



Sunlight Waters CC Board Meeting Minutes 1/11/2025

Call to Order

The January 11, 2025, meeting of the Sunlight Waters Country Club Board of Directors was held in the Clubhouse. Call to order by President Ed Gale at about 10:00 AM.

Roll call

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

Agenda Approval

Ok as is.

Approval of Minutes

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

Treasurer's Report

The treasurer presented this month's figures:

<u>Account Balances as of November 30, 2024</u>	
Business Savings (5936)	29,128
Checking (6246)	16,153
Savings (0743)	80,927
Savings – Reserve (9479)	257,035
Debit Card (3316)	1,702
Total of All Accounts	\$ 384,945

Facilities Manager Report

Annual dues invoices were sent out. 81% collected on special assessment. A total of 47 accounts with \$83,251 in arrears. No complaints reported. Three accounts need decisions about collections for our attorney.

Old Business

Committee Reports

- Community – Planned an event for July 19, currently a luau theme.
- Roads – Some issues with the snowplow services, but they have been resolved. Nothing new on the chipseal or asphalt bids.
- Pool – Will proceed to get a cleaner for the Clubhouse
- Dam – Dept. of Ecology inspection was invoiced and still need to do an earthquake assessment of the dam.
- Governance – WUCOIA telecon attended. Still on track for Jan 2028 full implementation.
- Strategy – none.
- Firewise – needs a new chairman.

Audit Update

The auditor submitted draft audit with no major issues, will start process to get audit till March 2024.

Baker Building Roof Contract

Low bidder reluctant to revise bid. Will try once more to discuss. We intend to make decision in February.

Shower Completion

Planning on a May completion.

Bridge Update

No new update.

Bridge Project Design

Engineering on hold till we get clarity from USBR on drainage and environmental scope issues.

2018 CCR Revisions

Filing complete at the County. Need to notice owners.

HOA Software Platform

Still under investigation. PayHOA being considered, with VoteHOANow for a voting platform.

Corporate Transparency Act

Judicial review of this requirement is still in process, so on standby.

New Business

Reserve Study

We need to move forward with Reserve Study for spring budget review. Using the same firm as last time.

Open Floor

Question asked on special assessments, nothing anticipated now. Sign replacement discussed. Question if we need thin ice signs at lake to mitigate liability.

Executive Session

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

Open Session

After the Executive session, board reconvened and voted on three accounts. On lots 12 and 13B, a motion was made, seconded and approved that we authorize our attorney to take action to foreclosure if allowable within 6 months, otherwise we authorize a personal lawsuit. On lot 10K, a motion was made, seconded and approved to hold temporarily on further collection action. On lot 9B, a motion was made, seconded and approved to hold temporarily on further collection action.

Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 12:29 PM.

Revision History

1/11/2025	Document created, sent to Board for review
2/8/2025	Revisions from Board approval, minutes filed