



Sunlight Waters CC Board Meeting Minutes 12/14/2024

Call to Order

The December 14, 2024 meeting of the Sunlight Waters Country Club Board of Directors was held in the Clubhouse.

Call to order by President Ed Gale at about 10:04 AM.

Roll call

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

Agenda Approval

Minor revisions.

Approval of Minutes

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

Treasurer's Report

Treasurer presented this month's figures:

Account Balances as of November 30, 2024

Business Savings (5936)	35,745
Checking (6246)	24,649
Savings (0743)	78,906
Savings – Reserve (9479)	252,107
Debit Card (3316)	1,914
<hr/> Total of All Accounts	<hr/> \$ 393,321

Facilities Manager Report

80% collected on special assessment. Total of 52 accounts with \$86,092 in arrears. No complaints reported.

Old Business

Committee Reports

- Community – no events planned at this time, sent out Facebook notices on Firewise.
- Roads – snowplow services satisfactory. Nothing new on the chipseal bids.
- Pool – problems still with groundwater affecting the lining. Will proceed to get a cleaner for the Clubhouse.
- Dam – Dept. of Ecology inspection was invoiced.
- Governance – none.
- Strategy – none.
- Firewise – needs a new chairman.

Audit Update

Auditor still need additional information, 4 additional questions from them. Will press them for closure.

Baker Building Roof Contract

Received two bids, will get information to board for a January decision.

Shower Completion

Planning on May completion.

Bridge Update

No new update. Will commence the two-week tickler that we get response from USBR.

Bridge Project Design

Internal board pushback on new project. Needing to get environmental concerns addressed in the final design.

2018 CCR Revisions

Awaiting the filing at the County.

HOA Software Platform

Still under investigation. Several companies possible, will try out demos or trials. Checking with our the bookkeepers to confirm they are able to accommodate.

Corporate Transparency Act

Federal Court stay on this requirement. On hold.

New Business

Retaining Sound Legal for WUCOIA

They have given us recommendations on the CCR's and Bylaws. Motion made, seconded, and passed to begin update of our documents and retain Sound Legal to begin work for an estimated budget of \$20,000 in attorney fees.

Open Floor

One member texted at the open floor.

Adjournment

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

Revision History

12/14/24	Document created, sent to Board for review
1/11/2025	Board approval, minutes filed