

ROAD & RECREATION BOARD OF DIRECTORS' MEETING
OCTOBER 21, 2006

IN ATTENDANCE: Inge Hongsermeier, Ruth Ludwig, Jim Sidebottom, Steve Smalley, David Smith, and Manager Jody Sandquist.

ABSENT: Francis Podorski and Rex Schweers.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Eight (8).

PRESIDENT STEVE SMALLEY CALLED THE OCTOBER 21, 2006, ROAD & REC. MEETING TO ORDER AT 1:02 P.M.

ADOPTION OF AGENDA:

MOTION: Jim Sidebottom moved to approve the Agenda. David Smith seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Inge Hongsermeier moved to approve the minutes of the September meeting. David Smith seconded the motion, which passed unanimously.

OFFICERS' REPORTS

- PRESIDENT'S REPORT: Steve thanked everyone on his and Jeanne's behalf for the cards, kind thoughts and words expressed over the last week with Jeanne's fathers passing. Oktoberfest was a huge success. The Board met with the Newsletter Committee last night. It was a very successful meeting and the Board is very pleased with the product that they are producing. Thirteen people attended the Covenants Town Meeting in Windsor, and some good questions came up. Francis Podorski has resigned from the Board a couple of weeks ago. Many thanks to Francis for all the work he put in. He will be greatly missed.
- TREASURER'S REPORT: Written report by Inge Hongsermeier.

MOTION: David Smith moved to transfer \$75,000.00 from the lockbox to the Water & Sewer Account. Jim Sidebottom seconded the motion, which passed unanimously.

- MANAGER'S REPORT: Jody reported she had spoken with Steve Koeckeritz with regard to the airport sale inasmuch as Steve had been on the Airport Committee when there was a possibility that one or both Associations might purchase the property. At that time Steve met with Al Kadera of the County who said the airport is permitted under special review. If there's any change in the activity or usage of the airport, that change has to be presented to the County for their approval. Al also recalled that the HUD report specifies that there is no winter use.

We had the boiler inspection this month and had no violations. The inspector did note that our #1 water heater has really calcified, and would probably die at any time.

The campfire fine has been paid.

The Board has received copies of the current Committee Charters as well as the Charters that committees have returned or notified the office that their Charters will remain the same or changes have been made. Both the Newsletter Committee and the Recreation Committee have submitted Charters with changes.

Jody has received a request for two campfire pits on one lot, one for a campfire and one for Dutch oven cooking. As long as the pits conform to the Fire Department's regulations, she sees no problem, and the Board agreed.

Three fire permits have been received from the County for burning the beaver dam debris and debris from the 12th and 15th Filings Phase II project.

Jody will be on vacation from October 26th through November 2nd.

Jim Sidebottom suggested that the water heater be replaced before it quits and causes problems.

Jody has Rick checking out prices for a replacement.

APPOINTMENT OF BOARD MEMBER: Steve asked the Board how they would like to approach the appointment of a new Board Member. David Smith said he would like for them to advertise in the next *Bugle* so our members are aware of the opening, and select someone about two weeks after. Sharon Cooper nominated Helen Koller for the Board position. Helen Koller stated that she would like to participate on the Board. Curt Livingston seconded the nomination. Steve said that rather than accept nominations, they would compile a list of interested persons. The Board will select a new Board Member from the list at the November 18th Board Meeting. Interested persons are encouraged to attend the meeting or send correspondence before that date as to why they are interested in serving on the Board.

LETTERS, REQUESTS, COMPLAINTS & COMMENTS FROM PROPERTY OWNERS:

1. MCGENITY (03009) TRAIL EASEMENT: The Board and the Hiking Committee will address this issue in the Spring. Jody will communicate this to the property owners.

AGENCY REPORTS:

1. DOW – BEAR AWARE: No report.

OPEN ISSUES:

1. RESTAURANT UPDATE: Jody supplied the Board with financial statements and notes of a meeting between Steve Smalley, Kimberly Riggs, Marian Kelly, Jeanne Smalley and herself. After the first of the year they will meet to plan for next year. Steve stated The Restaurant is closed down, and everything has been cleaned.
2. UNIFIED COVENANTS – TOWN MEETING: This was touched upon in the President's Report. The Covenant Ad Hoc Committee has requested that at least some of the Board, if not all, would meet with them and go over their questions and concerns. That meeting has been set up for November 4th at 10:00 a.m. in the Wapiti Room. It is an open meeting and all are welcome to attend.
3. LAKE TRAIL ACCESS PROPOSAL: Some of the Board toured the parking area at Hidden Park. It appeared that a parking area could be established and the trail along the lake be better marked. David Smith suggested that Jody turn this over to Rick and have him give the Board an estimate of creating a parking area.

NEW BUSINESS:

1. INVESTMENTS: The Board received a Proposed Investment Strategy for Crystal Lakes Road & Recreation Association. Jody explained that they tried to meet the statute requirements for \$100,000.00 in each of their banking institutions, as well as making interest-producing investments. She reviewed the proposed investments with the Board. The Board extensively discussed these investments.

