

SROA Annual Meeting Minutes Draft

Saturday, June 27th 2026, 11:00am

1. Call to Order at 11:08am

Board Members Attending: Tina Dennis, Gay Seydlitz, Kirk Levandoski, Cheri Goffin

2. Approval of the Minutes of the last annual meeting

Kirk- motion to approve minutes of the last annual meeting as corrected, seconded by Tina, all in favor, passed.

(Member, Tom- identified correction, "board" reached out to landowners)

3. State of the Association – Chair and Board Members

Kirk discussed his situation with being on the Sun Ranch board, when he started on the board he thought he would come in and do good for community, however 3% of the members seem to be constantly complaining, the board is constantly receiving complaints about neighbor disputes and several other issues that are not the responsibility of the board. Kirk will not be running next term. He stated that it is unfortunate that people are constantly complaining and a large number don't show up for meetings. Kirk believes that there should be a change in attitude. Kirk explained that the reason there is no social gathering today is because everything falls on the board, and members don't volunteer. He stated that if we don't get enough support from the community and volunteers for the board then the board will fall apart.

Tina then presented options for going forward without the board, she also stated that due to treatment by members she does not want to continue. She said we can get a property management company to manage the association, and the dues for that would be much greater anywhere from \$50-500 a month. Alternatively, we can dissolve the association. According to the articles of incorporation- common areas would be donated to another nonprofit. It's not something that will happen today, but if things don't change then we should consider moving to dissolve the association. Member, Nancy Spears- discussed the legal aspect, preparing articles of dissolution, board prepares these articles and plans for what to do with the common area, must have a special meeting of membership, we would vote to dissolve the association and the board would present a plan for common areas, etc. Suggested idea of donating property to the fire department, which would benefit the community. Suggested that owners of Cape LaBelle and Lyman Lake form their own associations. She stated that we operate in violation of bylaws all the time, and that it is not possible to change them.

Member, Tom Lee- offered sponsorship and catering to the association. He thinks that the dissolution of the association is not in everyone's best interest. Suggests to the board to ask membership for help with catering and sponsorship. Reiterates that dissolution would not be good.

Kirk- Our dues are \$137 a year, its unrealistic to expect that road maintenance could be done for that low amount upon dissolving the association.

Member- Asks about the option of dissolving and forming new association to resolve issues with bylaws.

Member- States that regardless of the route taken there will be costs involved. Agrees that for the \$137 that people pay road maintenance is affordable. Suggests researching other HOA's due structures and services provided to show people how SROA compares to other HOA's. States that other HOA's have similar problems with bylaws.

Tina- States that we have a difficult time enforcing our rules and regulations, we are not able to get people to stop speeding. There is an attitude of people doing whatever they want regardless of SROA rules and regulations. The lack of respect and attitude of people wanting the HOA to take care of everything, often things that should be dealt with by sheriff.

Member, Jim lot 195- Doesn't understand why people are not reading through and understanding the bylaws, states that people need to be aware of bylaws before buying and should have respect for bylaws and rules. There should be consequences for not following the rules. Suggests speed bumps.

Gay- it sounds great on paper, but throughout the year there's only four or five volunteers to try and make it happen.

Member, Jim- brings up issues with other members property upkeep, that people who don't maintain property will reduce property values.

Gay- out of 364 lots only four people have volunteered to be on the next board. Being on board is thankless job.

Member, Connie- stated she resigned from the board because we cannot play sheriff, and the expectations of the board are over the top. There is a great degree of liability being on board, and that's why she resigned. Thanked board members. Reiterated to members that board members are taking risks of liability just to volunteer.

Kirk- reiterated we are bringing up the idea of dissolution because it may come up in the future.

Member, Tom- asks for advice from the board or other ways that members can help.

Cheri- States that people who are open to volunteering is a big help.

Member, Tom- states that out of HOAs in Okanagan County we are the least expensive.

