



Whiskey Creek Condo Association Board Meeting Minutes  
July 19th 2017 via WebEx

The meeting was called to order at 8:10 PM by Todd.

Board Members in attendance; Tim Snyder, Todd Miller, Josh Bateson, Greg Gardner, Jim Krupinski and Harry Bourke

Board Members Absent; Steve Parmeter

Todd reported we have had a lot of helping hands out and about the creek helping out picking up trash at the dumpsters and for the family day, and thanked them for their help.

Todd responded to an email from the Buekma family who are planning a wedding at the creek next year and want to use the facilities. Todd responded reiterating we do not reserve our facilities for exclusive events but they are welcome to use them.

June 14th meetings minutes were presented and opened for discussion. Todd motioned to accept the minutes and Harry seconded the motion. The minutes were approved and adopted.

June 29th meeting minutes were presented and opened for discussion. Harry questioned why we are approving minutes for a meeting that was not attended by a majority of board members. Todd explained while we could not make any rules or decisions regarding business we had some topics that needed recorded for future follow up. Josh motioned to approved the minutes and Greg seconded them. The minutes were approved and adopted.

Tim reported we had received a response from Terry Webster from the board response letter sent to Terry. The discussion revolved around a common element called out on one of Terry's lots. This common are was allocated for a future shared septic system. The question is weather this area is a common element which the association is liable to maintain an upkeep or is this area maintained by the lot owner. Much discussion was held and pointing out the area is called out within the outline of the lot but the corners are not clearly located or identified. Reviewing the maps and the lots butting up to his lots from behind shows lot held by other members and no common elements between them. Greg visited the county website a read the legal description of the property and did not reveal any excluded areas within the lots which implies the entire area within the lot perimeter is in fact the lot owners to maintain.

Terry also complained about paying for two hydrants to be winterized when he in fact only has one hydrant. Harry pointed out we have no language supporting the water shutdown fees. Greg

pointed out if this was adopted we would have many other members stepping forward. This would generate a boat load of work and record keeping for someone. Tim suggested the water district needs to come together and find a solution that makes sense and someone to facilitate the record keeping of their solution. Tim reiterated our legal documents outline all the lots on the water district and that's what we are following for billing. It was agreed to continue with the current billing process.

No items needed for newsletters at this point.

Jim reported he found the contact information for the attorney that was suggested for use by Kevin Bishop some years ago. Greg motioned to use this new attorney as our current attorney Steve is working with is getting us nowhere. Jim will reach out to the new attorney.

Treasurer Report - No report. Todd did report we should be hearing about the audit soon.

Jeff Dewitt needed a verification of condo dues sent to his bank and said he sent it off to Steve and is assuming it was handled.

#### Pond Committee

Todd reported he still has Steve as the liaison to the pond committee. Todd reported we did receive a financial report from the pond committee stating they have ~\$740 in the bank with the dock purchase being their biggest expense. The report is included in these minutes at the end.

Todd questioned if anyone knew anything about the Rib cook off? Is this for a Pond committee benefit? Greg reported Shelia Parmeter is the contact.

Todd installed two more circuits at the pond at a cost of \$130. Todd also reported the initial plug is still malfunctioning. Todd will replace it. Greg offered to supply a GFI.

The Porta potty is on site. Steve had it taken care of.

120 people signed in for family fun day with many volunteers. Bounce houses funded by the association.

Todd reported the rec committee paid to dispose of the love seat and covered chair from the condo building stating they were in rough shape and could not be cleaned. Joe disposed of the broken freezer.

Dave Hall has expressed an interest in maintain the cleaning of the bath house but wanted to know what he would be paid. It was suggested to look at the previous years per cleaning amount and multiply that by the number of cleanings and not to exceed the budgeted amount. Greg motioned to pay based on calculated rate per time spent. Jim seconded. All agreed. Todd will get with Dave.

Plumbing- Todd is still working on getting with a plumber.

### Roads

Harry lost his call, no report

### Water truck

Josh checked it out and reported it to be still available. Josh questioned what we would do with it if we got it. Josh stated putting water on the road would be pointless including we would need to include brining or something similar. Tabled this topic

### Stable outbuilding

Todd began the discussion with a concern of liability and association exposure. Jimmy reported when we set up this policy the insurance agent suggested we post “keep out” signs on the building and we would be good. Tim reported the concern is we do use the building. We have boats stored in there. Jim is suggesting we are covered for liability. Tim then explained “if” we are cover for liability then the urgency to rebuild the barn is not a priority. It appears we need to stop using the building and keep everyone out of it. Todd will investigate the contents of the barn. Jim will follow up with the insurance company for clarification.

