

SUN COUNTRY MAINTENANCE ASSOCIATION

September 29, 2016 MEETING

Call to Order at 6PM

Board members in attendance: Wayne Tyrrell, Ron Sullivan, JoAnne Guiberson, Dianne Dalessandro, Jeff Warren, Anne Crow, Bill Vertrees. Linda Orndorff. Jim Reinkens and Ralph Moore were guests.

Minutes from July 1st, 2016 were read and accepted.

Linda Orndorff- Book Keeping reported on the new Ideal (Finanza) name change and organization.

Quick Books software change continues to raise a few difficulties.

New amounts on aging of Receivables. Discussion re: interest on various overdue accounts. Linda will draft a letter for review, relative to no availability of "forgiveness".

Lien notices will go to 7 people outstanding on aging. Notice to include amount due plus \$200. Notice will provide 10 days to respond, or a lien will be created.

A discussion was conducted for uniform treatment of individual property owners with outstanding accounts. Unanimous decision to place liens on properties with unpaid accounts, and enforcement of the "Supplemental Rules and Regulations", as related to water.

County enforcement resulted in one owner (with no permits resulting in "de-construction" of the house. County required house be deconstructed within one week. Board may eventually be involved in resolution.

Property # 3-1xxx are paying incrementally. Discussion - they're making payments per our requested plan - every other month on the 1st, \$1000. As long as they continue to pay by the 10th of the month (EOM) board is satisfied – if not, the lien would be exercised. Will return the check received previously. The conditions stated on the check were unacceptable.

Wayne has responded to Hembree regarding his financial status relative to the Association. Linda will bring the spreadsheet up to current status. Linda has one with just his remaining lots. The golf course lots 1 through 5 amounts on the Hembree spreadsheet need to change to \$5,100.00. Those numbers will be updated by Linda.

Property # xxx owner has passed, but spouse continues to reside. Dues remain unpaid for 2 lots. The Estate will receive a letter documenting the amounts due.

Accounts Receivable summary presents a better overall status than in previous years.

Property # 3-95 owes \$3,816.23. Had signed a promissory note. Owner states he can't pay due to health reasons. The last payment was in January. We will send the "Supplemental Rules and Regulations", and reference the potential water shutoff. The property owner did sign a promissory note, & without payment the consequences as stated in the promissory note will be exercised.

Water Usage: Anne and Wayne requested that Linda prepare each letter relative to Water overage to be sent to those owners whose usage would (in any future year) result in a charge for water over the allowable amounts. Letter states this is not a bill. If it were next year, this is what you would owe. Linda says she can handle that.

Discussion followed regarding water billing in the future . . . we could collect thru Bill.com. We would need to consult with CPA (Finanza) to set up a separate account in the Chart of Accounts.

Linda stated that the Association has collected 86% of dues. \$268,000.

JoAnne Guiberson – Secretary/Treasurer. The Financial Statement (CPA) was presented for review. Anne motioned to accept Financial Statement as presented. Dianne seconded to accept as presented. Motion carried.

A new account was opened at Cashmere Bank in Cle Elum. The \$205,000 in the Wells Fargo account is being transferred to the new Cashmere account. This

account will be a General Fund account. The purpose is to diversify our accounts to multiple banks for FDIC insurance coverage.

Jeff Warren - Roads – There was a discussion regarding winter flooding on Pebble Beach Road. Jeff stated that the neighbors in the area are requesting a dry well be dug to absorb some of the standing water that occurs in the winter. Encompass Engineering quoted Jeff \$3,500 for a survey. The location of the dry well is the West side of Pebble Beach Drive lot # 5 Div 1, John & Josie Lehrman and Kuhukku Court.

