

**Sun Vista/Sunlight Beach  
Home Owners Association  
Board of Directors Meeting  
October 9, 2010**

**Board Members Present:** Tom Kraft, Boyd Benson, Bill Countner, Bob Brown, Sharon Vanderslice, Joel Shrut, Stephanie Ryan

The meeting was called to order by President Tom Kraft at 10:07 in the Big Red Barn on Sunlight Beach.

**Secretary's Report:** Records obtained from past Board members have been organized into files and notebooks and a list of them was distributed to the current Board members. They can be copied or checked out by current Board members.

**Motion:** Bill Countner moved and Boyd Benson seconded a motion to approve as corrected minutes of the Annual Meeting and Board of Director meetings dated June 12, 17, 26 and July 9 and 10. The motion passed unanimously

**Motion:** Bob Brown moved and Bill Countner seconded a motion to approve Board of Director minutes by email and then post them on the HOA Web site so members can obtain current information regarding Board activities. The first minutes to be posted will be those from the July 10<sup>th</sup> Board meeting. The motion passed unanimously.

**Treasurer's Report:** Cash in the savings account is \$44,000 and there is \$24,000 in the checking account. Unpaid assessments total \$3,700 and 23 accounts are past due for a total of \$3,443.20. Bill Countner will pursue obtaining better locks to use for water shut-offs and Stephanie Ryan will research the correct process to follow before proceeding with a shut-off. Water consumption was lower this quarter as was power usage.

**President's Report:** Tom Kraft stated that the 6 year capital budget appears unrealistic over the long term and that rates will probably have to be increased for the 2011-2012 year. A revised capital budget was distributed to the Board. Tom will send out a brief letter with this quarter's billing summarizing our legal situation. Overall system water usage will be posted on the Web site and members will be encouraged to receive their water bills by email. Board members were encouraged to broaden our base of knowledge by including more HOA members in committees and to develop manuals, calendars and documents so than anyone in the community could step into a Board position.

Tom will review current bills with King Water Company. Andy Campbell remains our line locator and consultant. Adding an 8<sup>th</sup> Board member was discussed. Stephanie Ryan will follow up with Judith Winquist regarding the advantages and disadvantages of being an HOA versus a Property Owners Association.

**Finance Committee:** Boyd Benson discussed encouraging conservation by changing the water usage rates. He will be forming a committee to research options. John Shepard volunteered to help him.

**Operations:** Bill Countner reported that the control head on filter tank 2 has been replaced. An investigation of the cause of failure of the well #1 pump earlier this year was due to mud impaction as it had not been cleaned since May 2008. Regular cleaning maintenance of pumps and lines will be instituted as well as a maintenance schedule for all systems. An adjustment of valves between reservoirs 2 and 3 on August 30th appears to have resolved the problem of reservoir 2 overflowing as none has been reported since. A contractor has been hired to maintain the lawn on the easement.

Future maintenance planned includes:

- Repairing the leaking fire hydrant at the corner of Kohlwes Dike Road.
- Cleaning and installing a liner in reservoir 2.
- Rebuilding the fence around the generator and pump house for security.
- Building a shed to protect the well house generator and fencing it.
- Reconnecting the automatic dialer for the low water alarm
- Putting the generator on automatic operation
- Ensuring proper setting of the back wash clock settings.
- Installing lockable shelves for chemicals in the well house.
- Returning the extra filter tank control head.

**Compliance:** The Small Water Systems Operational Manual needs updating. Stephanie Ryan is looking for a typist to make an electronic version for easier updating year to year. She is in the process of making a master calendar for keeping on top of all HOA requirements as well as updating a map of our service area. The lead and copper sampling update was completed on time. Stephanie will apply for a reduced frequency monitoring of the chlorine in our water system.

**Conservation:** Joel Shrut has recruited Suzanne Fageol to assist in updating the emergency call list. Calls may also be sent out by email and text messaging. The Web site will be used for promoting low water usage.

**New Business:** When the insurance policy is renewed next year, there needs to be increased coverage for the Board of Directors.

The meeting was adjourned at 1:35 p.m. The next meeting scheduled for January 8<sup>th</sup>, 2011 in the Big Red Barn on Sunlight Beach may be changed to allow time for the year end financials to be completed. This may result in moving the date to February.

**Submitted by:**

Sharon Vanderslice  
Secretary