



# Sunlight Waters CC Board Meeting Minutes 5/10/2025

## Call to Order

The Sunlight Waters Country Club Board of Directors held their May 2025 meeting in the Clubhouse. Call to order by President Ed Gale at 10:06 AM.

## Roll Call

Ed Gale (President), Donna Mayo (Treasurer), Brandy Lobdell (Vice President), Jerry Ihrke, and Doyle Beekley were present in attendance; and David Korpi (Secretary) was on the Zoom call. 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 April 2025 meeting.

## Treasurer's Report

The treasurer presented this month's figures:

### Account Balances as of April 30, 2025

Business Savings (5936)	29,133
Checking (6246)	44,680
Savings (0743)	270,945
Savings – Reserve (9479)	259,832
Debit Card (3316)	3,814
<hr/> Total of All Accounts	<hr/> \$ 608,403

## Community Manager's Report

We received quotes for Clubhouse cleaning. We are continuing to receive annual dues, but only 70% collected so far. Of the special assessments due on October 31, 2024, we are presently at 86% collected. There are currently 103 accounts in arrears with \$163,190 overdue. No new liens. No complaints sent this month on CCR violations. Newman CPA hasn't done our 2023 taxes. We need to get this done along with 2024.

## Old Business

### Committee Reports

- Community – discussion of Luau logistics
- Roads – we need \$2,000 of asphalt cold patch for roads; received a bid for ditch cleaning of \$28,700; waiting on bid for asphalt overlay; no money planned for roads this year; planning for a major repair in 2026 or 2027 to do all roads at once; asking for some bridge repair quotes from contractors.
- Pool – pool annual maintenance ongoing; patio door rollers needs replacing; motion was moved, seconded and passed to have Ros-Elum provide floor cleaning and deep cleaning of the Clubhouse for the amount of \$4,083; need to purchase vacuum for the pool; need to hire a pool attendee for the summer; and will try to get the same lawn service as last year.
- Dam – Badger Excavating will work on lower lake culvert, they haven't started yet; Specialty Contracting doing stumps removal and hydroseeding over disturbed ground is in progress; water level is fine for now; lakes have been treated for algae; need to do water testing for bacteria levels; and fish stocking approved and need to get screens back on.
- Governance – no report
- Strategy – no report
- Firewise – still needs a champion

### Audit Update

Need to do 2024 audit by Newman CPA.

### Baker Building Roof Contract

Berkeley Engineering has not sent us an update on permit engineering as of yet.

### Shower Completion

Planning for May completion, work is on schedule for a Memorial Day pool opening.

### Bridge Update

No report.

### Bridge Project Design

No report

### HOA Software Platform

Will do a trial run of PayHOA software to test.

## New Business

### Establish Springwood Ranch Committee

A motion was made , seconded, and passed for establishing a Springwood Ranch Engagement Committee.

### Recognition and Resignation of Dave Korpi

Dave Korpi resigned his trustee and Secretary officer position.

## Open Floor

No comments.

## Adjournment

Motion moved, seconded, and passed to adjourn. Adjourned at 11:56 AM.

## Revision History

5/10/2025	Document created, sent to Board for review
6/14/2025 – no revisions	Revisions from Board approval, minutes filed