

## **SUN COUNTRY MAINTENANCE ASSOCIATION**

### **March 18, 2017 MEETING**

Call to Order at 9:00 am.

Board members in attendance: Wayne Tyrrell, Ron Sullivan, JoAnne Guiberson, Dianne D'Alessandro, Jeff Warren, Bill Vertrees. Bookkeeper Linda Orndorff also attended. Ralph Moore, Polly Wolfe, and Jim Jones attended as guests.

Agenda was provided to the Board.

Minutes of the January meeting were read by the Secretary/Treasurer. Bill Vertrees moved to accept the Minutes as written, Ron Sullivan seconded that motion. Motion carried.

#### **Roads (Jeff Warren):**

Jeff reported on this winter's snowplowing activities. Note that Ron assists with arranging snow plowing by Bogy's as Ron is on-site in Sun Country full time. Consensus is that most residents are satisfied though a few glitches were experienced when Bogy's had equipment issues. Back up snow plow vendor (Jason Cook) did provide the service one time when Bogy's had equipment breakdown. Jeff Warren did report there were complaints about the cases where hydrant areas were unable to be cleared. That will be a consideration next season and may result in having a backup contractor. The association may be able to supplement snow removal next year by having 2 providers. Snowfall this year has been unusual with more ice than had been experienced in most recent years.

Bill Vertrees also suggested considering if it would be better to have the snow plowing done in the afternoon to avoid some of the freeze/thaw impact. Wayne brought up the possibility of investigating whether

consideration should be given to designation of both Hermitage and Oakmont as one-way roads.

One of the most common complaints related to snowplowing is the accumulation of berms in front of the properties. Dianne commented that most cities with significant snow experience the same issue. Polly reported that Bogy said he could remove berms for households where it appears someone is currently residing – for an additional \$100. That could be one possibility. Jeff Warren suggested providing names of snow removers that could remove berms as required for individual homeowners at individual expense.

A homeowner visiting as a guest to the meeting (who has been here for decades) reported Bogy performed as well or better than any snowplow contractors in the past.

There seems to be enough interest on this snowplow subject that it will likely be a discussion issue at the Annual Meeting in June.

### Anne Architecture:

New owner lot 4 (previous Golf Course Associates lot) in Highlands (Oakmont) has submitted plans including a driveway with steep dip. That driveway would be extra-long and s-shape. New owner has requested that a portion of the driveway would be gravel. Covenants require driveways to be concrete or pavers, not gravel. Wayne states that were the Board to approve this variance, other lots may soon follow, invalidating that covenant. Wayne reported that golf course owner has no problem with the gravel and retains control of association covenants until 51% of the lots are sold. There is the probability that the association does not have the authority to change the covenants without membership approval. New owner reportedly would accept asphalt. Board votes for asphalt. Ron S offered a motion,

Dianne D seconded. Motion approved to deny gravel, but to approve asphalt.

Subject was raised relative to the architectural checklist and guidelines. Future requests for variance will need to be reviewed and approved by a committee of 3. Question was raised relative to method for notification of plan variances to surrounding owners. It had been understood that when owners apply for a permit the county sends a notice to surrounding owners; however the neighboring individuals in a recent construction in the lower section were not notified. Dianne D reports that the notifications are likely not happening currently. Kittitas County is no longer routinely approving variances.

Note the Board will not be changing the covenants; however the Architectural Committee will consider enforcement of height guidelines in future reviews.

**Properties (Dianne D'Alessandro):**

Ralph Moore has repaired the mailbox damage. Many thanks to Ralph. A request for Bid has been sent to Swiftwater for summer mowing and maintenance services.

Owner lot 3/53 has been reimbursed \$600 for having cut down 2 dead trees along the road that would have been affected by the change in tree cutting policy.

Dianne will confirm that the tree cutting policy is on the web.

Discussion ensued relative to the mailboxes in the upper section.. Dianne reports that many mailboxes are apparently not being used. It's difficult to know which boxes are or are not being used. The goal is to condense the boxes down to 2 from 3. The recent plan when the security boxes were installed was to condense the size of the area devoted to mailbox stands & improve the appearance of that area.

Soon the newspaper boxes will be disappearing also as other arrangements are made. Agenda for May will include mailboxes as a discussion item.

### **Water Committee – Bill**

Updates were provided on the progress relative to the “New well”. Tumwater Drilling is now under contract. There is some optimism that the well be completed this fiscal year. Bogy will clear the area and once the snow is plowed, the spot for the well can be located. A vacuum truck from Yakima will be available (sucking the gravel out of the ground). Tumwater Drilling is relatively available for our schedule. A Pre-construction meeting will soon be scheduled.

One “hangup” for Clint (Evergreen Utilities) is dealing with the process of abandoning Well #1. Once Bogy moves the snow, the new well is located, and gravel is sucked out of the ground, actual well drilling will be straight forward. It is critical that we get it done it during this fiscal year by May 1. Wayne will be here this spring and available to oversee some of this. Jeff will contact Bogy re the snow removal.

