



Sun Ranch Owners' Association

May 4, 2024 Minutes

Sun Ranch Board Meeting Agenda ---05/4/2024

Regular Mtg. Start Time: 9:35am

Chairperson: Andy Jones

Board Members Present: Andy Jones, President, Mary Zell, Vice President; Carol Lynch, Treasurer, and Tina Dennis, Secretary

Officers present: Bruce Elliot; **Administrative Assistant present:** Trisha Stockinger

Executive Session: *Motion to dismiss for executive session given, seconded and approved.*

Executive meeting called to order: 9:37am

Continued discussion on how we want diversity on the board - and not a board full of people who all think the same. But that we do need to learn to work together and allow each other to fulfill the responsibilities we are given. We'd like to be clearer on roles, responsibilities and expectations for each role on the board and or for officers. So no one feel overwhelmed. Also discussed, that the computer situation is good for now and there is no need to replace it at this time.

Regular meeting reconvened at: 9:45am

SROA Members present: Mike Stockinger (Lot 35), Nancy Spears (Lot 300), Joel Grandberg (Lots 2-4), and David Dennis (Lots 64-65)

Opening & Agenda: Andy did a brief board member and officer check in. Andy reviewed today's agenda & procedures. Andy invited anyone in the room to speak or share with the Board during this meeting.

Concerns Brought Forward:

Nancy Spears (Lot 300): Reviewed some voting points and correction. Also let us know about the consensus quorum for basic business. It is based on who is at the meeting, not total membership. Three items that need to be voted on at the annual meeting, 1) Last year's annual meeting minutes, 2) Budget for upcoming fiscal year, and 3) the Board members.

- a) Nancy will chair the voting committee; Trisha agrees to be on the committee. Nancy would like Tina as the Secretary to also be on and will ask a couple others to participate.
- b) Committee will meet Saturday, May 11th at 10am for first meeting.

Reading Minutes: Trisha read the April 13, 2024 meeting minutes. *Motion to approve minutes given, seconded, and approved, the motion carried.*

Audience-member-guest introductions, opportunity to speak to the board:

Joel Granberg (Lots 2-4) Concerns with how the road work is being handled. We will wait to see how the roads are when work is finished to see if additional work needs done/corrected.

Organization/Housekeeping:

Civility, Respect, Gratitude for board, SROA Members and the Aeneas Valley Community.

Filing and Organization System Update: Trisha is working on it. New computer, going through the old files and then will add more as she gets more scanned in. It has been time consuming.

Annual meeting date set (Sat 6/22/24) Planning update:

Todd Norris has agreed to chair the Annual Meeting, Carol and Andy will not be in attendance. We will need a propane tank for the Bar-B-Que.

Proposed Annual Meeting Agenda

Welcome & Agenda review = Bruce

Current Board members, officers and staff, will introduce themselves

Read minutes from last annual meeting for approval = Trisha

Guest Speakers (DNR, Aeneas Valley Vol Fire Dept., Others) = Joel

Budget review & approval = Carol & Mary

All agreed that the budget should pretty much stay the same as last year, with a couple new items.

Carol and Mary will work together to come up with a budget with the change to add the bookkeeper.

Approve budget including bookkeeper

Road maintenance special assessment option

Sun Ranch Owners running for office will introduce themselves

Voting:

Approve Next Year's Budget

Special Road Assessment

Board of Directors

Community, Events & Happenings

Volunteer committees

Questions and Answers

New Ideas, and concerns

Voting results

Closing & Gratitude

Summer Newsletter out in May: Tina read through the items she has for the newsletter, Mary gave her some edits

a) Andy asked to have the possible road assessment added

b) Joel asked for the Fences and Easements to be added

Tina will make the edits and get the Newsletter out as soon as possible.

Ñ Committee Updates:

○ **Newsletter:** Tina and ----- = Point Person: Tina

○ **Roads:** Joel, Todd, Bruce, Bob = Point Person:

○ **Perimeter Fencing:** Joel, Andy, possibly Nick = Point Person: Joel Granberg – There is still some funds for the perimeter fencing and Joel suggests that the fencing gets done prior to the annual meeting. Joel suggests a 5 year plan, at \$100 to \$200 a year. This will allow for some left over funds in case there is a need to build a new road for members moving in.

