

## BOARD MEETING MINUTES, DEC. 7, 2007

The meeting was called to order at 6:35 PM. Those board members in attendance were Steve Cleaves, Karen Reneau, and Dick Lindblad. Those members attending via conference phone were Pat Leigh, Leonard Yerkes, and Derrick Phipps. Also in attendance were Dick Volckmann, Craig Hook, and Linda McWhirter.

**Minutes:** were approved as written

### **Manager's Report:**

Sand heater is defunct, wiring under slab broken, discrepancy whether electrician or company will honor warranty...warranty doesn't apply to installation. In the meantime, Rick Mills has ordered electric mats that can be put down and covered with new concrete, as it needs to be fixed.

Equipment: the good plow from the bad truck (maroon truck...sold to Larry Smith for \$1,000.00) was put on the white truck. The bad plow from the good truck was sold for \$700.00. The snowblower shaft on the tractor was bent and would cost a lot to fix, so was given to Jerry Palm.

Well Pump: Steve Crider installed new well pump, we have 2 new pumps, but telemetry system still not working on new pump. Telemetry guy hasn't come out yet, but Mel is also working on this.

Above Ground Water Tank: is in operation, but is now drained for winter.

Road Upgrades: Fawn Road has been upgraded (graded, gravel, etc.) and Rock Rose will be upgraded up to where new home is going in. Doug Haas will give estimate on cost for this.

Lyman Dust Control: Dick and Carol checked it out in Spokane and found it to be "a waste of money" based on their observation and discussion with those who had used it.

Budget: Dick summarized the proposed budget for 2008.

Leonard asked what items provided the most potential for change. Dick responded that building fees are an estimate...could be 2 or 8 new homes, for example. We have 2 new homes now, and need 2 more for the assumption to be correct.

Karen thought the CPI was closer to 2.8% rather than the 3.5%, so that will be researched outside the meeting.

Campground roof replacement was discussed. Replacement/repair costs could range from \$9,000.00 to 15,000.00. Leonard asked if the total replacement cost should be in the budget or should we leave it at repair only. Dick suggested we wait until we find out what it needs.

Snow removal and sanding are a bit firmer due to the set contract with Palm. The ancillary plowing/sanding with Craig and Dick will add to the cost, but hopefully not much.

The numbers for pool, roads, and emergency water system repairs remains substantial due to their importance.

Meters: Steve reminded everyone of the necessity to have meter reading in place by 2009. Dick felt that if we can change the meters so that they can be read from above ground that we should be able to handle that “in-house”. The start up costs will occur in 2008, but we don’t collect fees until 2009. Dick will check on grants to help with the installation of the system.

Steve suggested, and no one disagreed, that members will be required to locate and make accessible their meters, but we would deal with those that can’t locate them on a case by case basis. The request will be put in the next newsletter.

Community Sewer System: Pat shared her concerns over getting service from the county for our community drainfield. We haven’t had luck getting Rose Clements to respond to concerns. Karen suggested we call David Hilton. Dick said Lee Moore, recently let go by the county, would be interested in consulting for us, but before we budget money to have the system assessed, etc., Dick will follow through on a call to the county to see what direction we should pursue. After all we are paying yearly fees for the county to take care of things.

Rechecking some numbers: Karen thought the income from dues was a bit high, so, in addition to checking on the CPI figure, we will double check the number of lots, then we can have an “email meeting” to adopt the budget and Dick can send out the revised budget by next week.

### **Old Business:**

Steve asked for board input on the snowplow contract. The contract was read, and after a bit of discussion, the board approved the contract as read.

Letter to Bork from Board, along with copy of prior letter rescinding permission to cross common area, was mailed via registered mail.

### Road Proposal:

Dick added an addendum to the master road plan of 2007 recommending that as the first step (not a “test”) we would do a 20’ chipseal up to intersection of Homestead and Quaking Aspen. It was felt we need to communicate to the membership that there will be a cost incurred for the 1<sup>st</sup> and 2<sup>nd</sup> steps. Work would start in the spring. Derrick also mentioned we need to communicate the “cost” of inconvenience due to the road work. It was agreed to communicate the steps, costs, etc. to the community within the next 2 months. Dick and Steve will also work on a proposal for controlling speed (bumps, signage, etc.)

**Chart:**

Steve, having received some questions regarding board/staff responsibility, etc., went over a chart to illustrate the responsibility of the Board, Staff, Membership, Committees, and Community membership.

*Board* responsibility includes making policy, holding the community vision, managing community functions, and is open to the public, except for executive sessions.

*Staff* responsibility includes taking direction from the Board, executing daily activity of community, advising Board, attending Board meetings as desired/required, and needs to be fully informed.

Committees process requests from the Board and make recommendations to the Board.

The *Membership* creates the community vision.

Signatures: Steve needs resolution from the Board authorizing who can sign for accounts. Pat suggested 2 signatures. Our bylaws state any 2 of three positions can sign, at least one being a board member. The 3 names currently listed on the signature card for our checking account are Steve, Dick, and Linda. The names need to be added for the investment accounts as well.

Letterhead: Can be viewed for approval via email.

Next Meeting: Will be 1<sup>st</sup> or 2<sup>nd</sup> weekend in March.

**The meeting was adjourned at 8:45**

Respectfully submitted,  
Linda McWhirter, filling in for Pat Leigh