

SMRC Board of Directors Meeting
September 12, 2009 9:00 a.m.
Larkspur Park

The President called the meeting to order at 9:00 a.m. In attendance were Paul Tillman, Joan Bassen, Steve Smith, Ronnie Davis, Jeanne Walton, Dave Sandoz and Betty Johnson. Doug Smith was unable to attend.

REPORTS

Secretary – Dave Sandoz moved the minutes of the August 8 meeting be approved as distributed; Joan Bassen 2nd; motion carried.

Treasurer –

Ending Balances as of August 31, 2009

Bathhouse Savings	\$37,775.73
Regular Savings	\$14,615.90
Checking	<u>\$ 5,212.75</u>
TOTAL	\$57,604.38

Jeanne distributed August reports: actual vs. budget; registers for each account; and bathhouse loan statement account. She reported she has received payments from three property owners who are on payment plans and the fourth owner is working to set one up. She asked the Board if they had been informed of the new renter for the Crace property. The answer was that we are now and thank you for the info. In answer to the question whether owners on payment plans had yet received their key cards the Secretary said no but they would this next week. Ronnie Davis moved to accept the Treasurer's Report as distributed; Dave Sandoz 2nd; motion carried.

Architectural Committee – Joan Bassen said there was nothing to report.

Ronnie Davis relayed a question she had received from property owner Phyllis Bolton: MVSTA still has trail signs along Phyllis's property and often the users end up trespassing on her property. If the trail is no longer in use can the signs be removed? Steve Smith will follow up with MVSTA.

Road Committee – Steve Smith reported the remainder of the Lignin was put down and then the rain came; however, the road bed is still very firm. Paul said Ken Erickson asked why his road didn't receive additional Lignin and he was told the decision was made to do the main roads, not dead-end roads. Steve said the next project will be a "light" grading of potholes at the end of October in preparation for the winter snowfall.

Pool Committee – Rick Chapman; no report.

OLD BUSINESS

Compliance Letters – Joan said one additional letter was sent out regarding setbacks.

Security System – Paul said the welding is done, the gates are working, but the programming needs to be done.

Audit – Dave Sandoz said he would give a report at the Annual Meeting next weekend.

Operations Manual – Steve said it is still a work in progress. Until everything is up and running it cannot be completed.

Trails Project – This will be discussed at the Annual Meeting.

Greenbelt Verification – Dave Sandoz had no report.

Intent to Foreclose Letter – Paul reported there had been no response from Ourada; however, the letter was signed for. Paul said he would get an estimate on the startup costs. (DeTro out of Omak would be handling this as opposed to our regular attorney.)

NEW BUSINESS

Ronnie Davis reported on garbage costs for the peak months (June & July) in 2008 and 2009:

June '08	\$1600	June '09	\$1500
July '08	\$1600	July '09	\$1300

Paul reported there was a second incident of the road being torn up by a pickup (the same driver/renter on Chase Road). A Deputy came on-site to investigate.

Paul said he was contacted by Debra at Bradshaw's accounting firm asking if they were still doing business for us. After determining we can use Quik Books for the tax info; that we can assure separation of who receives the money and who sends out the bills; and that we feel it's a waste of money to pay Bradshaw for what they do, Ronnie Davis moved to terminate their services; Joan Bassen 2nd; motion carried. Paul asked the secretary to write Bradshaw a letter to that effect.

Paul proposed we extend for two (2) years the current maintenance contract. Dave Sandoz pointed out that a consistent policy change from one (1) year to three (3) years, i.e. snow plowing is a 3-year contract, would be good. Dave Sandoz moved to extend Sandi's Clean Sweep maintenance contract for two (2) additional years (January 2010 through December 2011); Joan Bassen 2nd; motion carried.

Ronnie Davis said a property owner volunteered to build a double-decker mailbox unit for the North entrance. She pointed out that locked mailboxes are no longer supplied by the Post Office. Paul was asked to get a letter of agreement from the new homeowner alongside the north entrance on whose property our mailboxes may reside.

Power Point Presentation – The Board made some revisions and presented suggestions but agreed to meet at the Park at 7:00 p.m. Friday, September 18, to run through and finalize the entire presentation.

Ronnie Davis moved to adjourn; Joan Bassen 2nd; motion carried. Meeting adjourned at 11:50 a.m.

Respectfully submitted,

Betty L Johnson, Secretary

Paul J Tillman, President