



Sun Ranch Owners' Association

April 13, 2024 Minutes

Sun Ranch Board Meeting Agenda ---04/13/2024

Regular Mtg. Start Time: 9:33am

Chairperson: Andy Jones

Board Members Present: Andy Jones, President; Todd Norris, Vice President; and Carol Lynch, Treasurer

Officers present: Bruce and Jen Snow; **Administrative Assistant present:** Trisha Stockinger

Executive Session: *Motion from Todd, Carol seconded to go into an executive session to discuss staffing of the board.*

Executive meeting called to order: 9:33am – Discussion ensued on Mary Zells Facebook posting and email that she was resigning immediately. All discussed who how we want diversity on the board - and not a board full of people who all think the same. But that we do need to learn to work together and allow each other to fulfill the responsibilities we are given. The board would prefer to not accept any resignations at this stage. We'd like to be clearer on roles, responsibilities and expectations for each role on the board or for officers.

Bios are needed for folks running for the board - by May 1st. Andy would like to nominate Bruce in as a vice president - but will do it in the regular session. Andy let us know that he will not be running for office again. Carol said that she would not leave us in a lurch and would continue helping as Treasurer until someone else can be found, and that Tina did say she will run for one more year. We really need others to participate as well.

Regular meeting reconvened at: 9:51am

SROA Members present: Bob Mills (Lot 436), James & Tammy Pelzer (Lot 314), Ken Montanye (Lot 411), Connie Spears (Lot 298-299), Steven Shetlin (Lot 301)

Opening & Agenda: Andy did a brief board member and officer check in. Andy reviewed today's agenda & procedures. Andy invited anyone in the room to speak or share with the Board during this meeting. Board, officers and administrative assistant, introduced themselves to the room. Andy reminded the room that all board members are volunteers and showed general appreciation for those in their positions.

Concerns Brought Forward:

Steve Shetlin (Lot 301): Question on new propane tanks - North Cascade Propane owns them, and we are renting them. Carol called them to get a refill. We got a rate of \$2.83 (compared to old rate of over \$4.00 when it was filled last August). Carol did extensive research back last fall before deciding on a vendor to use.

Kenny Montanye (Lot 411): Brought concerns about the potholes and the roads. Needs to be ripped down past the pot holes, materials pulled from ditches and culverts, crowned, rolled and then graveled and rolled in order to repair the big pothole problem. The ditches and culverts are full of gravel, making it so that water is running right down the roads. Discussion by the board that there is a little extra budget because we didn't spend all of our budget on snow this year. Kenny has submitted his costs per hour, to the board to do the work. Estimated timing would be to start at any time.

- **Connie Spears (Lot 298-299):** What about the trees that need to come down on Gooseberry Road? If Kenny is going to do the road - we should do the trees at the same time. They've already been marked by the owner of the property on both sides of the road.
- **Steve Shetlin (Lot 301):** Likes the piles of gravel being accessible to fill the potholes by the individual owners.

Reading Minutes: Trisha read the March 9, 2024 meeting minutes. *Motion to approve minutes given, seconded, and approved the motion carried.*

Audience-member-guest introductions, opportunity to speak to the board:

Connie Spears (Lot 298-299) she was told that she would be included in the perimeter fencing installations - and she's not being included. Also wanted to bring attention that the gate keeps being left open. Would like an update on Star Barn Lease. Carl has leased it for \$2500, which included him keeping the hay, but if a bumper year he would share with SROA. Some discussion around the hay sales from clubhouse field - it was for sale at \$5 per bale from the front field. Welcome Connie!

James & Tammy Pelzer (Lot 314) new owners joining on Upper Lyman Lake introduced themselves. Welcome James & Tammy!!

Bob Mills (Lot 436) Just hanging out! Welcome Bob!

Organization/Housekeeping:

Civility, Respect, Gratitude for board, SROA Members and the Aeneas Valley Community.

