



Sunlight Waters CC Board Meeting Minutes 2/8/2025

Call to Order

The February 8, 2025, meeting of the Sunlight Waters Country Club Board of Directors was held in the Clubhouse. Call to order by President Ed Gale at 10:03 AM.

Roll call

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

Agenda Approval

Ok as is.

Approval of Minutes

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

Treasurer's Report

The treasurer presented this month's figures:

Account Balances as of January 31, 2025

Business Savings (5936)	29,130
Checking (6246)	16,956
Savings (0743)	70,930
Savings – Reserve (9479)	259,801
Debit Card (3316)	910
<hr/> Total of All Accounts	<hr/> \$ 377,726

Facilities Manager Report

The Facilities Manager was not present nor was there any report.

Old Business

Committee Reports

- Community – July luau; motion to move the FY24 budget for community to the FY25 budget, seconded, and passed.
- Roads – a few issues with the snowplow services, will notify vendor
- Pool – Clubhouse cleaner has backed out, will have volunteers clean until pool opening then enlist pool volunteers to help
- Dam – needs to include Dept. of Ecology licensing and seismic study in the Reserve Study
- Governance – no report.
- Strategy – no report.
- Firewise – no report, Kim Codomo volunteered to be on the committee.

Audit Update

The auditor submitted the draft audit; we need to get final issued.

Baker Building Roof Contract

Low bidder intends to revise bid. Need to have bid price information to the Board before next meeting for March decision.

Shower Completion

Planning on a May completion.

Bridge Update

No new update from USBR.

Bridge Project Design

Engineering on hold till we get clarity from USBR on drainage and environmental scope issues. Still pursuing bridge repair options.

2018 CCR Revisions

Filing of CCR's complete at the County. Need to notice owners.

HOA Software Platform

Still under investigation. PayHOA will be reviewed. Needs coordination with our bookkeeping service.

New Business

Reserve Study

Reserve Study in process. Will be including costs for dam study of \$60 to \$130,000.

Insurance Renewal Status

Term doesn't end until April, so we will get noticed in March about renewal.

Annual Meeting Preparation

Reserve study, budget, board candidates, and ballot issues must be firmed up. Will send the President last year's information packet to start the planning process.

Open Floor

- Member complained of a neighbor who is a nuisance and is potentially dangerous. The Board will pursue attorney counsel on next steps. Request that we help affected neighbors.
- Request that the Board clarify its policy on responding to emails within 10 days maximum. And clarity on budgeting process.
- Request for a list of volunteer positions needed
- Recommendation that we consider solar panels for the community
- Request that we send out notices by email to the community
- Request that we have someone shovel the walkway at the Clubhouse
- Opposition to the cost of retaining attorneys to update the CCR's

Executive Session

Executive session required to discuss sensitive legal matters regarding collection of accounts.

Open Session

After the Executive session, the Board reconvened and voted on one account. Regarding lots 15 and 24B, a motion was made, seconded and passed that we authorize our attorney to proceed with a sheriff's sale for these lots .

Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 12:23 PM.

Revision History

2/8/2025	Document created, sent to Board for review
3/8/2025	Board approval, minutes filed