### Forestry program

Greg reported he met with the Forestry guy stating he had positive reports on what he saw with many native trees reforesting the acreage. He identified and suggested we remove the Russian Olive trees along the roads near the ponds. He suggested we apply for a grant to plant trees on outpost hill with another area out by the forest line. He also identified an area by our brush pile that we could re-grass with native grass and plant native wildflowers. Greg will get a complete report together and send it out for our review.

### Adopt a plot

Todd is seeking a volunteer to facilitate. No respondents. Suggested we continue to spread the word on this topic.

### Proxy voting

Tim provided the guidelines and a procedure needs to be identified before next election. Greg suggested we have two options; call out the proxy votes or mail out the ballots. Much discussion ensued on this topic. Harry suggested we also implement an absentee ballot. The discussion yielded we would need to have all proxy applications received by May 1st and the proxy applications would be reviewed and validated by the board prior to the GM meeting. The proxy ballots would then be placed in envelopes to be issued at the time of the election to the appropriate proxy. Tabled for future review.

### New Business

Bachman's would like to put a shed on lot 171. Harry motioned the request and Jim seconded. The request passed. Tim will send out the appropriate letter.

Hicks have had a third trailer all season without a request to the board for the third trailer. Greg suggested they are current on their lot but not sure on the extra trailer. Tim suggested a fine be placed since they are in violation of the rule/permit that was created for their use. Harry suggested a friendly letter instead of a "nasty gram" and fine. Josh agreed and so did Greg. Greg suggested someone go talk to them and then volunteered to do so. Harry said he will go with him. Many do not want to apply a fine. Tim pointed out a dock was placed in the pond without a request and approval. Greg and Harry will go talk with the Hicks about the trailer permit request and the dock. Harry questioned if the dock that was placed in Belva's lake was approved and Tim said the pond committee did not bring the dock request to the board. The pond committee has been talked about the need to bring request to the board before acting on their ideas. The discussion went on a tangent talking about previous fines applied to Laura Kelley for unlicensed vehicle and excess domestic animals and then onto vacant vehicles elsewhere on lots. Todd will make a call on the vehicle issue.

Todd requested a bylaw tab on the web site. Tim will investigate.

Todd reported the flag pole rope has frayed and needs to be replaced. Tim will help Todd make this repair.

Johnathan Delange requested to tap trees to make syrup and is asking permission to tap trees out on the acreage. Harry suggested it's not possible to tap trees on the federal or state land. Josh suggested he could reach out to other members if he'd like. The request was not approved. Tim will send a letter.

Jimmy reported we have heard the DNR was about on our property and members were being ticketed for not having an ORV tag or wearing helmets on our property. Jimmy contacted the campground and they do not want them on their property either. Jimmy suggested we call the DNR ask them stop using our property to access the federal land. Harry suggested to call the Sheriff dept. and request to contact the DNR and have them call us. Greg is suggesting we resign our property perimeter. Jimmy will follow up and make a call to the Mason County Sheriff.

Greg talked about the section called out on Terry's lot as a general common element in that if it was in fact a common element then we'd be obligated to not only maintain it but to open it up to all members for their use. Harry will make a call to Mark Todd and pick his brain on this topic.

The Meeting adjourned at 9:42

Whiskey Creek Pond Committee  
June 27, 2017

Balance July 17, 2016

\$ 592.24

**INCOME**

2015 Balance from Bob Blackport	\$ 371.16
Rib cook off	350.00
Donation	5.00
50/50	79.00
Bottles	<u>50.00</u>
	<b>\$ 855.16</b>

**EXPENSE**

Meijers-utility pans & raffle tickets	\$ 13.52
Don Shanty-landscape rake & trash cans	68.83
Marilynn Tucker-fishing docks	500.00
Trimmer, 2 cycle oil & spiral line	<u>127.14</u>
	<b>\$709.49</b>

**BALANCE AS OF 06/27/2017**

**\$ 737.94**

Respectfully submitted to you by,

*Timothy R. Snyder*

Recording secretary  
Whiskey Creek Condominium Association  
[www.whiskeycreekcondo.weebly.com](http://www.whiskeycreekcondo.weebly.com)  
[whiskeycreekcondo@gmail.com](mailto:whiskeycreekcondo@gmail.com)