### **Electronics on Water System: Computerized well management system.**

California (Motor) Controls has been slow in responding. Their billing was late though Bill continued to call to remind them. A summary of Status on the well management system is as follows:

- 1 – The Bill has been reduced from \$1500 to \$500
- 2 – There will not be a report required since there was no need to change the programming, just needed a reset.
- 3 – We now have the ability to change passwords
- 4 – Remote access and software. There’s a new software which has a free download; however if the download doesn’t work, the provider would have to come up to fix, so would need manual operation till it

was repaired. Fee would be \$225 per hour to service – though there is the possibility of a one-time meeting relative to setup with several people to be trained.

Water Committee will want to update the software and would like a presentation by the Vendor: will ask for a schedule so we can consolidate our schedule when one of their reps is in the area.

Info on the malfunctioning Chlorinator: Grunfauss is the pump manufacturer. The new part is in Tacoma but the company will not send a technician to Sun Country. Clint (Evergreen) says it may be cheaper to buy a different product. Heads are on order.

On the subject of Water Billing to high volume use Owners, a discussion on future plans relative to notification and, when necessary, billing. Troublesome consumption is considered anything over 15,000 gallons. No billing is planned for owners where the amount of water consumed is reasonable. We will need to get the water consumption reports into Excel in order to have sort/filter capabilities.

1. Once we receive the data from Evergreen and that data is entered into Excel and properly sorted, the data can then be published on the website with a link for owners to access their own usage.
2. Reports will be at least 2 weeks late
  - a. May report would be by June 15
3. Wayne suggests posting usage data and initiate billing next year. High volume users have been notified of what their billing might be (at current volume level) once the billing system is implemented. This year's newsletter will inform the owners of the upcoming posting of consumption data on the website; billing would then be implemented at a future time to be determined by the Board.

4. The Board will increase scope of the paid bookkeeper to manage the additional task of billing high volume users.

A motion was offered by Bill V to post the data on association website by lot # and hope that water consumption information alerts users resulting in consumption being decreased. Charges for high volume users will not be implemented until summer 2018.

Water committee needs to further develop the policies and implementation procedure for future billing. Will need the Water Chairman to include those policies and procedures in the Annual Letter and present to the future Board.

A report has been received relative to water Leaks on Div 3-98 recording approximately 21,000 gallons a month. Owner reported that they had not been notified. Eight properties are currently on the list of high volume consumption with an estimate of over 200,000 gallons per month leakage.

#### Linda (Bookkeeper Report)

Linda agrees to be the one to coordinate the notifications to water super-users..

Linda provided the Board with some information for comparison between SCMA and the Pine Loc community near Lake Cle Elum. There are many similarities. One difference is that Pine Loc bills for dues twice yearly, April and September, although the Dues are higher in that community for various reasons (swimming pool etc.)

Sun Country currently has liens in place:

3-100, -101 are paying and consider that they have paid in full excluding interest and penalties. Association will evaluate by May. Liens will remain in place until all delinquencies have been satisfied.

Lot 2-1-4 remains delinquent and multiple notifications have been given as well as discussion with owner relative to conditions on the property. Association has the option to turn off the water. A previous notification was provided in 2016 that water turnoff was a probability, Association will start the process re notice that water shutoff is imminent.

Lot 3-95 is also delinquent and not paying due to age.

Options relative to the three (3) “very delinquent” owners were reviewed, ranging from liens to ultimate Foreclosure proceedings.

Lot 3-90 owes about \$1K currently; however that will soon be doubled with this year’s Dues invoice. 3-90 may already have an unofficial payment plan in process. Need to wait for Ron to discuss with them.

Received a check for approximately \$28,000 (deposited in General Fund) for fulfillment of significantly delinquent dues. The receipt will be applied to member dues in the Financial Reporting. A decision was agreed to deposit 75% into water Reserves and 25% into Roads Reserve, from General Checking

Funds for California Motor Controls will come from the Operating Budget; however the \$5K water tank cleaning will appropriately be financed by the Water Reserve account.

### **Roads, Jeff Warren**

Roads – No funds have previously been identified in the Budget for sweeping. Road sweeping will be included in our FY 2018 budget.

### **Board Members General**

Board members whose terms are expiring are asked to be available for the July meeting as we introduce the new officers. Calendar will be set up for July meeting to start the year off with new board members.

Ron Sullivan reports a 3 year renewal on the website has been accomplished. \$520 now paid/expensed.

Network Solutions will build a 10 page website with 24 hour support. They will update and do everything. Cost would be approximately \$1,000 per year for maintenance. We would be able to rebuild current website content on that website. Also could build on a Google website. (Google Sites). Ron will continue to research possibilities for an improved association website. do more research. It's likely to be something the Board will want to do to insure improved communication with the owners.

At the May meeting the Board will discuss the format for the June annual meeting. Next regular meeting will be Saturday, May 20 at 10 am.

Ron Sullivan presented a motion to adjourn; Bill Vertrees seconded. Motion passed. Meeting adjourned at 8:30 pm.

Minutes Submitted by JoAnne Guiberson, Secretary-Treasurer