Filing and Organization System Update: Trisha is working on it. New computer, going through the old files and then will add more as she gets more scanned in. It has been time consuming.

Annual meeting date set (Sat 6/22/24) Planning update: The plan is to start at 11 and serve lunch. Still time for two meetings before the annual meeting. Annual meeting committee is Board and officers.

Pre Meeting - Voting Directions Given - Community Meal

Discussion around using the grill and doing hotdogs and brats for the meal this year. Carol will pick up food from Costco and sodas the Aeneas Valley Store. We'll invite people to bring side dishes and desserts. Trisha will send out an email with a sign-up sheet for side dishes and desserts to members.

Dues Payments collected (members will still have until October 2024 to pay)

Proposed Annual Meeting Agenda

Welcome & Agenda review

Introduce members

Sun Ranch Owners running for office will introduce themselves

Current Board members will introduce themselves

Guest Speakers

Read minutes from last annual meeting for approval (required)

Budget review & approval (required)

Approve budget for bookkeeper

Road maintenance special assessment option?

Voting for Board Members

Community, Events & Happenings

Community Concerns & Ideas

Closing & Gratitude

Summer Newsletter out (May 1, 2024) Committee Update: Tina currently runs this committee. This committee currently needs volunteers! We'd like 1-2 more to join. Connie Spears volunteers to join this committee. The newsletter will need to include bios for people running for office, upcoming events, fire safety, and general reminders that are relevant for the summer.

Board Member recruitment:

Current officers Bruce & Jen have indicated interest in running for the board.
Carol will be leaving her board member role
Andy will be leaving his board member role

Volunteer committees:

Andy would like to formally establish some committees - with 3-5 people for the following:

Roads: Invite some contractors with the experience. And get some of the homeowners to join. **Andy motioned forming a formal committee. Motion was Seconded it. Motion approved.** Todd will be a formal representative. Bob Mills will join as well.

Fencing Committee: Joel is currently on this. Andy volunteers to stay on this committee. **Andy motioned to make this a formal committee. Motion was Seconded it. Motion approved.**

Weed Control: the county requires noxious weeds to be removed. Discussion around vacant lots. Won't make this a committee - will instead make this a permanent part of the agenda as a part of stewardship in each meeting moving forward. Connie Spears volunteered to get us more information. Also suggested to add to newsletter.

Fire prevention committee. Bruce brought up that perhaps we need this as a new committee. Discussion around state DNR. Trisha asked if there was some suggestions we could add to the newsletter. Todd, Andy and Bruce volunteered to do fire prevention committee duty. **Andy motioned to make this a formal committee. It was Seconded it. Motion approved.**

Server update - none this month.

Treasurer's Reports:

Carol read the Monthly Financial Reports. **Motion to approve the financial reports as read, seconded, and approved, the motion carried.**

Search for replacement treasurer and/or Bookkeeper - there have been no volunteers at this time.

Jen reached out to local Job Core to see if there are any relevant candidates that might fit our needs there.

Potential budget for new part-time book-keeper position

Accounting software (QuickBooks - Software cost \$715. No need to buy more expensive version of the software, or any software at this time)

Association has two laptops being used for office software - no need to purchase a new one

Carol suggested we show the monthly expenses on the website. Trisha will add as an additional page to the Trial Balance sheet.

Infrastructure, Stewardship & General Reports

Roadwork contractors research and current info

Discuss prioritization of road maintenance & budgets

Snow plowing budget - we'd like to roll over the money that we didn't spend on plowing onto the road maintenance work.

Discussion around ripping the road down (main roads only) to below the pot holes and then re-grading with new material, and rolling it.

Discussion around new roads going in on Cape LaBelle, SROA obligation for new owners.

