



Sun Ranch Owners' Association

Newsletter May 2025

Annual Meeting Information

Annual meeting this year is set for June 21, 2025 at the headquarters. Time is 1130 for lunch meeting will begin at 1230. Bring a side dish to share main meal will be provided. Voting procedures and a proxy are enclosed and posted on line.

Please and Thank you

Thank you to all members who help work for the success of our association, some by volunteering time and hard work and those who are being conscious with regard to securing the gate at the headquarters and helping keep our shower house and well usable for everyone.

Board members are volunteers, treat them with the respect they deserve. If unhappy with the way things are being handled by the board, you have a standing invitation to join the board and bring your ideas and voice to the table.

Board members are here to help all members in every way with annual dues, covenants and/or bylaw issues, boundary or easement issues, or roads as well as any laws pertaining or outlined in the Washington State HOA laws.

We are not the police in the case of unlawful activity (except if on SROA common ground) or mediators in neighboring disputes, harassment, no contact orders or lawsuits.

Vandalism

Vandalism is something that although done by just one or two people, affects many people. One bathroom had to be shut down due to the toilet being vandalized. This happens way too often to ignore any longer. The cost over the past year just to the showerhouse due to vandalism is nearly \$1,000, last year more than that. We will be considering shutting the showerhouse down completely in the coming year. This will be addressed/discussed at the annual meeting.

Speed limit

The speed limit on all Sun Ranch roads is 15 MPH. For the safety of our children, pets and pedestrians, please keep it as close to 15 MPH as possible. It is unacceptable to drive through someone's driveway so don't.

Website

On the website www.sunranchtonasket.org there is a lot of great information about fire prevention and care. It has been an unusually dry winter and so far spring. The website has very good fire wise information. There is a lot you can do around your home and property to be proactive in keeping it safe from fire. Please take the time to look it up under member information/fire prevention.

We are also adding an advertising section. If you have property for sale or a business you'd like to promote we can advertise it on the website for members for free.

Future Newsletters with the exception of Spring

In order to save money on paper and postage, newsletters in the future will only be posted on the website and emailed. A papercopy will be posted at the headquarters. **Make sure we have your up to date email, address and phone number.**

Proposed Budget

Is posted on the website and will be discussed and voted on at the annual meeting. There will be no change to the annual assessment THIS YEAR. It remains at \$137 due on or before May 31, 2025. An invoice will be sent.

Reminder: If dues are not paid by October 31 of every year a late fee will be added.

Thank you!!!

Carol Lynch will be stepping down from her treasurer/bookkeeping position this year after the annual meeting. Carol has spent many years volunteering on the board and will be missed very much.

Annual meeting agenda (official agenda will be available to those attending meeting)

Last years minutes, read and approve

Treasurer report, budget review/discussion/approval

Showerhouse discussion including vandalism

Road work as well as Squirrel Road discussion

Snow Plowing

Community events

Members expressing interest to be on the board for 2025/2026 year

Vote for board

Results of vote for board



Sun Ranch Owners' Association

2025 Proxy

Voting

If you come to the annual meeting you can place your vote for any issues that come, up yourself. If you cannot come to the annual meeting you can use the attached proxy to assign to any eligible member to vote in your place. Your dues must be paid at the meeting or before to be eligible to vote, apply to be on the board or have a proxy admitted.

Sun Ranch Owners' Association 2023 Proxy

If you are unable to attend the meeting you have the option of assigning your vote to someone else, the person you appoint **MUST BE PRESENT** at the annual meeting that will be held on June 21, 2025, to vote on your behalf on any issue that may arise at the meeting.

If you would like to appoint someone, please fill out this form and return by June 21, 2025.

The undersigned does hereby appoint _____ (insert designee name here) as agent for me and in my name and place and stead to vote as my proxy at the annual meeting of the Sun Ranch Owners' Association to be held at Sun Ranch Headquarters on **June 21, 2025 between 12:30pm-3:30pm**. The said designee is entitled and authorized to act for me in my name and stead at said meeting of the members for any and all business at said meeting as I could act if I were present.

IN WITNESS WHEREBY, I have hereunto set my hand;

This _____ Day of _____ 2025

SIGNED _____

PRINT NAME _____

Registered Owner of Lot(s) # _____

Meeting Date: Saturday, June 21st 2025 12:30-3:30pm

Sun Ranch Owner's Association Headquarters, Tonasket, WA 98855

Office use only
Verified by
