

SROA Board Meeting Minutes Draft

Saturday, May 16th 2026

9:30am

1. Call to Order
Time: 9:31am
2. Board members present: Kirk Levandoski, Tina Dennis, Rich Barrington, Gay Seydlitz, Cheri Goffin
Members present (name and lot #) : Jeff & Gretchen Thompson, Sarah & Roberto 435, Joel Granberg, Brian & Valerie 403, David Aalbers, Brenda Pickering, Dave Dennis
3. Motion to approve the minutes as written. M by Kirk S by Gay
Approved/Denied 5 : 0
4. Public Comment (**3 minutes per person**)
Name and Lot #
Sarah-discussion about bathroom/shower house being used by people outside of sun ranch, people seem to be doing laundry in the shower house, board talks about the timer on the new locks, rich discusses the new lock situation for the gate and keycard, it will be closed between 6am to 7pm. The auto lock should help with security issues, so that members won't have to manually close the lock after leaving each time. New lock for gate is being put in, discussion about putting the gate lock in, who gets keycards and codes, and limitations of cards. The new keycard system supposedly keeps logs of who goes in when, which will help with vandalism. With the code, we don't have to physically hand out keys but are able to remotely help people get access to shower houses. This should help with the security issues. We can change the code for people that are behind on dues or in bad standing. Kirk- states that we are putting in a camera in our blind spots as well as lights to provide more lighting coverage. Rich- gives update on the repairs and patching up of the gates to prevent trespassing. Comment that the gate has been locked much more than it used to be.
5. Unfinished Business
6. Reports
 - Treasurer – Tina
40 thousand in our account, 12 in emergency account. In April we have 804\$ income, we will have more income from deposits for people paying dues. Admin assistance 140, internet, the cleaning was 720 mostly due to locking and unlocking gate, but they are no longer doing that. Cost us 400 just for postage for the newsletters.
 - Roads - Cheri
We have gone up to look at some areas with watery holes, there is a culvert, gravel needs to be brought in, we have one bid on that. More work needs to be done on main road, got a bid from Kenny, it would cost us \$170 an hour for grading. Tina called people to look at the roads and get us a bid. Member suggestion of taking a water truck bi-annually to hose out problem areas. Member comment about tall grass near the Lyman Lake mailboxes blocking vision when pulling out, being a safety hazard. With lack of plowing, we thought we would have more money to work with, but fuel prices have increased. Discussion about tree work, when on owners' property it is the responsibility of the owner to deal with it; Kirk asks about people chopping down trees on private property in bear canyon, it is a big concern that people are willing to come and do that. The people chopping trees claimed to have permission from board but could not specify which board member they got permission from. Board asks that people investigate if chainsaws are heard in common areas.
 - Shower House and Headquarters – Rich
Discussed previously in member comment section.

- Chairperson Report- Kirk

Kirk-States that he discussed what needed to be discussed already, so we are moving onto community events.

- Community Events- Cheri

Since the annual meeting is coming up, suggestion to do cornhole tournament. There will be no potluck on the day of the annual meeting. There will be another chili cookoff in the future.

7. New Business

Motion to authorize Cheri Goffin and Tina Dennis to make changes to PUD account.

M by Kirk S by Tina

Approved/Denied 5:0

Discussion of phone numbers on the website, how the board members are volunteer members who despite that are expected to be on call and resolve issues that are not within the powers of the board, such as finding property lines, resolving neighbor issues and rodent problems. Discussion of the things that the board is and is not responsible for, discussion of having a paper handout to show people exactly what we are able to do and not do. Discussion of board putting the list of these things on the website and handing them out. Discussion of handling phone calls from people. There are people who would like access to the shower house who do not have internet. Discussion about people hanging around the shower house to use the internet during late night/early morning. Discussion about setting up a guest network, how star link is tricky in that regard, star link is different from traditional internet setups. Dave Dennis- discussion of putting oil on roads to keep dust down, board response is that it would be great but is expensive. Discussion about star link guest network.

8. Lot 38 Permit;

Discussion about getting a plot divided into sub-plots, county denied the request, discussion of the denial of the sub-plot, due to his name not being on the deed at the time it was denied by one of the previous boards. Kirk- would like time for the board to look at it thoroughly and decide later. The division requires approval from SROA to move forward with county approval. In the covenants, property cannot be changed unless approved by the board. Board tables decision of dividing the lot until after reviewing the situation carefully.

9. Miscellaneous and Correspondence

- Next meeting June 13th 2026 at 9:30am

10. Adjournment Time 10:27am