Currently we have an \$11,843 budget remaining for roads. Todd will discuss with contractor Kenny to get a bid on what it would take to do the work - not looking for hourly rates, looking for total cost bid vs renting equipment and doing some of the work ourselves. ***Andy made motion to use the remaining road budget. Motion was seconded. Motion approved.***

Lyman Lake Report:

Upper Lyman Lake
New owner, Winona Road, Fix, Grade, Gravel
Stehekin Road, needs culvert, gravel, potholes graded
Lower Lyman Lake
Homeowner concerns about deteriorating roads

Cape LaBelle Report:

Grading needed on upper Main, new gravel in various spots
Parallel road mystery update
Upper Squirrel Road, per Andy they have agreed to contribute to the road maintenance maybe a 50/50 split.

Shower House/Clubhouse and grounds updates:

New Key Card activation update: Cards are up and running. Working on some adjustments to ensure the locks will auto lock. New door handles and door locks on the bottom have been purchased and will be installed. New hours of availability are 4am-10pm. 10pm, with the doors locked between 10pm-4am. This should eliminate anyone staying in the shower house over-night.

Bruce will come up with some procedures for rules and what happens when you break them.
Vandalism mitigation - discussion of adding 2 new cameras to the grounds.
Spigot leak update - no update for now
Propane Tank Monitoring
New part-time maintenance positions, no current applications.
Curtains & cracked windows

Jen might have some extra curtains to replace the front curtain, will look and bring them down to clubhouse.

Perimeter Fence Updates/Issues: New committee will look for volunteers to scout out different sections of the perimeter fencing.

Perimeter fencing scouting
Upper Lyman Lake perimeter fencing
Cape LaBelle fences
Fire Escape Planning - New committee to discuss

Natural Resource Stewardship

Cattle grazing Leases
Lyman Lake
Cape LaBelle – Lease has not been paid for 2024, Andy indicated that they do not want to run cattle this year, lease is up 2025, but defaulted for non-payment.
Austin Alma Roaming cattle - cattle continue to come in- Tina to discuss with them

Sun Ranch Building Community

Sun Ranch community winter and spring events proposals/planning
Garage Sale
Community Clean-up/Community Dump Run

Farmers Market

Vendor trailer on headquarters common land. Approved in the last meeting. Confirmed that vendor will have the insurance necessary to cover any liabilities.

Yoga class at Sun ranch headquarters update

Discussion around giving yoga instructor a key to the gate & clubhouse

Future events, getting the word out!

Sun Ranch Facebook page happenings update: None at this time

Addressing homeowner concerns

Lot 36-37: Pig Farm & Dog Barking Complaints - Going to send a registered letter. The Health department will be contacted.

Lot 74-76: Lot clean-up needed. Container, Dead goat, hungry animals. Will send a registered letter. The Health department will be contacted.

Free Roaming horses - Existing covenants do not currently require animals to be fenced in.

Speeding in Cape LaBelle. Andy to call the sheriff on this. Could we get some more speed signs or speed bumps up?

Lot 325-326: Lot clean-up needed. Will send a registered letter and a potential of a fine. Todd will be new Board Liaison.

Lot 127-128: Lot clean-up needed. Will send a registered letter & a potential of a fine. Todd will be new board Liaison.

Lot 81: Excessive night shooting. No new complaints, Board will monitor for now.

Other outstanding issues:

Containers

Abandoned vehicles - might be challenging for members if they are missing titles. Todd and Bruce will put together a resource packet for members who are trying to get rid of any abandoned vehicles so we can poston the website and in the Summer Newsletter.

Protocol complaint forms - board will continue to use them and ensure Trisha and Carol get copies of complaint forms and any letters that have been sent to Owners.

Request for help fund - Benevolence Form - Trisha will find a form we can use for this

Cattleman's Board/Building/Home site approvals:

James & Tammy Pelzer (Lot 314) - want new residential buildings to be added onto their lot. All structures would be within 2 acres at least 50 feet from the property line and the minimum 500 sq ft structure. Cattlemen's Board approved.

Mike Windrich (Lot 27) - will be reviewed at the next meeting - missing some paperwork

Next meeting planned for: Saturday, May 04, 2024

Meeting adjourned: 1:09pm