

Sun Ranch Owners Association

REGULAR BOARD OF DIRECTORS MEETING MINUTES

Meeting Date: August 8, 2026

Meeting Start Time: 9:34 AM

Meeting Location: Sun Ranch Headquarters

Call to Order & Welcome , Call to order by the Board President

Roll Call

Board Members Attending: Jeff Thompson, Tina Dennis, Brad Hillman, Cheri Goffin (on phone)

Members Attending: Gay Seydlitz, Dave Dennis, Gretchen Thompson, Nancy Wadlington (Spears), Bob and Tami Windrick, Kirk L, Scott Connors, Tom Lee, Robert Proctor, SLS, Andy Jones

Approval of Minutes. Review and approval of July 11, 2026 board meeting minutes

Motion to approve by Jeff, Seconded by Tina all approved 4:0

Presidents Report

Jeff thanks everyone on the board for their hard work. We created formal job descriptions and code of conduct; had a meeting with the schoolhouse stakeholders. We have survey results, which we will go over later. Finished up gate installation procedure. Shower house pony wall got cut down so it's easier to see on cameras, camera was put in on Cape Labelle by trash cans. Going to make a master plan for roadwork and easement issues for fire safety. CC&R violations have been an issue with all boards, but we will address this issue soon. Looking at all options for dues, the board can raise dues by vote, but Jeff thinks it should be brought to the membership at the annual meeting. Still working on Squirrel Road. Policy and procedures for electronic payment options and zoom meetings. We served a no trespass notice to one person. We have followed up on several things including buyer questions, one person who does not want to be a part of membership.

Treasurer's Report

Presentation and approval of financial report.

Tina reviewed what is left in each account. In the month of July, we had dues income of \$2660, expenses of \$2557, shower house expenses were \$545 for cleaning and repairs, we still have dues owed \$27,000 total.

Nancy suggests posting the budget or financial report every month. Members asks what can be done about the unpaid dues. Tina responds that we can't charge them a late fee until October 15th. She has been sending emails to remind people to pay but it doesn't seem to help. Tina is unsure if making late fees more stringent will help. Tina is open to ideas about this. Members asks if we are keeping the locks the same, Tina responds we will discuss later.

Tina motion to approve report, seconded by Jeff 5:0 approved

Old Business

- **Squirrel Road Update:** Board review of newly discovered information from the 2025 Annual Meeting. Discussion regarding legal counsel review and liability management. Jeff discusses the motion made at a 2025 annual meeting to block off Squirrel Road. There are issues with restricting access to emergency vehicles. He drove Blue Meadow Road on side-by-side, it took 25 minutes, it's not feasible currently. Having gathered all the information, we will send it to our attorney to get an official decision. We have frozen the motion for now, we still must act on it, but we are trying to avoid legal liability or other issues. They have road easements, they are obligated to help with road maintenance, Jeff will reach out to them about that. Today we will vote on resolution to freeze it, once we have all info, we will call membership for a special meeting to resolve the issue. Andy Jones- asks if we still have the documentation regarding Squirrel Road, the residents beyond Sun Ranch have met with us several times and submitted documentation to us as well as their commitment to road maintenance. Jeff answers, there were a lot of emails regarding Squirrel Road threatening to block it off, which may have made the issue worse. We want to meet with them to resolve this issue. Andy finds it interesting and unusual that the subject keeps coming up. Tina states that they came to a meeting, they promised to help with maintenance, but nothing has ever been done despite their claims, in the meeting there was motion made that they would help or that we wouldn't block it off, there hasn't been any motion outside of the annual meeting. Jeff states that we are now all about documentation, his goal is to get everything on paper. We understand the complaints and they should pay for road maintenance, but we are trying not to set ourselves up for liability issues. Member-asks about location of Squirrel Road. Its on Cape LaBelle. Moving onto shower house.
- **Shower House Update:** Review of progress regarding locks, lights, and cameras; update on recent trespassers. As Jeff covered in his report, we reduced the pony wall for visibility that helps with camera observations, safety and security, we are working on changing locks for the shower house, we are getting another quote. The one we are looking at is a PIN system, whoever gives out their PIN is responsible for that PIN. Keeping everyone responsible for themselves. It's a good asset to have, many people use water, and if we get to the point where we can't offer that anymore it will be a big issue. Brad asks if anyone needs to use adult diapers or baby

