



# Sunlight Waters Country Club

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## Sunlight Waters CC Special Board Meeting Minutes

April 1, 2023

### Call to Order

A special meeting of the Sunlight Waters Country Club Board of Directors was held on April 1, 2023. The meeting was held in the Clubhouse with a remote option using Zoom.

Call to order by President Dave Korpi at 10:00 AM.

### Attendees

#### Roll call

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

#### Guests

Facilities Manager Erin Schultz

### Old Business

#### Bridge Update and Proposal

We received a new bridge load rating from the engineer after steel was tested for strength.

Currently posted for 14 Tons maximum. Load rating has increased almost to 30 tons, which allows Fire Department trucks to use the bridge safely.

Retrofit or replacement is not necessary. However, maintenance is needed -- floor boards etc.

Q: Will signs show the new ratings?

A: Yes. See Page 4 of the engineer's document for signs based on trucking industry standards. For example, a single panel truck (e.g., a dually moving van) is limited by law to 25 tons, and we can support up to 23 tons. We can also issue special permits on a one-time basis, for example, with Ellensburg Concrete.

Q: Is it safe to issue a special permit for a heavy truck?

A: The special permit would require the truck to be weighed and an engineer to determine if the load is safe.

Q: What is the proposed maintenance cost?

A: Probably \$4000-\$5000 a year. Immediate work required is replacement of sill plate and rotted timber stringers. Every time it is worked on, we need to shut down traffic. An estimate of maintenance and repair costs is included in the reserve study.



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## Bridge Insurance

Because we now own the bridge, it is an asset that must be insured per our fiscal responsibility. At a minimum, we must have liability insurance with KRD as additional insured. That means, if something breaks the bridge, they can collect on us.

It is recommended to have property damage insurance as well, to give us replacement value, which includes the bridge cost of \$400k and costs associated with the 9 months required to rebuild and replace.

Obtaining this coverage provided to be difficult. We had to request a quote from a surplus line – only one company would do it – and the cost was \$40,000 a year (about \$140 per lot per year).

Given that the Board must propose a budget in two weeks, and the cost of bridge replacement insurance is not included, what should we do?

Options:

- We can pay \$40,000 insurance. Cost \$140 per lot plus maintenance costs.
- Not pay insurance and wait till there is an issue to replace bridge. Zero cost now and expensive later (\$400,000 minimum with at least 9-month delay).
- Not pay insurance. Pay into fund for designing and building a new bridge.

We need to either insure the risk, deny the risk, or take some kind of action.

Discussion:

- The service life of a bridge is 75 years. This bridge is already 90 years old.
- If someone breaks the bridge, the blame falls on the driver. But we would not have a bridge.
- Suggest we set money aside to build a bridge. If we put money aside, we would be more likely to get a grant.
- Replacement with a concrete bridge would be safer and more cost-effective in the long run, since it eliminates maintenance etc.
- The additional \$40,000 per year would be for property damage only; liability is separate. Current cost of liability insurance, for all assets including the bridge, is \$15,000 a year.
- Fire engines can use the bridge right now.
- Waste Management refuses to go down the hill.
- Elk Meadows had a bridge collapse; we should look into whether emergency funding can apply. People had to park and walk in.
- Our defaults on dues make us a poor risk for loans. Need to show good faith with payments.
- Bridge design cost is \$50,000.
- Engineering assessment is that the substructure is adequate, with no foreseeable integrity problems. Main problem: three layers of timber are deteriorating. Guard rails are flimsy.



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- Fire situation: An engineer friend looked at it and said we need two metal arches to support the bridge.
- Can we put a pump for fire engines to get water from the lake?
- No place to put a temporary bridge so some alternate would be needed for construction. KRD is not willing to let us use Morrison Canyon. The road through Horlick is not rated, and is usable only for emergencies.
- Reserve study will pay for painting steel and replacement of timbers. Reserve study does not include overall bridge replacement.

Board action:

Recommend we start a fund to raise money for replacement.

Motion made to create a special assessment of \$140 per lot to replace the bridge in future. This amount should include design fees.

Motion restated: We should start a fund for the bridge of \$140 per lot per year to save towards the bridge. This would pay for complete bridge replacement at some unspecified future date.

Discussion of motion:

- The bridge would not be insured before then.
- Are we protected against lawsuits? Are we doing enough.
- What was the load rating when the bridge was built 90 years ago?
- Do we need a separate account for it? Yes. If we are to apply for a grant.

**Amendment of motion:**

Move to amend that amount be reduced to \$100 per lot a year. Further request to amend to \$50 per lot per year.

The motion is amended and restated to “create a designated bridge replacement fund requiring an additional payment of \$50 per lot per year, with the amount to be reviewed and amended by the Board annually.”

Amendment approved.

Vote on original motion plus amendments:

Passed. Motion as amended passed.

Summary:

- We will not have bridge property replacement insurance in budget.
- We will have liability insurance only.

## Trustee Conflict of Interest Guidelines

There was some confusion about the current version of the document so we postponed review of this policy to the next meeting.



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## Collections Policy

Reviewed updated policy regarding collections and liens.

Motion to approve updated policy; seconded and approved.

## Bylaw and CCR Revisions

Reviewed by-law changes proposed by Dave Korpi.

Several amendments were made. Secretary will incorporate these later.

## Open Floor

The floor was opened for general comment and questions.

## Guest 1

For bridge, we need to pay now or pay later. Creating a fund also protects us from potential litigation.

We encourage the community to make additional contributions to the fund, particularly those residents who use it often.

## Guest 2

Requested that meeting information be published in advance.

Secretary explained that we cannot publish minutes until they are approved.

Office Manager explained cost of printing information to send by postal mail.

Alternative – post in the bulletin board near the mailboxes?

## Guest 3

Guest warned people about contaminated “dry eye” eye drops that can cause infection, leading to blindness and death. See CDC and FDA warnings for details.

## Adjournment

At 11:35 AM a motion was made to adjourn the meeting. Seconded and approved.



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## Revision History

Date	Revision
April 1, 2023	Source document created; added meeting agenda; copied to template
April 12, 2023	First round of edits
April 12, 2023	Draft posted to Zoho for Board review
April 15, 2023	Revisions based on Board feedback; posted to Zoho
April 15, 2023	Approved regular Board meeting April 15, 2023
April 19, 2023	Cleanup; convert to PDF; sent to Webmaster