

SMRC Board of Directors Meeting
January 29, 2011
9:00a.m. Larkspur Park

The President called the regular meeting to order at 9:03 a.m. In attendance were Joan Bassen, Stan Hillier, Dave Sandoz, Doug Smith, Julia Smith, Steve Smith, Paul Tillman, Jeanne Walton. Guest(s): David Sims, Diane Sims.

REPORTS

Secretary – Steve Smith moved the December 30 minutes approved as corrected. Dave Sandoz seconded; all approved this process; motion carried.

Treasurer - "December 2010" and packet distributed to include:

- Account Balances
 - Bathhouse savings = \$24,054.80
 - Regular savings = \$11,359.83
 - Checking = \$8160.62
 - TOTAL = \$43,575.25

January 17, 2011 Outstanding Funds

- 2011 Dues
- Overdue Dues & Fees = \$11,133.33
- Current Bath House Prin/Int = \$5,695.40
- Overdue BH Prin/Int = \$3,160.09
- January 17, 2011 Outstanding funds' total = \$19,988,82

Other distributed reports:

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

Payment Plans

Details not disclosed in the minutes due to privacy/confidentiality.

Old Business

Still waiting for information about 2009 tax return so we can move forward with credit card application.

New Business

All Board members received a copy of the 2011 budget (via email). If you are in a position to spend Ranch Club funds by authorizing work to be done, purchasing supplies, etc. please familiarize yourself with the (budgeted) accounts you would use and be mindful of budget constraints.

ATM card is no longer in use. YTD road/snowplow budget is under budget. Year to date total annual budget is under by approximately \$7,000.

Doug Smith moved the Treasurer's Report be approved as presented; Dave Sandoz seconded; all approved; motion carried.

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

Architectural Committee

No report.

Road Committee

Roads have been recently sanded and slush work was completed near community dumpster area to make it easier for disposal truck to enter/exit.

To follow up with plowing inquiry from last month's meeting -- Lloyds plows common roadways first and then moves to driveways.

OLD BUSINESS

Compliance letters/CC&R evaluation – Dave Sandoz will resume work on this after the 2010 audit is complete.

Trails / Greenbelt Verification

No report.

New Mail boxes

Secretary reported approximately a dozen property owners have contacted her to be put on a list to receive a new mailbox. Doug Smith will begin design ideas and present to the Board at the next meeting. Joan volunteered to contact property owners who have PO boxes in Winthrop/Twisp to ask if they want a new mailbox. She will coordinate with Secretary to collate names. South end mailboxes are located on right side (as one enters the development). Dave Sandoz requests consideration for having the new locked mailboxes on the left hand side.

Sims' Information Request

Steve and Paul met with Diane and Dave Sims as scheduled and per a letter from them (dated 1/5/2011) issues are now resolved. Treasurer asked them to make similar communication to PAC constituents and inform them of the same. Diane and Dave agreed to do so.

Dumpster Security

Paul Tillman will make a rough draft of a policy (instead of Dave Sandoz). Further, signage will be posted listing the major items that are not allowed.

Andrus Business request

Dave Sandoz reported the application is complete. Dave recommends that the Board approve the application contingent on submittal of building plans. This being the first business application addressed by this board and involving a new building, Joan and Paul

expressed concern that the board ensure that any building not impact the view of other property owners or otherwise impact their lots.

Sign Issues

Deferred to spring.

Comment/Complaint Form

Dave Sandoz is working on a draft form.

New Welcome Packet

Jeanne has a welcome packet ready to compile for final review and approval at the next meeting. Send any feedback to Jeanne on or before the next meeting.

Recycle Bid

Doug Smith has started research to draft a request for bid and will email a draft by February 8 for the board to review before the next meeting.

Message Boards

Dave Sandoz proposes to replace entrance message boards (whiteboards) since they are aging and difficult to write on. Jeanne will research message board options. Dave suggested painted metal replacement boards or possibly removable boards that are only put out a few days at a time.

NEW BUSINESS

Wallin Email

Paul has a draft of a response to their email (which he read aloud). The questions relate to meals, administrative costs (office supplies, postage, etc.), travel/mileage, bank service charges, fuel costs, health district fee, maintenance contract, dust controls, garbage, electricity & propane.

Burn pile

Joan asked about the status of the burn pile because it seems like there is a lot left (unburned). Response was that it will smolder for a bit longer (and shrink down) and then the ashes will be buried in the spring.

Bathroom benches

As previously approved to purchase (Board mtg. Aug 14, 2010) benches have been delivered and need to be installed.

Misc.

One property owner's annual dues envelope has been returned undeliverable. Paul will hand deliver it and request a current mailing address.

Mail in-ballots - Treasurer reports that of 20 dues payments returned so far 12 have been returned with responses to the mail-on ballot question... 1 is indifferent, 3 do not want

mail-in ballots, 8 are in favor. Treasurer will include this tally with each subsequent monthly report.

Sims Information Request – Mr. Sims asked why his letter was in the November 2010 minutes and who was responsible making the decision to include it. He stated a concern about privacy of information being given out. Secretary responded saying the decision to include it was hers because it is consistent with past practice (ref. June 2010 minutes) and because the letter was addressed to the entire SMRC Board by Mr. Sims. David and Diane Sims left the meeting at this time, upset, raising his voice and with personal threatening remarks regarding legal action against the board of directors. Discussion continued. In the future, similar correspondence from any association member will be included in the minutes in an effort to be open, transparent and keep the property owners informed. Secretary further commented that by not including such correspondence would at-best provide vague information to the members about the issue(s) being raised. Any written correspondence to any Board member becomes Board business, and discretion will be used to maintain privacy and confidentiality, where appropriate.

SMRC records and retention – Secretary will start work to update filing system (include copies of all essential documents, contracts, agreements, county records, evacuation plan, etc.). Records retention schedule needs to be established and formalized for the Ranch Club.

Executive Session

Doug Smith moved to go into executive session and Dave Sandoz seconded for the purpose of communication with legal counsel. All in favor; motion carried.

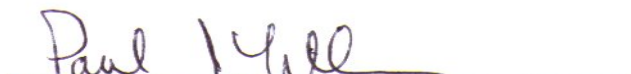
Board Closed Executive Session and resumed regular session. No actions taken as a result of the executive session.

Next meeting – March 12, 2011 at 9:00a.m.

Dave Sandoz moved to adjourn; Doug Smith 2nd. All in favor; motion carried. Meeting adjourned at 10:50a.m.

Respectfully submitted,


Julia W. Smith, Secretary


Paul J Tillman, President

The minutes from the January 29, 2011 were approved at the March 12, 2011 meeting.