**SEPTEMBER 23, 2017 MEETING**

Call to Order at 8:00 am.

Board members in attendance: 2016-2017 Board - Jeff Broeckel, Anne Crow, JoAnne Guiberson, Dick Pittis, Ben Randazzo, and Bill Vertrees. Jeff Warren, Glen Wallace (Water Committee), Greg Thomas, Gary Fletcher, Leigh Burdick and previous Property Chairman Dianne D’Alessandro were also in attendance.

Agenda was provided to the Board along with the approved Minutes of the July Meeting.

Most recent financial reports from the CPA were provided by the Treasurer.

**COMMITTEE REPORTS:**

**ROADS COMMITTEE: Jeff Broeckel**

Two bids have been received for 2017-2018 Winter snow plow – Jason Cook and Bogy. Both contractors have merits to be considered in choosing a “regular” snow plow contractor. Jason Cook has considerably more equipment though Bogy is very accommodating with what he has, plus he comes very early in the morning.

Ben reported a concern in an upper neighborhood with an area where the snow is accumulated in a 10 x 10 area near a landscaped area. The board is considering where to put the removed snow and who is responsible for payment.

Sanding is a nice addition to the roads and much appreciated. Bogy was to do the fire hydrants (area sanding). A previous year there was a Cle Elum landscaper that just did the hydrants. Jason Cook did bail us out last year when Bogy’s truck was broken down. Board might consider splitting the effort - where Jason Cook could do the roads and Bogy do driveways and hydrants. One consideration is proximity - Jason is 3 minutes away. Both are good choices.

Jason is closer. Bogy is quite devoted to doing the job. Need to highlight the sanding that is needed. Ben offered a motion to accept Bogy’s contract, Bill seconded. All approved. Jason will be available as a backup.

Road Repairs:

Jim Hembree (Golf Course) will be billed for his portion of the road repairs.

Chip seal estimates were discussed including various options. Roads are in relatively good shape currently. Chip seal is likely not needed for the next 2 years. Last Chip Seal done approximately 7-8 years ago.

The current Chip seal quote is for a width of 25’although in some places the roads are as narrow as 18’. May need some further clarification

**Linda Orndorff’s report by email.**

Golf Course has been billed for their share of water and roads and has paid in full. Water $7315.71, Roads $1399.82.

Linda will need an approval from Ben (Properties) to proceed with lot mowing billing from Swiftwater Landscaping.

Discussion re: signs for roads loads (no heavy loads Nov to March) restriction during winter conditions. Signs will be posted.

**Water Committee, Bill Vertrees**

Recent excavation has been occurring at the end of Augusta Place. Three lots have been sold. A water table issue down there was discovered and is currently being addressed.

*Road width:* Golf Course ownership was involved with widening the area roads several years ago. The roads may again need to be widened in areas. Kittitas County has expressed concern with the main intersection on Oakmont. That subject may need to be addressed in the near future.

A lock on the canal gate has been installed by KRD (Kittitas Reclamation District). Both snowmobilers and motorcyclists have previously used that area but that activity is not allowed. A sign is likely needed in that area. Potential liability issues will need to be addressed. We need to advise the community of the restrictions. KRD (Kittitas Reclamation District) property doesn’t want people using that canal area. Jason Cook could grade a trail in that area, $4500 estimate for the trail. The association may need to take some trees down on a lot, which will require coordination with the owner. These issues will be referred to our new Public Safety committee.

**Architecture (Dick Pittis)**

Relative to making payments in Bill.com, our new committee chairs will need access for approvals. Ben will get that information from Linda.

A number of residents have expressed interesting in cutting trees down, especially with regard to new construction. Most requests have been addressed. Richard Glaves (contractor) has been dropping the trees exactly on spot. One variance (rather large) is being considered but needs County to approve, both road and side. That variance is in work with the county. If someone wishes to contest the variance, there is a cost of $1800.

A request for a fence has also been addressed.