diapers, that they take it with them. Asks that members to maintain the cleanliness of the shower house as well as possible. Brad discusses getting more keys or getting another system for the gate, as we are unable to get ahold of our locksmith, he thinks a PIN system for the gate is a good idea, but we will bring this to a membership vote. The first shower is locked; the second one is working as of now. Member asks about the type of PIN passwords; Brad responds he's unsure of the details. Members bring up that if we give PINs out then eventually everyone will have access to the PIN. Each person would have their own PIN and if there is an issue with vandalism then we can deactivate that PIN. Members ask if PIN will be connected to a computer system so we can track usage, Brad answers yes, we will be able to keep track. As of right now, we can't track usage using DUSAW. Cheri-asks if we can use the last numbers of lot number for PIN, Jeff answers that we haven't gotten that far. Research on locks has been difficult, he heard back from one company about a lock that shows us if door is unlocked, member usage, keycards are more challenging to keep track of. The locks were 300 a piece for this company. If we can lock down the shower house and the no trespass orders, then we can keep problematic people out. Brad states that right now we have no control, but with this system we could keep track and shut PINs down as needed. Tina asks if we have a locksmith do that if it would be their responsibility to make sure it works. Brad responds that the locksmith would probably only help with physical maintenance. Jeff talks about locks, says that they are residential in nature but many places like Airbnb's use them so the locks could handle our member usage. Members say that there should be a phone number posted so that if the shower house is trashed, we can report it. Member states that he has trouble with the card, that it doesn't lock or unlock properly. Brad explains the lock is finicky, if the deadbolt isn't messed with then it locks automatically. Locks are in the works.

- **School House:** Informational update stemming from a recent meeting. Jeff reports we had a meeting with the schoolhouse stakeholders; this is a meeting place for homeschool not an actual school. We do have a current agreement with Merilee Remmen, a lot owner, and a hold harmless agreement, the agreement extends to January and at that time we will offer to extend it to May. At the annual meeting we will have a vote regarding the headquarters being used as a school. Members comment that he thinks it is great that the building is being used and it is cutting down on vandal activity.
- **Roads:** Operational update. Project delayed due to dry weather conditions; scheduled to resume in fall for optimal results.

Todd isn't present but as far as we know Tony G has agreed to do roadwork. It hasn't been forgotten but nothing can be done at this point.

Tina brings up snowplow bids, Cheri states that Joe is interested, Tina will send him a bid form.

Members ask about having one contractor on call, Jeff responds that he would like to have a roads committee, we will need to get bids from different contractors. Members think that one person focusing on all the roads would be a good idea. Jeff brings up idea of zones, delegating zones to different contractors. Jeff states that roads aren't that bad considering other places in the county. We can also focus on easements and deal with dead trees, etc. Member asks question about limbing or trimming trees that are within 30ft of his property, Jeff states that there are stipulations about taking care of trees on easements, but ultimately it is the owner responsible to take care of trees on their own property. 30ft from center of road is the easement. Members comment that there are three trees underneath powerline near Dinosaur Road. Jeff responds that this is a PUD issue, Nancy agrees and states that PUD will take care of that if it is reported. Jeff states that if we identify hazard trees that the owner doesn't want to take out, then the board can take them out. We would rather work with owners cooperatively.

Open Floor / Public Comment

Homeowner Forum:

Nancy-in regard to the shower house, she will have people moving onto her property, and so is notifying the board that those people will be using the shower house. Some of us on Sun Ranch live on county road and for the most part we have our own facilities, so we don't use Sun Ranch facilities, she is concerned about increases in dues. Nancy asks if it is fair if she doesn't drive on the road at all, if she should pay for it. Brad responds that lots that are on Sun Ranch and generally stay that way. Nancy states that it is possible to remove lots from Sun Ranch. Nancy does not object to the current dues amount, if Sun Ranch were to dissolve and reorganize then we could change those bylaws. She is hoping the board will work with her on this issue, she will put something in writing so she can sit down with the board, she still needs to speak to an attorney regarding this issue.

Member says that \$137 is okay but as prices go up then it becomes unaffordable, also wondering if we cut the grass at headquarters. Jeff states that we missed the window to get it hayed, and it got too dry. We will try and maintain it; it was an oversight this year and we will deal with it next year. Tina states that the grasshoppers ate a lot and made it difficult for people to hay it. Member restate concern about fire safety. Tina goes over who has done haying in the past. Jeff talks about dues, most of us are on fixed income and the survey results show that members do not want an increase in dues. If we increase by 3% each year it will keep pace with inflation, the money we get isn't a lot since we don't keep up with inflation, we are trying to strike a balance. We will present options to the members to vote on, don't think that we are raising dues without membership input. Member comments that there are people on the coast who can afford this and are oblivious to the problems we face. Jeff states that the roads are the biggest expense, if we get that figured out, we will be good. In 2028 you will not be able to waive an audit over 50 thousand, right now we can. We need to figure out the cost and details of doing

an audit, it's on the list of things to investigate. Member asks about using the Sun Ranch headquarters as a safe zone during a fire. Nancy talks about 2015 board opening the headquarters to anyone needing evacuation, water, etc. Kirk states that we opened it up last year. Jeff agrees that no one would oppose using it as an evacuation site. Tom states that you can ask your CPA for an audit.