○ **Wild Fire Safety:** Joel also added that this committee should include keeping the easements clear
Andy, Todd Bruce = Point Person:

○ **Events & Community:** Trisha and Jen = Point Person:

Treasurer's Reports:

- a) Carol read the Monthly Financial Reports. No P1FCU statement when Balances were done, will add to next reports. *Motion to approve the financial reports as read, seconded, and approved, the motion carried*
- b) Carol and Mary will work on budgets to present at the next board meeting for what will be presented at the annual meeting.
- c) Carol brought up the missing curtains again, Trisha will email Jen to see if she still has some she will donate.

Sun Ranch Building Community

Stephanie Merrow: The yoga instructor that uses our HQ, gave an update on attendance. Still thinks it is a great idea to hold classes at our facilities. Because the attendance is only 2-6 participants at a time, we need to allow for some more time before charging any facility rent. A contribution jar was suggested and she will do that with the proceeds going to SROA.

Her family will be in town over Memorial Day weekend and can bring down their ariel structure and are happy to do a demonstration and Ariel event. The motion for this was given, seconded, approved and the motion carried. Trisha will post to the web page. Mary offered to coordinate the event and will post to Facebook page.

Infrastructure, Stewardship & General Reports

Discuss prioritization of road maintenance & budgets

Shower House/Clubhouse and grounds updates:

New Key Card activation update: Cards are up and running. Working on some adjustments to ensure the locks will auto lock.

Bruce will come up with some procedures for rules and what happens when you break them, to be posted in the bathrooms and on the website.

Tina will do instruction signs for the new Key Cards for the bathrooms.

Andy asked about the well and the work that was done. Tina ran down the issues and that she gave Todd and Mary the names of the contractors to fix the issues.

Mary discussed the wiring issue and how that was fixed. Pat at Walter Eclectic did a great job.

Joel has a rebuild kit for the frost free that has the leaky valve. There are a few different ways to make the corrections – adding a continuation of this discussion to the next board meeting.

- Ñ New part-time maintenance positions, no current applications. Part-Time Maintenance position: Work not being handled, still posting for applications for the position. So far no one has applied, we may need to increase wage offered to get qualified help.
- a) Joel has offered to mow where needed for the annual meeting. Also thinks that more would offer to help at no charge as just being one of the members that cares about what needs to be done.
 - b) Mary will talk with current maintenance person, and let him know that we are advertising for a new person for the position.
- Ñ Andy will contact the Community Action Committee (per Stephanie Merrows suggestion), to see if we can get help with the cracked windows being replaced.

Lyman Lake Report:

Upper Lyman Lake and Lower Lyman Lake

There are still many areas that were not fixed and some areas that were fixed that were not fixed correctly. Many complaints!

Cape LaBelle Report:

Same issues with Cape Labelle, Joel commented that the roads were not ditched and crowned correctly and that when it rains all of the potholes and more will be back.

We will wait until Kenny says that he is finished to see if there are issues that need corrected.

Tina and Andy will get with Todd when he gets back to see where things are at.

Perimeter Fence Updates/Issues:

- Ñ Joel and Andy with some help from others will try to get all the perimeter fencing done prior to the annual board meeting.

Natural Resource Stewardship

Cattle grazing Leases

Cape LaBelle – Lease is now over due to non-payment, Tina has letter to send to lease holders.

- Ñ Same folks that hayed the HQ area will do it again this year. They have a better binder so the bales will be better than last year.

Sun Ranch Facebook page happenings update: None at this time**Addressing homeowner concerns:**

Lot 36-37.

Lot 74-76

Free Roaming horses - Existing covenants do not currently require animals to be fenced in.

Speeding in Cape LaBelle. Andy to call the sheriff on this. Could we get some more speed signs or speed bumps up?

Lot 325-326:

Lot 127-128:

Lot 438-439: Lot clean-up needed – Carol will call son in law to see what should be done.

Other outstanding issues:

Benevolence Form – Available for requesting funds

Cattleman's Board/Building/Home site approvals:

Frank Frost – Board formal approval

Next meeting planned for: Saturday, June 01, 2024

Meeting adjourned: 11:45asm