

SROA Board meeting November 2, 2009

The meeting was held at Monte Keating's house at 6:45 p.m. The meeting opened at 7:52 p.m.
Attendees: Chuck Bettis, LoraLee Granberg, Robin Johnson, Debbie Keating, Monte Keating, Jan Moyer

Discussion was opened regarding the Secretary position. The original nomination of Emily Granberg was reconsidered because of the logistics of her not living locally. Lynn Taylor offered to serve as the Association Secretary. Robin asked if Lynn would agree to not be paid for the position. Debbie told the Board that Lynn would not expect payment. Robin Johnson stated that others had approached Jan Moyer regarding the Secretary position. Jan Moyer said Penny Hantleman had been asked, but had not gotten back to Jan about it.

Lynn Taylor arrived and was introduced to the Board members. Robin Johnson asked Lynn if she realized the work load involved. Lynn acknowledged that she did, and told the Board that she currently serves as the Secretary for the Aeneas Valley Women's Club.

Vote was taken to appoint Lynn Taylor Secretary. Vote was unanimous in favor of appointing Lynn.

Debbie Keating reported the following to the Board:

As of 10/20/09, the money in the bank was

Checking account balance \$6779.72

Savings account balance - \$1032.81

10/26/09:

Checking account balance \$6767.72

Savings account balance - \$1032.81

I transferred \$4000.00 from checking to savings

11/2/09

Checking account balance \$2825.72

Savings account balance - \$5032.82

Password and security prompts have been changed for the bank online access to the accounts.

2) Address change for Tonasket PO Box has been done for:

Midway Building Supply

Tonasket Attorney

PUD

Ferrell Gas

Upper Valley Disposal

3) The Tonasket attorney who is handling the Fezzy lawsuit said there is \$1281.00 left unspent on the \$5500.00 retainer paid to date. He charges \$200.00 per hour.

3) The Ferrell Gas was on a "keep full" account, which means the tank is topped off monthly. This is costing us hazmat and fuel surcharge fees monthly (approximately \$15.00). I put us on will call today. We're supposed to call when the 120 gallon tank gets down to 30 gallons, but we don't have adequate money to buy propane through June 2010, when we can collect dues again.

3) Frontier Church.

They have a signed lease (9/25/09 – signed by Steve Hunt) for 5 years with a 10 year renewal option at their discretion. They are supposed to pay \$25.00 per month towards utilities the first year of the lease, and the amount is to be renegotiated the second year. They pay nothing monthly. They carry an insurance policy covering their activities while on SROA property. We have to clear use of the caretaker's house with them BEFORE we can use it. Wednesdays and Sundays are excluded.

4) Special keys for the headquarters gate:

50 keys were made (\$525.00) on 8/6/09 that were not in the file cabinet delivered by Jolene.

Where are the keys?

Emailed Jolene 11/2/09 15:00

Security by Gordon

21718 Vine Rd.

Brier, WA 98036

5) Snow plowing:

Kenny Montanye billed us \$90.00 per hour last season.

6) Picnic tables for Lymon Lake common area.

I suggest Carl Wilkens be contacted to stop the production of 3 picnic tables at \$90.00 per table.

We don't have the money for that.

7) Monthly bills I can account for:

Shower House cleaning: We're paying Larry Burks \$15.00 per hour.

I suggest that Larry be told that cleaning will be restricted to one hour per week during the winter.

PUD – approximately \$25.00 per month. This is definitely costing the Church more than they should be paying.

Garbage pick up - \$7.70 per month

Ferrell Gas – \$150.00 - \$200.00 per month. By not having it filled automatically each month, we save about \$15.00 per month, but when we do refill it, the bill will be higher.

Insurance - \$198.00 per month.

Base monthly expenses (without propane) – approximately \$291.00

See spreadsheet for estimated shortage for fiscal year 2009.

There is an annual fee for the access to the Lymon Lake property, to be paid to the Forestry Service, for the temporary access road. It cost \$85.00 last year and is scheduled to increase in 2010 – no figure available at this time.

8) Fezzy lawsuit:

A file of the motions and actions taken by the Tonasket attorney regarding the lawsuit was given to the Board.

Monte Keating stepped away from the meeting to talk to Kenny Montanye, who called during the meeting.

Robin Johnson proposed that one Director be appointed to be the legal contact for the lawyer handling the Fezzy lawsuit. Chuck Bettis was appointed. Yes votes were LoraLee Granberg, Jan Moyer, and Robin Johnson. Proposal passed.

There was discussion regarding talking to the attorney about legal recourse for leaving the association, related to the Fezzy lawsuit. Discussion was tabled till December, 2009 meeting.

