



# Sun Ranch Owners' Association

## Approved June 26, 2024 Board Meeting

Sun Ranch Board Meeting ---06/26/2024  
Meeting called to order: 9:33am  
Chairperson: Tina Dennis

Board Members Present: **Tina Dennis, Bruce Elliot, Connie Spears, Todd Norris, Jen Diaz-Snow**

SROA Members present: **David Dennis (64 & 65), Sonia Tyler (435), Sarah Black (435), Tim Walter, Mary Ellen Zell (358), and Bob Mills (436)**

The meeting opened with Nominations for Board Member Positions:

**Connie Spears, Bruce Elliott** and **Jen Diaz-Snow** all nominated **Tina Dennis** to hold the position of Board President for the 2024-2025 year. Giving the majority vote of three required for the office.

Discussion Ensued:

The board agreed that they wanted to make clear what the procedure would be if Tina decides to step down as president. There would be a board re-vote for a new president and that a new president seat will not just be nominated or passed onto someone else.

**Bruce Elliot** made a motion for **Tina Dennis** to hold the position of Board President and **Connie Spears** seconded the motion. All board members approved and the motion carried.

**Todd Norris** brought up some concerns about the voting procedure from the annual meeting, to ensure that only people who have paid for their dues are allowed to vote.

Appointing the other positions of the Board continued:

**Tina Dennis** nominated **Connie Spears** as Board Treasurer and **Jen Diaz-Snow** seconded the motion. All board members approved and the motion carried. It was reiterated that the 2024-2025 Approved Budget allocated funds for continuing to work with the CPA and to hire a part-time bookkeeper.

**Tina Dennis** nominated **Jen Diaz-Snow** for the position of Board Secretary and **Connie Spears** seconded the motion. All board members approved and the motion carried.

**Todd Norris** and **Bruce Elliott** were appointed as Vice Presidents.

**Jen Diaz-Snow** brought up the Compliance Officer Role. It was voted in the August 2023, Board Meeting in the Executive Session, that the position of any compliance officer be removed. This was in favor of the new Procedures for Addressing Complaints and Problems. There was a new form made and posted to the website. This form would need to be completed, and submitted to the board. Then the board would review and assign a board member to work on addressing the problem with the outlined procedures on the form.

**Jen Diaz-Snow** asked the board for clarification on how the Complaints and Problems would be addressed moving forward - do we want to have a compliance officer or do we want to continue with the process that the previous board put into place?

Discussion Ensued:

It was agreed to continue with the process that was put into place and that there would not be a Compliance Officer appointed. Any issues that have not been written up, or updates given need to be done, so that the tracking of how it is being handled is recorded

The board would like to work together on a break down the covenants and make sure all the board members understand them and interpret them the same way.

**Cattlemen's Board discussion ensued:**

**Mary Ellen Zell** (Lot 358) asked if we want to keep that board as it stands.

**Connie Spears** added her concern that there is no one on the board that is qualified to determine if a building is built soundly.

**Tina Dennis** explained that this board is to make sure that the buildings uphold the covenants. To be at least 30 feet from the perimeter of a property, that the structure is 500 sq feet etc. Not if it is being built properly.

**Mary Ellen Zell** mentioned how the paperwork that is submitted is kept on file if we need to be held accountable for any approvals. And that it is a By-Law or Covenant requirement that we have The Cattlemen's Board.

**Tina Dennis** nominated **Mary Ellen Zell, Bruce Elliot, Tim Walter,** and **Todd Norris** to be the Cattlemen's Board for 2024-2025. **Connie Spears** seconded the motion and all board members approved and the motion carried.

Motion to Adjourn the meeting was given, seconded and approved.

Meeting Adjourned: 10:29am

Next 2 planned board meetings: July 13th, 2024 & Aug 10th, 2024

Noteworthy discussion after the meeting:

**Mary Ellen Zell** will continue to be the administrator for the SROA Facebook page. She will also be helping with some committees to ensure that they run smoothly and are successful.

**Carol Lynch** agreed to stay on as an officers to assist **Connie Spears** with the Board Treasurer position.

All of the new board members agreed that we want to we encourage SROA members with their attendance at any and all meetings. We want them to feel comfortable coming to meetings and to feel confident in their Board Members.