



Sunlight Waters CC Board Meeting Minutes 4/12/2025

Call to Order

The Sunlight Waters Country Club Board of Directors held their April 2025 meeting in the Clubhouse. Call to order by President Ed Gale at 10:07 AM.

Roll call

Ed Gale (President), Donna Mayo (Treasurer), Brandy Lobdell (Vice President), Jerry Ihrke, Doyle Beekley, and David Korpi (Secretary) were present in attendance. Mike Josenhans was absent.

Agenda Approval

Ok as is.

Approval of Minutes

A motion moved, seconded, and passed to approve board meeting minutes of the March 2025 meeting.

Treasurer's Report

The treasurer presented this month's figures:

<u>Account Balances as of March 31, 2025</u>	
Business Savings (5936)	29,132
Checking (6246)	25,306
Savings (0743)	170,936
Savings – Reserve (9479)	259,811
Debit Card (3316)	706
Total of All Accounts	\$ 485,901

Community Manager's Report

The new Community Manager, Shannon Waddell, was introduced to the Board. We are continuing to receive annual dues, but only 62% collected so far. Of the special assessments due on October 31, 2024, we are presently at 84% collected. There are currently 101 accounts in arrears with \$202,239 overdue. No board action needed by the attorneys for collections at this time – warning letters will be sent automatically. No complaints sent this month on CCR violations. The status of 23 and 24 taxes needs to be verified. Country Mutual renewed our insurance this year for \$138 / month premium increase.

Old Business

Committee Reports

- Community – Luau July 19 from 1 to 7PM, miscellaneous rules reviewed
- Roads – no report
- Pool – Clubhouse cleaner needed
- Dam – canal water is turned on today, DOE will inspect dam this year, Badger Excavating has given bids for dam work
- Governance – no report
- Strategy – no report
- Firewise – still need a champion

Audit Update

No report.

Baker Building Roof Contract

Motion made, seconded, and passed to move forward with the roofing project. Motion made, seconded, and passed to obtain permits as required by the County for the roof overhangs at cost.

Shower Completion

Planning for a May completion, and a Memorial Day pool opening.

Bridge Update

Conversation with attorney, and they recommended that we wait for USBR corrections on the Crossing agreement, and that we contact KRD to obtain their assistance if possible.

Bridge Project Design

On hold, no report

HOA Software Platform

This will be expedited now that the fiscal year has ended, and we have a new Community Manager.

New Business

Annual Meeting

A motion was made, seconded, and approved to reschedule the 2025 annual meeting to July 19, 2025, to allow more time to prepare meeting materials.

Owner Application Fee

A motion was made, seconded, and approved to increase the application fee from \$100 to \$250 considering the effort required by the Community Manager to process the application.

Baker Building Roof

A motion was made, seconded, and approved to accept the Precision Home Exteriors bid of \$26,250 to replace the roof including the new overhangs. We will add an extra item of work to sister the clear span roof truss on a time and materials cost basis.

Dam Repairs

A motion was made, seconded, and approved to accept the Badger Excavation bid of \$19,100 to remove stumps on the dam, add a culvert pipe in the common area ditch, repair of inlet weir, and ditch cleaning along Twin Lakes road.

Open Floor

No comments

Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 11:51 AM.

Revision History

4/12/2025	Document created, sent to Board for review
5/10/2025	Revisions from Board approval, minutes filed