

SUN COUNTRY MAINTENANCE ASSOCIATION

JANUARY 27, 2018 BOARD MEETING

President Anne Crow called the meeting to order at 10:04 am. This meeting was held online.

Board members in attendance: 2017-2018 Board - Jeff Broeckel, Anne Crow, JoAnne Guiberson, Dick Pittis, Denice Town and Bill Vertrees. Julie Tuisl (Website) also attended.

Agenda was provided to the Board along with the approved Minutes of the November Meeting. Minutes had been previously approved by email.

Linda O – 11 liens out with statements including additional interest and fees. More are expected. Carrigens will settle with a check to be mailed, lien removal to follow.

Dues from Hembree and Golf Holdings (note some had been prepaid). Linda (Bookkeeper) has a spreadsheet. Mr. Hembree, Wayne (past president) and Linda had previously agreed on the status of payments. Golf Course owes for 5 lots that will be part of the association and for which there may be a lien. One in question is GC lot 1-5. Wayne was sure GC would always pay on those 5 lots, and a bill was sent without interest. Aging summary at bottom. Someone (possibly Wayne) has the documentation on why he should be paying. An attorney drew up papers. Anne will coordinate with Wayne for clarification on that situation.

Mail to 113 Window View LLC is being returned. If anyone has info on how to get in touch with those people Linda will appreciate it.

Financial Reports as of Month End December 2017 were previously provided. Budget vs Actuals for the various committees are contained within those

Financial reports. Note one discrepancy in Acct #4004 of approximately \$20 has been noted to association's CPA.

Need to Confirm that transfers to the Reserve Accounts has been accomplished.

ROADS:

Bogy has been doing a good job of keeping the roads sanded. Bogy's payments are going well now that his company is in the Bill.com system .

One incident occurred where rain water came down the road, wind blew over a couple of trees which left a slope without roots holding it together. Currently it is still holding together. Once the snow has melted, this area will require attention to mitigate for the future. The immediate fix includes filling with 2 or 3 truckloads of rock, plus some time and material expenses..

Status of the egress Road going to the canal. Sam from Encompass looked at it. A look into paperwork from a survey showed no easement. Association has 18-20 feet between the 2 lots. Owner is satisfied with that. A large tree will need to be taken down per the owner. That should be ok as long as cleanup (Jason Cook) is performed without liability to the owner. Jason thought by end of February that will get done, then a rough trail to the canal can be completed. KRD has been accommodating. This effort is a result of a Public Safety committee recommendation from 2017.

Note, homeowners probably should be advised to not stack snow near the fire hydrants.

WATER(BILL Vertrees)

Bill reported on the new well and has sent pictures to Ann for association archives.

The well has been completed and is operational. A 24 hour run test was completed with a result of pumping 150K gallons in 24 hours . . . 94 gallons

per minute. That compares equally with volume of Wells 2, 3, and 4 added together. Capacity is now more than double. Status currently is that some details need to be satisfied prior to going live (Department of Health approval, paperwork, license etc.) License is expected to be granted soon, definitely before summer.,

California Motor Controls has been up twice and has upgraded trending hardware/reports graphs etc. Monitoring of well depth, run time etc produced great results. Department of Labor and Industries inspection is in work. Some bills to be paid include Wizard Electric for elec permit, \$249.80, 3 or 4 bills mid stage to be reimbursed \$194.41 for misc expenses. Good news is we found out the association has an account at Cle Elum hardware.

Quite a bit of construction is expected this year so several hookups will be forthcoming.

Dick Pittis did most of the electrical work and was a leader. Bill V can just submit invoices to Bill.com as Board has previously approved expenditures. Bill V. will forward email to the Board for summary of status.

ARCHITECTURE (Dick Pittis)

Dick reported a lot of activity (phone calls and emails from people submitting drawings or surveys of properties). The new form works for some of them, most get the form off the site and are able to provide with information re names, lot #'s and the type request. There have been many requests for water hookups relative to a significant amount of building starting up in the spring. Permits of course come from Kittitas County, not the Board. Three owners are asking for easements. People have been very satisfied with using the website.

PROPERTIES (Ben Randazzo)

Ben was unable to attend the meeting. No current report available.

WEBSITE (Julie Tuisl)

1. Reached out to Ron Sullivan re taking things down from the old website – hyperlink is in place to redirect to the new site and will be available for at least one year.
2. Old website will not be updated with Meeting Minutes.
3. New site gives ability to update - example owners will be able to contact Bogy relative to snow removal on their own properties (at their own expense).
4. New website address – weight load restrictions signage indicates old website. Will change for next year.

PUBLIC SAFETY COMMITTEE (Lee Burdick)

Not Available

BOARD MEMBERS TERMS

JoAnne is completing her third year and will be unable to extend. Anne is also completing her third year but is available to stay on if requested. Need to outreach to the community for replacement for JoAnne. JoAnne will create a job description.

Next meeting March 24th at 8:30 at the Pumphouse - we should submit individual budgets – JoAnne will provide financial data from the CPA to facilitate new budgets.

Meeting adjourned at 10:50

Submitted by:

JoAnne Guiberson
Secretary/Treasurer