Monte Keating returned to the meeting and said Kenny Montanye will snow plow for \$80.00 per hour and will not charge for the time to move between the Cape Labelle side and the Lymon Lake side.

Discussion continued about the impending snow season:

Granberg said we should not plow Squirrel Road.

Moyer said people use that road in the winter.

Granberg said the people using it are not Association members, but those outside the Association who use our roads to get to Cape Labelle.

Keating said we can only afford to provide member access, not the roads that are currently being used by non-members to get to Cape Labelle via our private roads.

Granberg said that in the past, she's had to hike into her place when the road was impassable.

Johnson said if we allow the snow to pile up, it takes more time and money to clear frequently used roads.

Granberg said Association members have the right to get to their property because they pay dues. If it takes a little longer to clear a road before a part timer comes hers, that's what has to be done.

Keating told Kenny Montanye that the road bases have been damage by too much scraping and that any contractor clearing snow should leave 2 inches of packed snow on the road.

Johnson concurred that 2 inches of snow should be left.

Discussion began regarding each contractor who submitted a bid to clear snow.

Chuck Atchison bid \$110.00 per hour of paid monthly, \$85.00 per hour if paid weekly.

JBS Enterprises bid \$80.00 per hour, and will leave a truck at Lymon Lake and Cape Labelle side. He wants the contract to do snow removal for both sides.

John Collins bid \$65.00 per hour.

Kenny Montanye bid \$80.00 per hour.

Keating asked if each contractor will plow regardless of the day, in respect to holidays.

Granberg said each contractor would plow, regardless of the day, and that whomever is given the contract will take all calls from the Association members.

She reminded the Board that SROA only pays for snow to be cleared from the common roads, not from individual properties. Access to your property once off the private road is the responsibility of the individual land owner. Some of the driveways are quite long. If the property owner wants personal property access plowed, it's the lot owner's responsibility to contact the guys who will plow to make arrangements and to pay them directly for the extra work. Part timers should give the snow plow contractors at least one week notice.

Debbie Keating said she would add something to the upcoming newsletter about snow plowing and the limits the Association will pay to have done.

Bettis said some roads have no crowns.

Granberg said some roads have berms on the side of the road.

Keating suggested the contracts be split – one contractor taking Cape Labelle side, and a second taking Lymon Lake.

Johnson was concerned about Chuck Atchison issue with the condition of the roads.

Granberg assured the Board that Chuck will plow the roads as-is, and that his comment had only to do with that the roads have not been maintained as they should have been.

Bettis asked that since our finances are miserable, if any of the contractors will carry the bills until we get more money collected.

Moyer said Montanye would carry us.

Granberg said PeeWee and Joe will carry the bills/

Moyer said PeeWee once said he wouldn't plow up to Deer Ridge.

Granberg disagreed and stated PeeWee has plowed for us in the past, done good work, and not made exceptions.

Bettis said he was concerned that Atchison might charge us more per hour if he is asked to carry a balance.

Granberg said Joe Bretts would like the chance to show his work.

A vote was taken to determine who would plow snow for the Association this winter:

John Collins – Unanimous no.

JBS Enterprises – Bettis – yes; Keating – yes; Granberg – yes.
Lymon Lake side only.

PeeWee Jones – Bettis – yes; Keating – yes; Granberg – yes; Moyer –yes.
Cape Labelle side only.

Kenny Montanye – Johnson – yes; Moyer – yes; Keating – no; Bettis – no; Granberg – no

Work was awarded to JBS Enterprises for Lymon Lake side, and to PeeWee Jones for Cape Labelle side.

Monte Keating will be the contact for both contractors, if they have issues or questions.

Johnson suggested Larry Burks or she would call Joe Bretts when the snow gets to the level it needs plowed at Lymon Lake.

Moyer said she would be PeeWee's contact for the Cape Labelle side. (note: Granberg was added as a contact for PeeWee after the meeting closed).

Moyer is concerned about the steepness of the hill on Main Road, past the Hantleman's place, and wants to make sure it's sanded.

The contractors will be advised to plow when there is about 4 inches of snow on the ground and to leave a 2 inch snow base, to prevent further damage to the roads.

Shower house:

A unanimous decision was made to restrict cleaning of the shower house to one hour per cleaning, twice a month, to try to save money.

The November 14, 2009 meeting was cancelled. The vote was unanimous.

The next Board meeting will be either 12/14/09 at 12/15/09 at 7:00 p.m. at the care taker's house at Ranch headquarters. Debbie Keating will contact Judy Vadar of Frontier Church to determine which day is better for the new leasee, and contact the Board with the final date.

The meeting was adjourned at 8:30