

SMRC Board of Directors Meeting
April 24, 2010
Larkspur Park

The Vice President called the meeting to order at 9:10 a.m. In attendance were Joan Bassen, Stan Hillier, Dave Sandoz, Doug Smith, Julia Smith, Steve Smith. Board members absent: Paul Tillman, Jeanne Walton. Guests: Casey Bouchard.

REPORTS

Secretary – Doug Smith moved the minutes of the February 20, 2010 meeting be approved with corrections. Joan Bassen seconded; motion carried.

Treasurer - "March 2010 Treasurer's Report" and packet distributed to include:

- Account Balances
- February and March 2010 Actual vs. Budget
- Registers for each account and copies of checks written

Miscellaneous:

Doug requested an "YTD Actual" column added (to the right of the "YTD Budget" column). Next meeting would like to revisit February plow budget. It is noted that garbage costs for February and March are over budget.

Dave Sandoz moved the Treasurer's Report with comments/questions to be addressed next month be approved; Doug Smith seconded; motion carried.

Architectural Committee – Two new approvals: Division I, Lot 53 (sleeping cabin) and Division I, Lot 23 (shed)

Road Committee – Grading and lignin are planned to be applied in mid to late May. Doug Smith asked what the application method will be used this year. Steve Smith said it would probably be a double pass on main roads and 72/25 application on all other roads.

Weed spray bid obtained from Woodland for \$3,200. The Board has an obligation to maintain weed control on all a roads and right of ways as per Okanogan County regulations. The cost of this would come from the annual road budget and measures need to be taken to ensure this unbudgeted cost does not put the road budget in the red. For next year this needs to be added to the annual budget.

Doug Smith made a motion to move forward with the spraying in right-of-way only; Steve Smith second, all approved. Communication strategy is to notify members on entrance signs, website, email and newsletter.

OLD BUSINESS

Compliance letters – Joan Bassen reports the letters which went out last year only address temporary trailers with tarps. Doug Smith suggested the discussion be tabled until next meeting and make adequate time for the discussion, with clarification of standards and guidelines. Joan formally motioned to table the discussion until next meeting and at such time provides a complete

report of compliance issues followed by thorough discussion. Motion seconded by Steve Smith; all in favor; motion carried.

Security System – System is up and functional. Steve is working on the closer problem and will have that resolved shortly. SMRC has received an invoice from Mr. Otonicar which will be reviewed before payment is considered. Gate(s) will have stop-chain installed to prevent opening past the point where damage occurs. Stan will let Paul know to have signage posted with easy to understand instructions and a contact telephone number.

Audit – Per request from Treasurer, audit committee will begin to review prior to the monthly Board meetings (instead of after meetings). Joan and Dave both agreed to this. Offline, Joan and Dave will take care of how/when the review will take place and communicate this directly with Jeanne. Further report on annual audit forthcoming.

Operations Manual – Work in progress. Steve will create operations binder so there is a permanent place for relevant related material to be kept.

Trails project / Greenbelt Verification – Doug will have formal committee report at next Board meeting. He also stated the committee is developing on long term process for how committee work will be proposed, presented to Board, and ultimately implemented. Committee met on March 20. Work to develop a plan is moving forward. Next meeting is scheduled for April 24. Goal for first phase is to start constructing trail in May, however there are a few issues to address before that can be done. To make the trail look like a trail the plan is for it to be 3-foot single track pathway. Raking and weed pulling will accomplish most of this. Dave Sandoz proposed a motion for continuation of first 3 phases of development to the Board. All members agreed.

Foreclosure Process – No report.

Mailboxes – No report. Proceed to putting information in newsletter.

Bathhouse Septic Odor – Charcoal filters for outside vents have been ordered. Steve has increased the drip rate on the system which will hopefully address the problem.

Burn pile – Burning is complete and work associated with clean up of the pile is done for the season.

Welcome Packets - Julie Myers is still willing and able to send packets. Jeanne is asked create a list of transfers and new property owners (since September 2009) so that packets can be given to them. Joan will follow up with Jeanne and Julie to coordinate this.

NEW BUSINESS

Casey Bouchard was invited to attend the meeting to summarize his work thus far and present a proposal for a future collection contract. To date has done 8 recycle collections since January 2010. Majority has been cardboard. Mostly flattened, but not all. A lot of "other paper" (beer cartons, cereal). There are a lot of possible options for future materials to be collected and recycled – aluminum, glass, mixed paper, etc. Casey has the capacity and equipment to handle a larger scope recycling program. The Board discussed various options with Casey and asked for a formal written proposal / bid to include costs, terms, day of week pick-up, and price for high volume weekends, one-off collection fees, length of contract, risks, etc. Casey will provide this plus references within a week. The Board will review and discuss during the next Board meeting. In the meantime, Board

agreed to continue at current temporary rate and service to Casey until such time as longer term agreement is reached. After Casey left the Board continued its discussion. Dave would be inclined to vote for expanded recycling services on a trial basis...Joan concurs and added it would be best to wait until the general membership meeting to discuss and get input feedback from general membership...all agreed. The strategy in presenting to the general membership should focus on a savings basis versus a fee/dues increase.

As it relates to recycling and garbage fees, the Board would like to begin tracking data of usage volumes and prices in an effort to establish a baseline cost analysis.

Hunting Incidents – Two incidents (which address trespassing and hunting) which occurred last fall were summarized in a written document by Paul Tillman. The Board was asked to discuss and decide its position on the issues. Attorney and Washington State Game Department both support the SMRC association and its CCR's which are not ambiguous to the issue of trespassing and hunting. Board decided appropriate action at this juncture is to write letters to affected property owners addressing non-compliance issues.

Amendment to CCRs: Dave asked for the new amendment to be added to the website. Secretary will follow through with updating the CCRs and post to website.

Covenants for Rodeo Trails: What are the covenants for Rodeo Trails? Where is the written record of this? For the next meeting, Joan will get current Pine Forest CCRs as well as make copies of what she has for Rodeo Trails.

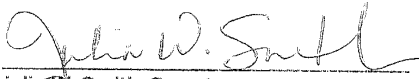
Status of Larkspur Park covered picnic area: Steve and Jerry plan to apply weed control to picnic table area and lay down cloth and gravel soon. For area adjacent to cover the plan is to backfill the area to make it level and cover septic covers.

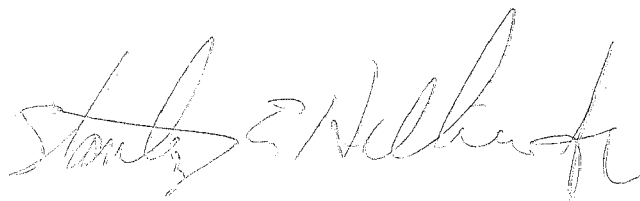
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The next meeting is scheduled for May 15, 2010 @ 9:00am at Larkspur Park Office.

Doug Smith moved to adjourn; Steve Smith 2nd; meeting adjourned at 12:04pm.

Respectfully submitted,


Julia W. Smith, Secretary



Stan Hillier, Vice President

April 24, 2010 minutes were reviewed and approved during the May 15, 2010 Board Meeting.