



Sunlight Waters CC Board Meeting Minutes 3/8/2025

Call to Order

The Sunlight Waters Country Club Board of Directors held their March 2025 meeting in the Clubhouse. Call to order by President Ed Gale at 10:16 AM.

Roll call

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

Agenda Approval

Ok as is.

Approval of Minutes

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

Treasurer's Report

The treasurer presented this month's figures:

<u>Account Balances as of February 28, 2025</u>	
Business Savings (5936)	29,131
Checking (6246)	45,810
Savings (0743)	70,933
Savings – Reserve (9479)	259,811
Debit Card (3316)	808
Total of All Accounts	\$ 406,492

Facilities Manager Report

The Facilities Manager submitted her report in absentia. Continuing to receive annual dues, but only 25% collected so far. There are currently forty-two accounts in arrears with \$88,859 overdue. No board action needed by the attorneys for collections at this time. Newman CPA agreed to do our taxes and will get an update from them. Country Mutual will renew our insurance this year for \$140 / month premium increase.

Old Business

Committee Reports

- Community – Luau July 19 from 1 to 7PM
- Roads – snowplow season done
- Pool – Clubhouse cleaned last week by volunteers
- Dam – will need to do some tree stump removal
- Governance – some edits to bylaws and CCR's have been prepared
- Strategy – need to coordinate with the computer system
- Firewise – still need a champion

Audit Update

Audit closeout done.

Baker Building Roof Contract

Motion made, seconded, and passed to move forward with the roofing project. Motion made, seconded, and passed to expend up to \$2,000 for engineering and permits on the project. The bids will be reviewed and aligned accordingly.

Shower Completion

Planning for 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. Reconsider a timber repair project to bypass some of the delay.

HOA Software Platform

PayHOA is the best option available based on current information.

New Business

Reserve Study

Reserve Study completed and have draft. Currently funded for 15% of needed reserves.

Voting Platform

A motion was made, seconded, and approved to utilize VoteHOA for the annual meeting.

Annual Meeting CCR and Bylaws proposed

- Bridge fund removal from bylaws, funds transferred to reserves – motion made, seconded and passed
- Short term rentals removal from bylaws and add to CCR reserves – motion made, seconded and passed
- Reduction in board seats from 9 to 7 – no action
- Board to elect officers change in bylaws reserves – motion made, seconded and passed
- Bylaw article 9 (Lot/membership elimination) removal reserves – motion made, seconded and passed
- Change the fiscal year to calendar year in bylaws reserves – motion made, seconded and passed
- Change to an annual budget in bylaws reserves – motion made, seconded and passed

Nominations for Trustees and Officers

No action.

Open Floor

Detailed discussion on the history of the bridge project.

Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 1:23 PM.

Revision History

3/8/2025	Document created, sent to Board for review
4/12/2025	Board approval, minutes filed