Member, Nancy- people who bought into Sun Ranch are often low income, they bought what they were able to afford. People from the coast who have money don't realize that many of us are just scraping by. Brings up the issue of auditing when going over 50 thousand dollar income.

Tina- asks about the state law regarding audit, if it can be waived by a vote at the annual meeting each year. Nancy says yes, it can be waived. If we had to raise dues, we would need raise them enough to cover the cost of an audit.

Member, Nancy- is there an option for members who don't benefit from the association being removed from HOA.

Member- asks about raising the dues according to the cost of living. States that dissolving the association and donating the land would change things. We see people moving in and not following the bylaws and the covenants. Property upkeep is not taking place, abandoned trailers and vehicles, etc.

Member, Lucky- suggests asking the state about raising the 50 thousand dollar audit limit due to inflation. Tina states that it is a good idea.

Member, Nancy- states that if we dissolve the association we are not dissolving the covenants.

Kirk- reiterates that we are just discussing the option of dissolution.

Member- states that we would not benefit much from raising the dues. Things that have been done are done well, but participation is low. Building of community might foster a better relationship.

Tina- reiterates that community events would be one more thing added to the board's list.

Member, Joel- makes motion to table this discussion, member Keith seconds, all in favor, passed.

4. Old Business

- Shower House Vandalism and Security Update

Kirk- reports that the shower house has been a nightmare all winter. We've gone from constant vandalism to having security and cleaned things up well. There are less issues with trespassing and vandalism, still have an issue with one couple coming in who are not members. Member- states that people were climbing into the window before the bars were put in.

We were planning to put in two more lights, cut the back of the wall by shower house doors to give more camera visibility.

Member, Sarah- (the cleaner) states that things have been better, it has not been as bad as the past. People still wash their clothes and such.

Member, Tom- important to recognize anyone who has volunteered to help the shower house. Calls for a round of applause.

- Roads Update

Kirk- we have a bid on the roads from Tony, he says that he can grade them but there is no base, we are fortunate to have had a light winter. We haven't been given a start date, work will be on upper Main, common area and Caribou, as well as putting gravel on different areas.

- Squirrel Road Update (agenda item requested by member)

Kirk- there really is no update to be made. If we want to gate that off, last time he spoke to the Squirrel Road people, there would be a long lawsuit. It is not a legal easement. They only showed us utility easement, there was no clear road easement. If we go to court against the five homeowners, due to the fact they've been using it for many years, it is unlikely the court would rule in our favor. We tried to come up with a road maintenance agreement with them and/or a fee, but the Squirrel Road owners refused.

Member, Yvonne- states that Sean Nolan (one of the Squirrel Road residents) put in gravel on Sun Ranch road, and they are maintaining the road.

Member, Tom- asks if the board is willing to add people to the HOA. Tina responds yes. He then suggests that people who are on Squirrel Road join the association. We are setting precedence for others using the road.

- Headquarters Property Use Update (agenda item requested by member)

Kirk- refers to the usage of the headquarters by the home school, the building is being used, maintenance is happening, the building is being cleaned. The "use" is considered as a member using the space as a social gathering. We still have a small percent who are upset about the headquarters being used. And so we had calls from the county and health inspector, and so far every government agency has not taken issue with it after we've explained that a member books the room for social gathering. And he notes, they help monitor our shower house.

5. Treasurers Report

Tina- we have done very well, stayed within the budget. We have had little to no roadwork and no snow plowing, spent some money on sand buckets and minor roadwork. We have about 17 thousand dollars extra, suggests putting it into the reserve fund so that we can use it for shower house and/or roads, or if we go over budget on snow plowing in the future it can be used for that. Vote- all in favor to move it into reserve fund.

Member- suggestion to spend it all on gravel, to help the condition of the roads.

Tony also suggested putting down gravel, it is currently too dry to grade it.

Overall, we did well on the budget, we have brought in more income from dues compared to previous years, we did not do liens but we've sent some people to collections.

Tina doesn't see any reason to raise the dues this year.

Because we didn't have snow plowing, we chose to combine snowplowing, roadwork and road maintenance on the budget so that we are not limited, for example if we have a particularly bad snow year. We added money to unbudgeted expenses instead of emergency budget so that we can cover needed costs. Insurance was under budget.

Member, Joel move to accept budget changes as read, seconded by member Keith. Member, Tom asks for discussion.

Member, Tom- applaud the administrative and the shower house side of things. Asks the board if it would be helpful to have 50 thousand dollars budgeted for roads. Asks if it would be taxing for the next board to increase dues. Tina replies that since we have only three board members it would be an increased workload for the volunteers. Member, Tom- suggests a motion to increase dues to 300 in order to increase the budget. Tina suggests that we can put it on the agenda for the next annual meeting. Member, Tom- Is it permissible for members to make cash donations for a particular road to be maintained, Tina replies yes it is.

Member, Joel- state he has gotten together with neighbors to gravel the roads, at times when the HOA doesn't have enough money. In regard to dues, if we don't start raising the dues we will not have enough money to take care of the roads. Tina replies that it's a good idea to look at it throughout the next year and to warn the membership that we may be raising the dues.

Member- asks if we only plow on roads for people who live here full time.

Tina- replies yes, although most roads have people full time.

Tina- presents a question to Lyman Lake members about the cattle guard on lower Lyman, whether it needs to stay there or can it be removed. Members respond that cattle escape regardless of the cattle guard. Tina states that we have to pull it out anyway, it is broken and to clean it, it can damage tires.

Back to the motion on the table to accept budget changes as read, all in favor, motion passed.

6. New Business

- Common Areas – Tree Removal Not Allowed

Kirk- explained that as a community we need to be aware of what people are doing, we've had people taking down trees on Bear Canyon. Board member, Rich, approached them and they stated that a board member approved them, although it was likely a lie. They went onto several properties and illegally cut down trees. If you hear or see anything like this, as a member say something or report it.

- Contact the Board – Email and Board Cell Phone Only

We now have a cellphone for the board, members can call or text this number, do not call board members personal numbers for Sun Ranch issues, or send an email.

- Board Responsibilities List

Gay- we created and printed a list of board responsibilities, list of what we do and what we do not do. Since it is not always clear to members what board responsibilities are. Especially considering the possible future dissolving of the board, it seemed important to make it clear. Member, Sarah- comments that she and her husband are employees; they clean but are not involved in any politics or administrative issues.

Member- discussion of paying for their neighbor tree damage.

Member- asks if we are not to be shooting in Sun Ranch property. Board states no shooting due to fire danger.

Member- states that there is someone firing an automatic weapon late at night, board states that members should call the sheriff in order to resolve the issue. The lot where the shooting is, is on Cape LaBelle. It is a legal, sheriff, issue.

7. Public Comments

Member, Tom- knows that the board is a difficult role to do, wants to have shower house and community well maintained.

Member- counties are starting to tell people to clean up their lots, with abandoned cars and such. States that there are several people with twenty plus cars on their property and it is an environmental hazard.

Member, Sandy- question about not having a lot of volunteers, asks if we have anything posted about what we need help with. Gay- you can email us with your information and availability.

Member- states that having something posted about volunteering on website would be helpful.

Member, Tami- states that if someone wants to have an event, bring it up at the board meeting and get approval, then you do the work, not the board. Cheri- we could use a committee for helping with community events and such.

Board Voting:

Write ins – Brad Hillman- fulltime resident, retired, he has time to help with whatever and Jeff Thompson would also like to be on the ballot.

Tina- move to accept the five board members on the ballot, seconded by member Keith Seydlitz, all in favor, passed.

Positions are to be determined by the board at their next meeting.

The SROA Board for 2026-2027 is Cheri Goffin, Tina Dennis, Todd Norris, Brad Hillman and Jeff Thompson

8. Adjournment

Tina- move to adjourn at 12:30pm, seconded by a member, all in favor, passed.