**PROPERTIES – (Ben Randazzo)**

Pebble Beach Park continues to have a water leak. The sprinklers have been running 24/7. Bill Vertrees (Water chairman) has asked Golf Course manager (Jamie) to help with turning it off. Theory is that it just needs to be turned off at the meter box. Anne stepped in and asked Dennis to blow out the irrigation pipes for the winter, which he did. Bill will be putting locks on meter box. Able Maintenance has been a problem vendor and it appears we need a 2nd bid. Ben will get that done soon; meanwhile Ben will lock it off for the winter. Ben will get bids to address the issue and notify the board.

Easement issue at 20 Eagle Crest Ct. A compromise has been reached where the Association will attempt to avoid stacking snow there. Question - what is the best thing to do with the snow? The Board is grateful for the owner’s effort to beautify the easement in front of their property in the cul de sac with big rocks but unfortunately the stack of snow interferes. It’s possible to see if Jason Cook could move the snow out (which raises the issue of disposal of snow piles.) Over the last 15-20 years the snow has piled up & been dumped in that area, but now that it’s landscaped it’s advisable to find a new solution. Question remains . . . are community roads available for storing private snow.

The association maintains the roads and street while owners maintain their own property. Homeowners are not allowed to push their snow into the easement area. It may be that once a year we have to bring someone in to move snow out of the way. Privatesnow is the homeowners’ responsibility. Board may need to get more involved if the issue becomes a serious issue, in which case the Board will call someone like Jason Cook to dispose of it (at a cost to the association).

The Plan – Have Bogy get rid of the snow berm. If Oakmont circle gets an excessive amount of snow, we may have to arrange to clear the cul de sac once excessive snow occurs. Private owners are responsible for their own excessive snow. In really bad winters, HOA will decide if further contracted assistance is required. Ben offered a motion to that effect, Bill seconded – motion approved. Note: As In previous years, Bogy does roads, and Jason Cook will get rid of the excessive snow.

Short-term rentals such as VRBO and AirBnB were discussed. The board has interpreted the association’s covenants to prohibit short-term rentals as commercial activity, adopted a resolution specifically prohibiting such activity, and advised homeowners accordingly. and was reported **WATER Committee – Bill Vertrees**

Bill provided a Water Committee Report dated 9/23/17 to the Board. Summary: New Well has been tested and expected to add a total pumping capacity of 162 gpm. Recovery expected to be within 5-10 minutes. Motions to be required from the Board:

* Hire excavation contractor to connect new well to pump house and distribution system
* Motion to allow California Motor Controls to accomplish quoted scope of work including new well start-up.
* Motion to replace main door lock system with digital lock.
* Motion to pre-approve miscellaneous small item fees

Ben offered a motion to accept the 4 efforts requested by the Water Committee; Dick Pittis seconded to approve the 4 action items required for the 1,2,3,4. Motion approved.

**Water Billing:**

Two rounds of billing have been accomplished this summer to those owners reported usage of over 15K gallons per lot. If everyone paid, June would recover $457, July $1900.

Usage is electronically read by computer . . . data shows on leak report.

**Julie Tuisl website** – by Jeff Warren – Inquiries and comments received are distributed to appropriate people on the Board for responses.

She suggested that we possibly find a student interested in building a web page as our current SCMA website is “out of date”. Perhaps a student at Central would be interested to help us out to update to more current technology. Bill will help find a student at CWU to build the association web page.

**Leigh Burdick - Safety Committee**

Leigh has sent out emails to those that signed up to be on the committee. Need input from the committee on future overall needs. Example -- a second exit from the upper community in the event of fire, earthquake or other circumstances that would suggest evacuation as the best option. That would have to include visibility of that emergency exit.

In the 2000 era, there was a document given to new residents describing some things about the neighborhood. The board plans to include community information on the association website.

Committee will also investigate arranging for a community opportunity for CPR training. Will coordinate with the Fire Dept.

**NEW BUSINESS:**

Communication to owners: Anne is pursuing avenues to improve communication with our community. An example would be to inform residents about the new Safety Committee.

Next meeting is Saturday November 18 at 8:00 am at the Reid Kinne Pump House.

Jeff Broeckel offered a motion to adjourn, Dick Pittis seconded. Motion carried. Meeting was adjourned at approximately 11:00 a.m.

***Submitted by: JoAnne Guiberson, Secretary/Treasurer***