



## Sun Ranch Owners' Association

Greetings from the Aeneas Valley! Happy Spring! With it being a short mild winter things around here are going to get very dry very fast. It will warm up and dry out quickly so that makes for a good segway to a fire wise discussion. Take the time to go to the Sun Ranch website to read the fire wise tips at:

[http://www.sunranchtonasket.org/"nasket.org](http://www.sunranchtonasket.org/) This website: [www.okanogancounty.org](http://www.okanogancounty.org) will give you burn ban start date and DNR will give more detailed do and don'ts information during fire bans.

### Annual Meeting 2024

Annual Meeting: this year is June 22, 2024 at 11:30 am for the potluck. Sun Ranch will provide the main dish and members bring a salad, casserole, beans or dessert.

The meeting will begin at 12:30 immediately following lunch.

### Individuals that would like to run for board member

**Tina Dennis:** I would really like to support the community as best I can for at least another year. I have enjoyed meeting so many new people. I look forward to meet more and be here to help as many of you as I can.

**Todd Norris:** I have been on the board for two years now and would like to continue to be a part of my community and work with the community members.

**Jen Snow:** I'm Jen. I'm a full time resident and am coming up on my 3rd year here in Aeneas Valley. I hold two jobs, one as a remote worker in the tech field where I have been a leader for 18 years, and two - I've owned and run our local tattoo shop out of Tonasket for two years and I'm slowly building a homestead and farm on my 2 lots within Sun Ranch with my teenage son and ex-husband. I believe in this community and am an active participant in anything that benefits the valley. I've been volunteering as an officer for the board for a while now, helping to take notes and participate in board meetings. I'd love to join the board on a more official capacity and continue to do what I can to help our community in any way that I can., is interested in being a board member

**Bruce Elliott:** Bruce has been on a committee for a year now and would like to be a board member.

**IF YOU WOULD LIKE TO BE A PART OF THE BOARD PLEASE SUBMIT YOUR NAME AND A SMALL BIO BEFORE THE ANNUAL MEETING AND YOU WILL B E ADDED TO THE BALLOT**

### Voting

If you come to the annual meeting, and your dues have been paid at the meeting or before, you can place your vote for any issues that come up. If you cannot come to the annual meeting, and your dues are current, you can use the attached proxy to assign to any eligible member to vote in your place.

Budget Options we will be discussing and possibly voting on are:

A: Adopt similar budget from last year

B: Adopt similar budget from last year + add bookkeeper

C: Adopt similar budget from last year + multiyear road assessment

D: Adopt similar budget from last year + road assessment + bookkeeper position

## Speeding

The speed limit on all Sun Ranch roads is 15 MPH. For the safety of our children, pets and pedestrians please keep it as close to 15 MPH as possible. We have recently done some extensive road work so please when riding side by sides, quads or UTV keep your speed down.

It is unacceptable to drive through someone's driveway so just don't.

## Illegal and suspicious activity

Report all illegal and/or suspicious activity to the Sheriff's office NOT a board member. The board has no authority to stop crimes being done, or in progress. You can email us at [sunranchmemberstonasket@gmail.com](mailto:sunranchmemberstonasket@gmail.com) as an FYI, so we can be aware to inform other members as needed where crime is happening.

## SROA Website

Check out the website at [www.sunranchtonasket.org](http://www.sunranchtonasket.org) there is a lot of information, resources and forms you may need as well as contact emails and phone numbers.

## SROA Facebook page

Sun Ranch Owners Association page has a lot of information as well, request to join soon.

## Noise Ordinance/Generators

Okanogan County has an active noise ordinance 9.16.010-9.16.050, which prohibits constant noise between the hours of 10:30pm and 7:00am. This ordinance specifically states, constant running motors or engines, music, barking dogs, fireworks or yelling or shouting.

Please be respectful to your neighbors and have quiet peaceful nights for everyone. Turn the generators off and the music down. Thank you!!

## Fences

There is a 30-foot easement on each side of the Sun Ranch roads. When you put up your fence on your property make sure you are at or beyond those 30 feet. If you have already put your fence up check how far it is. If it is inside 30 feet you may be asked to move it.

**Please vote!** If you can't make it to the annual meeting, make sure that if you are giving out your proxy, that it is to someone, who will have your best interest and that of the Owner's Association, even if it differs from theirs.

Thank you and take care.

# Sun Ranch Owners' Association 2024 Proxy

If you are unable to attend the meeting you have the option of assigning your vote to someone else, the person you appoint **MUST BE PRESENT** at the annual meeting that will be held on June 22, 2024, to vote on your behalf, on any issue that may arise at the meeting. You must be in good standing regarding the annual dues.

If you would like to appoint someone, please fill out this form and return by June 22, 2024.

The undersigned does hereby appoint \_\_\_\_\_ (insert designee name here) as agent for me and in my name and place and stead to vote as my proxy at the annual meeting of the Sun Ranch Owners' Association to be held at Sun Ranch Headquarters on June 22, 2024 between 12:30pm-3:30pm. The said designee is entitled and authorized to act for me in my name and stead at said meeting of the members for any and all business at said meeting as I could act if I were present.

IN WITNESS WHEREBY, I have hereunto set my hand;

This \_\_\_\_\_ Day of \_\_\_\_\_ 2024

SIGNED \_\_\_\_\_

Print name \_\_\_\_\_

Registered Owner of Lot(s) # \_\_\_\_\_

Meeting Date: Saturday, June 22th 2024 12:30-3:30pm

Sun Ranch Owner's Association Headquarters, Tonasket, WA 98855