

Sun Mountain Ranch Club & Membership Assn.
Board of Directors Meeting
9/11/04

Following the annual membership meeting at The Church on the Rise, newly elected President, Steve Smith, asked the Directors to remain for a very short meeting. Newly elected Director, Marquetta Munsen, joined Directors completing the first year of their two-year terms – i.e. Mike Roorda, Arnie Zwick, and Chris Carter. All consented, and Steve called the meeting to order at 12:15p.m.

Discussion started with former Director Jim Harbour's suggestion that a larger poster board be installed at the bath house at Larkspur park reading, for example, "Mess It Up-It's Closed!" and that Sandy Smith, Assn member and current Park janitorial person for the bath house, be authorized to close it at her discretion, in an attempt to curb the rampant vandalism occurring there all year. After some discussion, it was also decided that all park gates shall remain locked throughout the year ensuring access to members and their guests by member's key card only. Mike motioned for the above action; Chris seconded. Vote unanimous. Authorization for Steve to purchase a "Tag Board" or "Grease Board" for the Park, noting that it could also be used to post notices by, and for, members was presented as a motion by Chris, seconded by Mike. Vote in favor was unanimous.

The meeting was adjourned at 12:25 by unanimous agreement.

NOTE: After the Board adjourned and the Secretary had departed, the Directors remaining – Marquetta, Mike, and our President, began a random discussion of ideas for the upcoming year. The need for a storage shed to be placed at the park for housing the mower and other Ranch Club equipment was considered a primary concern, so a unanimous vote was taken agreeing to purchase the storage unit.

Steve then asked for a Board meeting to take place on September 25, 2004 at 2:00p.m. at the home of Marquetta. Again, there was unanimous agreement. The agenda would include proposals such as mailing Board minutes and/or Newsletters to members, procedures or business to be addressed before winter sets in, and any other matters brought to Director's attention by members, or others concerned with R.C. operations. All agreed. That evening, Steve apprised Evelyn of the two decisions outlined above, saying he would see Chris as soon as possible to obtain his vote as well.

NOTE: On 9/12/04, The President and Secretary, during a visit, decided that since he lives on site and she does not, he would take possession of, and responsibility for the keys to a storage area at the Park, and a locked file cabinet, and a gate key, which Evelyn had obtained from outgoing Secretary Sandra Loehr.

NOTE: That evening 9/12/04, Evelyn obtained from Chris, his agreeing vote for the matters above – storage unit at the Park; and 9/25 meeting.

S.M.R.C
BOARD OF DIRECTOR'S MEETING
9/25/04

Pres. Steve Smith opened the meeting at 2:10p.m., at Larkspur Park. Present were V.P. Joan Bassen, Directors Mike Roorda, Arnie Zwick, and Marquette Munsen – also elected Treasurer—and Evelyn Watkins, Secretary. Director Chris Carter was absent. Other members present were Garland Watkins, Denny Munsen, and Bill and Sandra Loehr. Invited guests present were Chief Don Waller and Firefighter Brian McAuliffe, representing Fire District #6.

Our guests spoke at length re: the difficulty emergency response teams encounter when responding to calls within our boundaries, due to confusing road signage or lack thereof. A lengthy question/answer and suggestion period ensued. The Officers asked for a uniform signage system, easily seen day or night, for all lots, and clear definition road signs-particularly that of "Lupine", for instance. Marquette motioned that the Directors research what is available, and at what cost, including two for the roads leading into our Rodeo Trails division, and that they be paid for by existing Association funds, without additional cost to members. Arnie seconded. Vote unanimous. Our guests then mentioned the need for "Dead End" signs where applicable, as well, saying they are "a must" in our community, and should be the same size as those on the public roadways. Arnie motioned we find a way meet these needs ASAP. Mike seconded. Vote unanimous.

The matter of real estate signs within our perimeter, banned by all earlier Boards per Cov. 4F, was reviewed in response to Realtor and member complaints. Arnie motioned the signs be allowed, requiring they be professional in appearance, appropriately placed, and removed in a reasonable length of time after sale. Mike seconded. Vote unanimous. Evelyn said she would attempt to notify all valley realtors by mail, understanding that competitive nature of the business, and as a gesture of good will on our part.

Arnie motioned the Board hire Security personnel for hunting season. Marquette seconded. Vote unanimous. Evelyn gave Steve a copy of a Security Incident Report used by earlier Boards, which was used over her 20 years in the field, explaining the legal necessity when hired, or authorized persons deal with illegal activity, as well as accidents and injuries. The written report can help with the issue of liability and our insurance.

Discussion of renewal of the contract with Sandi's Clean Sweep for the coming year resulted in Mike's motion to offer \$12,300 for 2005. Marquette seconded. Vote unanimous. Steve accepted for Sandi, who is his wife.

Steve led the Board in a discussion of the budget, submitted at the September 11 General Meeting – especially lines 17-18-20-29. Minor adjustments were made.

Evelyn read the minutes of the 9/11/04 General Meeting, recorded by ex-Secretary, Sandra Loehr. Two corrections were noted. 1. Marquette said the second paragraph above adjournment, on the third page was in error – she did not agree to provide notices of all meeting to all members. 2. Mike said the bottom of page 2 should read, " explaining of we accept the condition of the Dept. of Fish and Wildlife", instead "if we accept their..."

Evelyn presented a letter of complaint, w/ picture, from Albert Hanes, Div 2, Lot 31, re: his neighbors Lot 32, owned by Lois Wallin of Carson City, Nevada. The letter was dated 8/12/04, and found in the material transferred from ex-secretary Sandra Loehr to her. Evelyn suggested

she respond to Mr. Hanes with a letter referring him to the County Health and/or Safety Departments, if the condition of the lot warrants their inspection. Also, those since our attorneys, over many years, have advised that our entry upon private property to take action without owner permission can constitute trespass, which is illegal. But the County Health can do so if the above conditions are suspected. NOTE: Later, Evelyn and Garland checked the property, finding lots of soft drink cans, tires, auto parts, lumber, mattresses, etc. —no garbage, nor evidence of animal or insect life. The building seems solid, with peaked roof, a room inside with a couple windows broken and a bicycle, mattress, etc., inside. An old car/truck has been parked inside as long as we have been here—20 years, or so. I took the information to Marquette, with the suggestion that some of our men might be willing to haul everything around the outside of the building to the dump, in their trucks, for an Association charge of \$20 plus dump fee, per load—to help both members—if the owner agrees. Marquette agreed, but the Directors must approve. If so directed, I shall gladly contact them.

Evelyn then presented the situation re: member Cherie Sullivan, formerly Peterson-Sullivan, Div. 4, Lot 11, who has not paid dues since 1997, at least. Liens were filed against her on 11/24/98, 10/07/01, 6/17/03, and she filed for us again on 9/10/04. The total now is \$3,141.79. She asked for a deadline date from the Board, that foreclosure would be initiated. She will then send notification to her. She suggested November 1, 2004. She also presented a Notice of Application for Judgment of Foreclosure from Okanogan for one of our member's unpaid taxes. She is working with the member at present, receiving many promises-no money. But since she only owes dues for 2004, she asked Board permission to demand payments begin by October 1, 2004, and thereafter until paid or we will add our claim too. Mike motioned in favor of both requests. Marquette seconded. Vote unanimous.

Unfortunately, time ran out before Marquette could give her Treasurer's report, due to people arriving for a scheduled 5:00 event at the Park. Mike motioned for adjournment. Arnie seconded. Vote unanimous. Meeting adjourned at 5:30p.m.

Respectfully Submitted By:
Evelyn Watkins, Secretary

Approved By:
Steve Smith, President