

SMRC Board of Directors Meeting
April 23, 2011
9:00a.m. Larkspur Park

The President called the meeting to order at 9:00 a.m. and stated that the meeting was being tape recorded. In attendance were Joan Bassen, Dave Sandoz, Doug Smith, Julia Smith, Steve Smith, Paul Tillman, and Jeanne Walton. Absent: Stan Hillier. Guest(s): Dion Wallin, Christy Wallin.

REPORTS

Secretary – Doug Smith moved the March 14, 2011 minutes approved with changes. Joan Bassen seconded; all approved this process; motion carried.

Treasurer - “March 2011” and packet distributed to include:

- March 31 Account Balances
 - Bathhouse savings = \$24,736.67
 - Regular savings = \$29,380.44
 - Checking = \$6,864.46
 - TOTAL = \$60,981.57

April 20, 2011 Outstanding Funds

- 2011 Dues = \$44,645.50
- Overdue Dues & Fees = \$10,520.83
- Current Bath House Prin/Int = \$5,546.53
- Overdue BH Prin/Int = \$2,706.25
- TOTAL OUTSTANDING FUNDS = \$63,419.11

Other distributed reports:

- Actual vs. Budget (w/variance report)*
- Registers for each account

Payment Plans

No report.

Old Business:

Tally for interest in mail-in ballots

Total possible returned votes	235
Total Yes Votes	55
Total No Votes	41
Notice returned, but no opinion	1

Only 41% of the dues returned had any opinion at all. Of those who did return ballots, 57% said they had interest in exploring a mail-in ballot.

New Business:

- Collection efforts continue for people who haven't paid their 1st half dues and other old debts.
- Upgrade QuickBooks software: Jeanne requested the Board consider approving an upgrade of the QB software Increased functionality such as batch processing of invoices is a major feature the upgrade would offer. The current version is soon to be out of date with our Windows operating system so compatibility for the same is needed. The cost for the upgrade is approximately \$180. Steve Smith moved to upgrade system, Dave Sandoz seconded; all approved this process; motion carried.

Doug Smith moved to accept the Treasurer's report; Dave Sandoz seconded; all approved this process; motion carried.

** Treasurer's Report available to any member upon request.*

Architectural Committee

Two new requests for removal of trees have come in.

1. Division I, lot 71 (removal of multiple trees)
2. Division I, lot 104 (removal of 2 trees)

SMRC by-laws reference size specification for allowable removal of trees. An exception to this was made for the Firewise program a few years ago. Not all property owners participated in that program. As such, Dave Sandoz recommends the Architecture Committee document these requests and make decisions to approve them on a case by case basis. For these two requests, the Architecture Committee will approve.

Road Committee

We need to plan for grading, ditching, and lignin soon. There are some washout areas which are in great need of repair. Doug suggested the Road Committee provide the Board a cost estimate on grading, ditching and lignin application. Based on the forthcoming cost estimates, we may decide to scale back on spending to keep within and/or under budget. The Board wants to keep in mind the cost versus benefit of road work because there are significant budget implications for road maintenance. In other words it is very expensive to maintain the roads. During the next annual meeting we need to let the people determine if they want to approach road maintenance plan differently than it is being done now.

Steve and Paul received a report from a concerned property owner about someone driving a car carelessly and damaging to the road near Chokecherry/Twin Lakes. A description of the car and license plate was provided. The owner of the car was contacted about this and asked to discontinue driving in a manner which unnecessarily damages the roads. Further, since the person driving the car rents in the development, Steve is planning to contact the property manager (because the owner of the property is not reachable) to let them know about this.

OLD BUSINESS

Mail boxes

Cost estimate:

- Mailbox (16 boxes per cluster) \$1,189 x 4 = \$4,756
 - Free shipping plus \$500-650 discount
- Concrete = TBD
- Roof/cover = TBD

Because the cost to purchase 8 new mailbox units is so high, Joan proposes we use the existing mailboxes (one at each end) and only add two *new* units to each end instead of four. There are 25 more property owners Joan is going to call. She'll email the board with final tally so we can make an informed decision about how to proceed next. Here is a summary of a plan to get the work started.

Stage 1: June 2011

Locate placement of new concrete pads at both ends and then do the prep work to get the areas ready for concrete. Dave Sandoz is taking lead on this. A volunteer work party will be organized (in June) to do the concrete prep work.

Stage 2: Date TBA

Have concrete poured into pads. Dave Sandoz is taking lead on this.

Stage 3: Date TBA

Install mailboxes. A volunteer work party will be organized to do this.

Dumpster Security

Proposed policy was distributed for review. Comments and revisions to draft policy discussed. Steve Smith moved to accept policy as written, Joan Bassen seconded; all approved this process; motion carried.

Policy for constructive and considerate deliberation at Board Meetings

Proposed policy distributed for review. Send input to Dave. Motion for approval will be deferred to next meeting.

Trails

Stakes will be placed for the first 2 trail sections on Sunday at 9:00am.

Complaint Form

Proposed policy distributed for review. Send input to Dave Sandoz before next meeting. Motion for approval will be deferred to next meeting.

Audit Committee

Dave Sandoz reported that a written strategy and plan has been sent out to the volunteer members of the audit committee.

Misc.

Property owner inquired about who maintains road at south entrance from Twin Lakes Road to the entrance of the Ranch Club property. Architecture Committee will get a copy of the easement agreement in order to respond back.

NEW BUSINESS

Recycle Bid Proposal

Five people have called to inquire about the recycle bid proposal so far. One formal written bid has been submitted. The board discussed this bid and negotiations are underway. Paul Tillman is taking the lead on this.

Finances for Bathhouse

Balance owed for bath house loan exceeds collected amount from the special assessment. The assessment was designed to cover the cost to replace the building. Cost overruns were not a component of the assessment. This has been discussed with the membership (annual meeting 2009) and the current plan for covering the differential is to take it out of the general budget. To cover these costs we need to transfer \$2,300/month from April-October 2011.

Next meeting – June 4, 2011 at 9 a.m.

Dave Sandoz moved to adjourn; Steve Smith 2nd. All in favor; motion carried. Meeting adjourned at 12:00 p.m.

Respectfully submitted,


Julia W. Smith, Secretary


Paul J Tillman, President

The minutes from the April 23, 2011 meeting were presented for approval at the June 4, 2011 meeting.