.92
Current Balance \$159,140.29. Previous Balance 99,558.49

xxxxxx6253 Debit Card Account.

1 Deposits/Credits 1,500.00. 10 Checks/Debits \$227.49
Current Balance 1,949.94 Previous Balance \$677.43

The treasurer's report was moved to be approved, seconded and passed.

Facilities' Manager Report

Insurance Refund: There was a reimbursement check for the amount of \$2601.54. Members are allowed to see the insurance policy by requesting it from Erin Shultz.

Correspondence: To-date, approximately 23% of dues collected, or a sum of \$29,750.52.

Accounts in Arrears / Liens / Collections: 29 accounts in arrears, total \$45,837.87.

Enforcement of CCR's / Bylaws: No formal complaints, other than a comment about garbage can.

Foreclosure Update from Attorney: Attorneys need 5 signatures from the Board to proceed with foreclosure proceedings. The document was routed for four Officers and one Trustees to sign and only one Board member needs to sign before routing back to the attorneys.

Old Business

Committee Reports

Community (Brandy): Nothing to report.

Roads (Mike): Patching the holes has saved the budget money for chip sealing the entire road next year, although Mike believes putting asphalt over chip seal maybe a better option but may be more expensive. One bid from a contractor is for repair and chip seal between the bridge all the way around the Twin Lakes Road is \$52,700.

A motion was made and seconded to save the money budgeted this year and combine with the budget for next year to do road improvements next April. There was discussion on whether the Board should proceed with this motion, or wait and approve a multi-year budget for road improvement that includes all the private SLWCC roads (everything except Sunlight Drive). Decision was made to withdraw the motion for now.

Mike is currently talking to plowing contractors, and entertaining the idea with one contractor have their plowing equipment parked in the Baker building if someone in the neighborhood could use the equipment for more timely plowing. There will be more discussions on this topic.

Signs: Nothing to report other than there is a need to follow up with the county on some of the signs.

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Bridge Repair Work: RFP went out to 7 contractors. 5 contractors have backed out, 3 of which did not think it was worth repairing. Waiting for two contractors to provide a bid.

Pool (Donna): It is open, and the water is in great shape and lots of folks are showing up to use the pool especially on the weekends. Issues with sweepers and for next year, we need a new sweeper.

Dam (Doyle): All in good shape.

Governance (Jerry): Nothing to report.

Audit Update

In progress and last update is that the numbers match. We should be able to receive the report shortly.

Firewise

Mike and Reza will have offline discussions on how to proceed.

Baker Bldg Roof contract

Jerry is trying to get a permit from the county for the work. Jerry will try to get bids from contractors while waiting for the permit.

Bridge Update

Regarding ownership of the bridge, Dave has been working with US Bureau of Reclamation (USBR) in drafting the crossing agreement, which has been routed to KRD for review and has been received back at USBR. We are currently waiting for approval on both taking possession of the bridge from USBR and having a crossing agreement with KRD, which we expect to receive.

Bridge Project Design

Dave provided a proposal to the Board for various bridge reconstruction or replacement options. Dave moved to “retain Exeltech Engineers to perform necessary planning and preconstruction engineering on a new concrete bridge and barrier, indicated Alternative 3, to replace the existing canal bridge, with a budget to not exceed \$60,000 from the Reserve account, and a schedule to have the new bridge in service by April 1, 2026.” The Board highlighted the urgency of addressing the situation, citing safety concerns over weight limits and liability issues. They also discussed the process of securing agreements, planning, and construction for the bridge project. Motion was amended to move the discussion to a special meeting, seconded, and passed.

New Business

2018 CCR Recission

Ed pointed out that the current versions of the DC&R documents passed in 2018 did not meet the voting requirements and suggested reverting to the original 1993 version. He also indicated that an upcoming change in the State of Washington's RCW would impact how different associations are managed and emphasized the need for the community to rectify the current situation. He suggested that the community's governing documents should be followed as written and that a valid quorum is required to change them. He expressed concern about potential legal challenges if the community's governance is changed by a minority of property owners. The board agreed to correct these issues by rescinding the 2018 CCRs and reverting to the 1993 versions.

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Additionally, the legal issues regarding a 2018 decision that was not properly filed with the state and county and suggested contacting an attorney to assess potential liability. A motion was made to rescind the 2018 DCRs, seconded, and passed (5 votes for and 1 against).

New Strategic Committee

The charter purpose was reviewed, and Ed is opposed to the formation of this committee. He believes that an Architectural Planning Committee needs to be formed as mandated by the governing documents. Motion was made to form a Strategic Planning Committee, seconded, and passed (3 for and 2 against).

Update on Teams meetings

No update.

Possible water quality testing

Doyle will evaluate the water quality issues.

Member Open Floor

- Laurie: There is a bridge account, a reserve account, but there is no pool account, is that right? All the accounts need to be combined into a reserve account.
- Laurie: Need to have the activities listed in a newsletter and shared way in advance with the community.
- Farid: Sign in front of the bridge and safety regarding vehicle speed.
- Tom: There needs to be something done with more community participation at the Board meetings and more community-level activities and engagement.

Adjournment

Motion was made and seconded. The meeting was adjourned at 12:40 PM.

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Revision History

09/08/2024	Draft Recorded