MOTION: Ruth Ludwig moved that the Board authorize Jody and Daniel to go ahead and make these investments as demonstrated here on this written report to be evaluated later for maximum interest. (Written proposal to be attached for auditing purposes.) David Smith seconded the motion, which passed unanimously.

MOTION: Jim Sidebottom moved to appoint the Board President, Board Treasurer, and Jody as an advisory group to oversee the administration of the CDs. David Smith seconded the motion, which passed unanimously.

(The Recording Secretary pieced together the above motion, as it was not clearly stated by the maker.)

2. RESERVE STUDY PROPOSAL: Rick and Jody did attend the CAI Conference on Reserve Studies. CAI was very precise and emphatic that we need to look at having a Reserve Study. They are running into more and more mortgage companies who look at an Association's Reserves before they lend money, and insurance companies who also look before they issue policies. CAI stressed that a Reserve Study is a tool. After discussion, the consensus of the Board is to have a cost figure for the Road & Recreation Association from the company who presented the proposal. The original proposal was for both Associations. Jody will check into this further.
3. PROPERTY USED FOR COMMERCIAL PURPOSES: Information on this subject is in the hands of Bob Brandes, Attorney. This issue will be addressed when Bob responds to the information.

THE BOARD TOOK A 5-MINUTE BREAK.

COMMITTEE REPORTS:

1. FINANCE: David Smith reported that the next meeting of the Finance Committee would be Saturday, December 9th at 9:00 a.m. David presented the names of the Committee for the Board's approval as follows: Inge Hongsermeier, Helen Koller, Peggy Reffel, Bob Rogers, Jim Sidebottom, with Ray Williams as the Chair.

MOTION: David Smith moved to appoint Inge Hongsermeier, Helen Koller, Peggy Reffel, Bob Rogers, Jim Sidebottom, and Ray Williams to the Finance Committee. Ruth Ludwig seconded the motion, which passed unanimously.

MOTION: Jim Sidebottom moved that Ray Williams chair the Finance Committee. Ruth Ludwig seconded the motion, which passed unanimously.

2. FISHING: Gordon Lauts reported they had a big year, and hope to wrap things up for the winter at their meeting on Sunday, October 22nd. There are grass carp in all the lakes. They are vegetarians, hybrids, and will not reproduce. After tomorrow's meeting, the Committee will not meet until April. Gordon said they have run off seventy trespassers this season and they could use more help with patrolling the fishing areas. Jody showed the Board the non-fishing member's badge, which has a different background than the member fishing badges.
3. GREENBELT MANAGEMENT: Don has gone out with our Forester and identified all of the slash piles. We now have a map that indicates where they are located. There is a need for volunteers to watch the piles while they are burning. The Committee also needs volunteers to replace those who have moved off the mountain.
4. HEARING PANEL: No report.
5. NEWSLETTER: Sharon Cooper reported the Committee appreciated the opportunity to meet with the Board the previous evening, and that the deadline for the January/February newsletter is December 11th. Steve drew the Board's attention to the Newsletter's new policies #13 through #23, and suggested they be reviewed so the Board can approve them at next month's meeting. They also have a standard of conduct on the back of their report that Steve would like everyone to review. He believes this document should apply to all of our committees.
6. POLICY & DOCUMENTS: Ruth Ludwig said there was nothing more to report other than the Boards' have approved draft #5 of the Manager Hiring Policy and Procedures. The Committee is working on updating the Property Owners' Handbook and Policy Manual.
7. RECREATION: Bev asked the Board to approve Helain Steele (12192) as Chair of the Hiking Committee.

MOTION: David Smith moved to approve Helain Steele as Chair of the Hiking Committee. Inge Hongsermeier seconded the motion, which passed unanimously.

The Committee has submitted their Charter to the Board and noted that in order to keep their meetings open to all, they will be held in the Wapiti Room each month, time and date to be posted. In excess of sixty property owners attended the Oktoberfest with a Fifties Twist. The food and decorations were great. David and Rae Smith won first place in the dance contest, Don and Char St. John and Chuck and Marlene St. John split second place. Herb and Sharon Cooper won for best costumes. The Christmas Party is December 9th at 4:00 p.m. A sign-up sheet will be in the office by November 1st.

8. ROAD: The Board reviewed the written report with Jody.
9. SECURITY: Jim Sidebottom reported he is working with Susan Vance trying to determine a level of security that the subdivision would like, balancing it against what they would be willing to pay. They are investigating several avenues.
10. A.C.C.: Written report.

MOTION: Inge Hongsermeier moved to adjourn the meeting. Jim Sidebottom seconded the motion, which passed unanimously.

THE OCTOBER 21, 2006, ROAD & RECREATION BOARD MEETING ADJOURNED AT 3:26 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary