

SROA Board Meeting Minutes

Saturday, March 21st 2026

9:30am

Call to Order

Time: 9:42

Roll Call:

Board members present: Tina Dennis, Gay Seydlitz, Rich Barrington

Members present (name and lot #) : Nancy Spears, Mary Ellen Zell, Joel Granberg, Dave Dennis, Bob Mills, Bjorn Leide

Approval of the Agenda **Action Item**

Motion to approve the agenda as written. M: Tina S:

Approved/Denied 3:0

Change to agenda, Nancy will discuss with Tina outside of the meeting regarding her agenda item of being removed from the Sun Ranch Owner's Association.

Motion to approve the minutes as written. M: Gay S: Rich

Approved/Denied 3:0

Public Comment (**3 minutes per person**)

Name and Lot #: Joel Granberg-We have not done snow plowing this last year, so we have surplus in road budget and would like to see gravel on road, just one lane of gravel on road. Board inquiries about Glen, members state that he has several jobs, board will contact him in regard to gravel on roads. He needs specific directions on how to fix roads.

Unfinished Business

- Update on locks and card keys

On Thursday we received new locks and had appointment with DUSAW, automatically locked gates at certain times, but we need Kirks login to go forward, the devices need to be removed from his account and added to the old account. Discussion of using the Sun Ranch email instead of the personal phones. We also put bars on the windows because we have people going through the windows who don't live on sun ranch, we have big light in front and two lights we will be adding. We will be placing a no trespassing order on Volta, Rich has talked to the sheriff, he said that once an attorney has drawn something up to give that to the sheriff and then the sheriff will serve volta that order. Reiteration of his constant drug use, vandalism and abuse of facilities. Board states that when we finalize this, the sheriff is familiar with Volta and will deal with it. Bars prevent people crawling through windows. Once programmed the doors will close automatically and will shut the showers off from for instance 7pm-6am which prevents midnight vandals and loiterers. We have another camera, the solar panel is mounted, just must get it programmed, it will be strictly on an SD card because internet doesn't reach that far. We have people hop the gate. This camera will help us to make and model cars. Eventually we will get an automatic gate, but in the meantime, it is important for members to close the gate behind them. Also able to tell which members whose dues are past due and can shut off their access until they are in good standing. We are

sending all people behind on dues of collections, and we are charging them collection fees. We sent 4 to collections at this point to see how it goes.

Members ask if we can charge late fees. Board answers that yes, we can charge late fees and there are also collection fees. We have 40 percent added onto the total to ensure we get the full amount.

If they owe more than 2000 dollars then we can foreclose. If they have lien then they cannot sell their property except by the county. Now that ground is thawed, we hope to get this gate in, we also have people who are not members getting water as well. Rich reiterates that with the new locks, bars, and cameras we will have improved security. Will be easier to use solar system for the camera and the automatic gate, depending upon the batteries. Cold is probably biggest threat. Our goal is to get locks, camera, gate and start cracking down on criminal activity. Cut down on the waste of water usage, it is a privilege not a right to use water. We discussed putting locks on the water pump, put a keycard lock and limit access to water.

Reports

- Treasurer – Tina

The board discusses where we were on dues. The two of the people most behind on dues have paid and the others are down considerably, have made progress. Only two deposits this month, internet, admin assistance, purchase of solar lights, one load of gravel, we need to call around and see about gravel prices, the price seemed high. Rich said the price was about 450 compared to 500 that we paid for what he got. Gay offers to ask around about gravel prices. Price of diesel has gone up. Shower house cleaning, to help open gates is costing us a lot, if possible, we can move forward with the no trespass order, once he is served then volta cannot legally be here. Tina has a draft of the no trespass order. Rich will get ahold of Kirk to remove the locks from his account so we can move forward with that.

Tina states that there was someone else bringing the homeless girl to the shower house, Tina informed the guy not to bring her here. Discussion about keycards.

Motion to accept as read by Tina, second by Gay

3:0

- Roads - Cheri

Rich asks if there are any spots that need gravel. Joel- Says all roads are 10 years behind gravel, most traffic is on bottom of main road. Several areas that need work, grading, ditches. We need to have a grader that we hire; there are member concerns about lack of gravel for several years. Suggestion was made that board should start working on a schedule for the roads, to show long-term improvement on that like how common ground security has been improved. The board agrees about improving the roads. Tina states that part of problem is people who are speeding. Large trucks with gravel are having also hard time climbing up the hill. Several areas around sun ranch need more attention.

- Shower House and Headquarters – Rich

Discussed Previously

- Chairperson Report- Kirk (Not Attending)
Tabled for discussion later
- Community Events- Cheri (Not Attending)
Tabled for discussion later

New Business –

- Mary Ellen Zell

Talked to insurance company who stated that the board needs to sign off on this, port-a-potties are 130 per week and would have to be paid by vendors. Discussion of Rose's daughter taking water from the spigot, if she's hauling water, it is not okay. People who are not members should

pay for water. Mary Ellen thinks Rose is manipulating SROA to get ownership of the school. Any updates on the schoolhouse contracts, Kirk is one who has the contracts. Hidalgo- board needs to make sure to understand what risks vs profits from come from schoolhouse, advises to do this prior to annual meeting. Asks the HOA to be vigilant and not be exposed to risk. Asking where we stand, we voided the agreement and now our member has been put on calendar as using it every day. Adress needs of members about scheduling. Setting up irrigation of lawn system, ask more from the lease. Ideas of charging nonmembers for the water and be better set up to offer services for outside community depending on risk/profit. Asks about training for board members, Tina responds that we have not done extra training. Discussion of motions that are not being followed Talon has researched this and created a list of said motions. This was sparked by last annual meeting regarding the squirrel road being used. Mary Ellen states that board should lean on members for help in this regard. Discussion about asking members for their opinion on substantial purchases and spending limits for various things. Tina states that when we reach a limit on one budget item, then we have to draw up an emergency fund, we are reaching the limit on the cleaning people opening gates. Many of the things from the last year have been small purchases. Rich states in regard to gate that if we go with existing system, the automatic gate would cost about 800 dollars. We have reserve funds, although this year we put the money into emergency fund, reserve is designed for bigger projects like the shower house burning down as example. It is designated for common grounds, not necessarily roads. **Mary Ellen asks about replacement of the headquarter windows, the discussion was tabled for later, board will look into the prices of window replacement.** Discussion ensues about a work party for staining of the headquarters building.

- Lot 107 Building Approval

Approved building permit.

Miscellaneous and Correspondence:

Sarah states that lock may have been hacked into, so when you have an old card, you now need to swipe it close to try it. Discussion about how even when cards are shut off they can still get in. The safe procedure should be to double lock them in there if we cannot get them to leave. Rich states that we will get more copies of the attorney order to talk to sheriff and get him served. Sarah: when we need supplies, mention to kirk that we need to clean up the supply area. We are charging the school for their electricity in a three-month period. Mary Ellen doesn't think school should be in the back area. School will be on agenda for the annual meeting. Discussion of school contract.

Next meeting April 11th, 2026, at 9:30am

Adjournment Time:
10:40am