

## **Goat Peak Ranch Owners Association 2023 Board Meeting**

October 23, 2023

Zoom Meeting

**Directors Present:** Jeff Kluth, President; Alan Jones, Treasurer; Cami Regis, Secretary; Michael Johnston, Director; William Maloney, Director; Michael Bain, Director, Mike Griffiths, Director

### **Call to order/establishment of a quorum.**

There is a quorum on zoom and the meeting was called to order at 6:30pm.

### **New Business**

#### **Property Issue: Bryan Stating Northside of Goat Peak Ranch Rd.**

J. Kluth stated the status of the track owned by Bryan Stating. Is being used as a junkyard; there 6-7 vehicles not currently registered and storage barrels with unknown contents being stored on the property. There are “new” vehicles with newer registrations being brought to the property. Pictures have been taken documenting the situation

This property is next to Nelson Creek and the storage of these items may be an environmental hazard. Possible that DNR would need to get involved

This Owner is in violation of CCR Sections 5 and 7. The Board is empowered to clean the track if necessary and has done so in the past, as a last resort.

M. Johnston and J. Kluth contacted the Owner approx. 7-8 months ago, and he stated he was going to start working on cleaning it up. There was a complaint from an adjacent Owner approx. 1 year ago.

M. Johnston has drafted a Notice to the Owner(s) of violation of CCR Sections 5 and Section 7. The Board has reviewed the letter, and all agreed this letter should be sent. Resolution of violation must be complete no later than June 1, 2024. The board allowed a longer duration due to fall/winter. The motion was made to add the fine implications for continued violation after June 1, 2024; \$100/day. All Board members voted in agreement to add this verbiage to the Notice.

#### **Property Issue:321 Whitetail Lane**

J.Kluth stated the GPR Board reached out to the Owners of 321 Whitetail Lane approx. 1 year ago regarding the status of their home build. Under a recent review of the status of the home build, there is no record of a building permit being issued.

Per CCRs, property owners are not allowed to live continually over a 7-month period in an RV, non-permanent dwelling. The Owners have now been living in an RV for 3 years.

M. Griffith suggested approaching the Owners to discuss their plan. The Board discussed sending a formal letter for status, noting final communication prior to fines being implemented.

M.Bain suggested taking a more neighborly approach and calling them first. J.Kluth to send contact information to M. Bain Oct. 24, 2023. M. Bain is to make a call and report back to the GPR Board by Oct.25, 2023.

### **Signage: No Trespassing Signs**

Per J. Kluth there continue to be No Trespassing signs posted throughout the community. There are not any current bylaws restricting this type of signage.

The Board discussed updating the bylaws limiting signage per lot and possible other restrictions and rules. This would require a Board member to update the bylaw and have it reviewed by an attorney. Once that has taken place, there would be a 90-day HOA review.

The Board then discussed making contact first with the residents prior to amending the bylaws to see if the specific residences would work with the Board. M. Griffith and M.Bain to make contact to see if something has happened that drove placing the signage. J. Kluth to provide contact information to M.Griffith and M.Bain.

### **Adjournment:**

With no further business to discuss meeting adjourned at 7:15pm

### **Scheduled Next Meeting**

No meeting currently scheduled.

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Respectfully submitted,

Cami Regis, Secretary  
650 Goat Peak Ranch Rd.  
Cle Elum, WA 98922