Jeff proposed using community involvement to perform the work. He stated that Jim Deboer would volunteer to operate a backhoe and dig a dry well near Mr. Lehrman's front yard on Pebble Beach. The Backhoe will be rented from a rental company out of Ellensburg, and volunteers (Jim, Bill, Jeff) will assist, to get gravel and cleanup. The excavated material will be spread on golf course property, with permission. John Lehrman has no problem with having this work done on his property, after pulling the beach rock back. Board approved \$1500 for rental and materials. Jeff to get "locates" for buried utilities. – may be free (Cable company and utilities). 811 is the number for "Call Before you Dig". We will likely need to pay someone to locate the water (since we are our own water company) but will pay for that service to mark.

Work will depend on Jim's schedule.

Motion was presented and accepted to proceed with a dry well and accompanying effort supported by SCMA volunteer. Ron moved, Anne seconded. Board approved.

New issue: Overhanging and dead trees on Oakmont and Hermitage. Larger vehicles need to travel on wrong side of road to get around them. Trees with snow cover will likely cause the trees to bend into the middle of the road. These trees are not association property, but located in the easement. Volunteer on committee offers to trim the vine maples on Oakmont near Hermitage.

Per request from the Annual meeting, Jeff has spray painted all the golf cart crossings, as well as lines for the stop signs, and the center line under the Rail Road trestle. The purchased paint was reimbursed.

The golf course has purchased new signs to be posted near the 15th tee regarding no parking. They will be installed on the opposite side of the road from the 15th tee box.

Snow removal contract – A duplicate of last year's contract was signed on 8/22/16. Same contract amount, with the same company as last year. The Terms & Conditions will remain the same. The contractor for snow removal is Bogy Construction. Ron Sullivan, Dan Riley and Polly Wolf volunteered to be the on-call individuals, to call for snow plowing when needed. The association will allow Bogy to put a sign near, but not on our mailboxes, to let members know that Bogy's has our association contract and would be able to do private driveways if called (homeowners expense of course).

Anne –Architectural Committee –property 2/1/4 with “conditions” issues (violations). A letter was sent July 9 asking cleanup of property before September 1. Conditions are still in violation with an assortment of “junk” though some has been moved to the back, items remain including a canopy. Not acceptable. A discussion ensued regarding options available to the Board. Owner is delinquent in association dues. One available option is a turnoff of the water. Owner is having problems in encouraging the relative in residence to move out. Anne will call him again. Property is violation of covenants in Div 2; in addition owner is delinquent on dues. Recommend a Phone call first to inform owner that he association has received more calls about this property than any other in history and will allow the owner 15 days to clean up the area or the water shutoff option will be initiated. Will follow up with a letter. On behalf of the owners in the association who are affected by the sight, this cannot continue to happen.

A complaint was received from 3/56 complaining that 3/50-51 lots next to her (vacant lots) - grass with trailer and tractor. She doesn't want to deal with them herself. Anne investigated and says there are no covenant violations . . . owner should approach subject with the neighbor. Will table this till November meeting.

Dianne Dalessandro - Properties – A report was received that 3 men pulled a drift boat out of the water at the Pebble Beach River Park and over the berm to a waiting vehicle. A future discussion item may be the future of “the berm” and

possibility of some type of fence across the front. Note beaver activity has increased in that area.

New banks of Mailboxes have been installed – 3 have been dispensed, 2 more requested. Ralph Moore volunteered and installed the new Banks of Mailboxes. Thank you Ralph! Your service to our community deserves much gratitude and appreciation.

The portable toilet, located near the 16th green for River Park use, has been removed.

Discussion regarding mowing. Properties should be mowed a minimum of 3 times per year— before Memorial Day, 4th of July, and Labor Day. If not mowed, association will arrange to have it mowed. Dianne stated that a new owner was not aware of the mowing rules, and questioned the board's authority to mow his property without a written notice. Dianne stated that she told the owner that the notice was sent out to all property owners in the annual news letter, and next spring, to read it carefully. Property owners will not be notified individually prior to their lots being mowed. With SCMA, Property Committee Chairperson (Dianne in this case) assesses and sends the contractor to mow. Sometimes the people don't want to pay. Some do have valid issues, and will be dealt with on individual basis.