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.

There is a resolution that as a board we need to vote on, this does not rescind the motion it only freezes the motion until such time as we are able to act. Resolution is more formal than a motion, it spells out as opposed to motions which can be vague. Jeff asks members if there are any questions.

Jeff makes motion to enact resolution 2026 0-1, to stay 2025 Squirrel Road motion, seconded by Tina 4:0 resolution passes.

There is a cattle lease for Star Barn, and the owner wants to renew the lease, its not up until December 1st. Cheri asks what it requires, Tina responds that it doesn't require anything of us, he hays it, maintains fences. It's a common area that he wants to use. We will come back to this at a later meeting.

New Business

- **Survey Results:** Presentation, analytical review, and discussion of community feedback. Jeffs says sent out a survey, and it was very beneficial, the shower house, water and enforcement of covenants as well as road maintenance are important to the membership, there may be surveys in the future. The results are posted on the website.
- **Board Direction for 2026-2027:** Strategic planning and operational goal setting discussion based on survey results.
We will plan this based on the survey results.
- **Covenants Violations:** Discussion for developing a potential strategy for addressing violations based on our CC&R's.
Jeff states that we are toying with a fresh start initiative, we haven't enforced these for years. Regarding unkempt properties, there is a fine line between what we think is cleanliness as opposed to what other members may consider cleanliness. The goal is to

have a covenants committee and an online form. If someone submits a complaint the committee investigates the complaint and brings the results to the board for the board to enforce. It will take time to develop this; it may not go over well with some people.

- **Gate Checklist Resolution and Approval Form:** Discussion regarding a standardized policy for the installation of gates.

We will work on a form for gate installation, members can't block access to common areas, state lands, if there are other members behind the gate then a notarized letter is required from those members. We must give 24-hour notice for any roadwork. Emergency access may need to cut or break gates in emergencies. Gates that aren't approved, then there will be a fine. This does not apply to gates going across private roads or on their property, only association roads.

Fawn road lot 10, there is an owner who does not have access to his property due to there being no road. We've met with him and talked about it; he doesn't have money to have it surveyed. We will talk with a owner of a lot who can potentially grant him access through their property. We don't want to have to survey the road, because that would be costly. The pins are close to where they should be, but it needs to be surveyed. We are working on coming to an affordable resolution.

- **Formation of Committees:** Discussion and appointment of members for the following committees: Roads / Easements / Special Projects / Social Events / Covenants / Any other recommendations for committees

Jeff we should adopt these committees, asks if anyone wants to be on the road / easement committees (no members present volunteer). Road and easement committee would be looking at the roads which need work and bring to the board, easements, trees and other things that need to be addressed. Jeff thought that after forming these committees we could setup a google form for signing up. Member asks if anyone oversees roads, Jeff responds that Todd is in charge of roads. Member discussion regarding power lines and easements. Jeff states that we don't have time to do all this nor do we have the budget to hire anyone for this either. Members suggest that PUD may do some easement stuff for free.

Tami talks about cornhole on the 22nd, asks that people call and tell her whether they are coming or not. It's a community event, we are going to estimate how much food we need, will ask people to bring side dishes. It's open to the whole valley, the lunch is at 11am-12pm the cornhole tournament starts at 12pm.

Members ask about the budget, needing any additional funding. Tina states that we will be fine, and we will seek out donations to help with this and future events. Nancy suggests that to increase donations, any excess that goes over a certain amount could go to fire victims.

Discussion about donations and community events. Tom offers to donate to social events; the amount will be based on matching.

Jeff asks if anyone is interested in building billboards, if the association buys the materials, we could have a work party to make everything look more professional, like trailheads on state parks. We could start the headquarters and see how it turns out; we could put all notices and such in the same place. Cheri asks if the no trespass signs got put up, Jeff responds that no we have not yet, Brad is waiting for feedback.

Andy-thanks Jeff and Sun Ranch for being so proactive about being fire-wise. Discussion about fire safety and keeping everyone informed on active fires. Jeff reiterates that we are trying to engage everyone and work for the members instead of people fulfilling their own interests.

Adjournment

Next Meeting: September 19, 2026, at 9:30 AM

Motion to adjourn: Jeff makes motion to adjourn, seconded by Brad, 4:0