

Sun Ranch Owners Association

REGULAR BOARD OF DIRECTORS MEETING AGENDA

- **Meeting Date:** August 8, 2026
- **Meeting Time:** 9:30 AM
- **Meeting Location:** Sun Ranch Headquarters

1. Call to Order & Welcome

- Call to order by the Board President

2. Roll Call

3. Approval of Minutes

- Review and approval of July 11, 2026 board meeting minutes

4. Treasurer's Report

- Presentation and approval of financial report

5. Old Business

- **Squirrel Road Update:** Board review of newly discovered information since the 2025 Annual Meeting. Discussion regarding legal counsel review and liability management.
- **Shower House Update:** Review of progress regarding locks, lights, and cameras; update on recent trespassers.
- **School House:** Informational update stemming from a recent meeting.
- **Roads:** Operational update. Project delayed due to dry weather conditions; scheduled to resume in fall for optimal results.

6. Open Floor / Public Comment

- **Homeowner Forum:** Designated time for association members to provide input and comments regarding current agenda items. **Each speaker is limited to 3 minutes.**

7. Action Items

- **Squirrel Road:** Discussion and vote on formal Resolution 2026-01 to Stay the Squirrel Road Motion. This action item will determine whether to legally freeze all actions pending a binding opinion from legal counsel.

8. New Business

- **Survey Results:** Presentation, analytical review, and discussion of community feedback.
- **Board Direction for 2026-2027:** Strategic planning and operational goal setting discussion based on survey results.
- **Covenants Violations:** Discussion for developing a potential strategy for addressing violations based on our CC&R's.
- **Gate Checklist Resolution and Approval Form:** Discussion regarding a standardized policy for the installation of gates.
- **Formation of Committees:** Discussion and appointment of members for the following committees:
 - Roads / Easements
 - Special Projects
 - Social Events
 - Covenants
 - Any other recommendations for committees
- **Nancy Spears:** Presentation to the Board & Discussion

9. Adjournment

- **Next Meeting:** September 12, 2026, at 9:30 AM
- Motion to adjourn