Following Board discussion, it was determined, that the three complaints that Dianne received for this summer mowing season would be forgiven. Dianne will contact the owners, and let them know that if the violations occur again, that there will be no write-off of the expense

Dead Trees - The policy was again reviewed by the Board. This policy will be posted on the Website once approved. The concept terms have been approved by a Board in the past. Tree Policy discusses tree removal, requests for removal, costs of removal, safety issues etc.

If a dead tree is in the easement and poses a threat (power line or property), the association may decide to pay for removal. Dianne will present the revised Policy Statement for voting at the next meeting. Approved Policy will be posted on the Web Site.

Anne Crow – Water Committee

Meeting was held this morning 9/29. Clint (Evergreen) gave his evaluation that well maintenance has improved the water replenishment situation. The draw down was not as bad in summer 2016 as in the previous summer. There was discussion regarding water use this last summer. Super users of water over 15,000 gallons per month, will receive a mock-bill, with comments that there is no amount due, but in a future year, you would have been responsible to pay \$XXXX for overage.

Linda Orndorff will send the letters to the super users letting them know that in a future year they would need to pay 1/3 of one cent per gallon of overage.

Dianne requested that we publish the information on the website so owners are fully aware of the procedures in place to insure fair and equitable water distribution/usage.

Some privacy issues to be considered to protect owners – use lot #, not names.

Bill V. made a motion to send the information out to the higher water users. Dianne seconded. Motion approved, Bill V. will notify heavy users to help resolve their usage issues.

Discussion related to a Bob Hammond email related to a sequencing problem with 5 pumps. In a test of fire hydrants, pumps shut down instead of turning on. That situation could become an issue in the event of a fire. Clint says this is a software problem. Bob says California Controls (CC) needs to look at the system. Clint's email says we need to do something about it. Bill Vertrees will contact California Controls next week and set a date for logging into our system and see if they can work on the sequencing. Can this be resolved via our modem and software/telephone? Bill will be working that.

The Board will need to authorize \$\$ if California Controls recommends an expensive solution. Bill and Clint will work with CC, and Water Committee will meet in 2 weeks, and present recommendations to the Board.

Water Committee has recommended replacement for well #1 be done ASAP, before winter. The maintenance done on well #1 failed to achieve any additional water production, and has been de-energized. The well will be abandoned and a new well will be dug to replace it. The recommendation is to dig the well this fall, and not wait until spring, when all well companies are busiest.

Water committee has also recommended we hire Clint Perry with Evergreen Utilities to manage the project for Sun Country. Bill Vertrees will negotiate a fee between Evergreen and Sun Country. Water Committee also recommended that work be done by a General Contractor. The Board has allocated \$40,000 to achieve this task

The Board has received a \$15,000 bid to dig and install casing for a new well. Another \$25,000 will be required to complete. Hope is that because the infrastructure is here, same size etc. it may be economically feasible.

Financing for the effort will come from the Water Reserve Account, and will be paid back from dues collected over the next 7 years.

Anne moves that we approve Water Committee recommendation replacing pump #`1 and approve the secondary effort. Ron seconded, and the Motion was Board approved.

Water Committee voted to continue the Water Committee, will meet the 2nd week of October, and continue forward to develop Maintenance and Operations documentation.

We have a chlorinator repair issue. The chlorinator has been disabled. Clint Perry presented an quotation of \$3,600 from Grundfos for repair and maintenance. Anne moves (Dianne Seconded) that we move ahead with chlorinator repair and budgeting for annual maintenance.

Meter transmitters have malfunctioned and we have no replacements. Bill Vertrees to request quotation for replacements, and to look into warranty if any on the defective meters. The defective meters were on the shelf, but are now missing

Next meeting is Friday November 18th, 2016, at 6:00 PM in Reid Kinne Pump House.

Submitted by: JoAnne Guiberson, Secretary/Treasurer