

Sun Ranch Board Meeting Minutes 9/13/2025

Regular Mtg. Start Time: 9:36am

Board members attending- Kirk Levandowski President, Cheri Goffin Vice President, Tina Dennis Secretary, Connie Spears Treasurer, Rich Barrington Vice President

Members Attending: Nancy Spears, Gay Seydlitz, Dave Dennis, Tami Windrick, Cicely Amato, Gretchen Thompson, Jeff Thompson, David Hoover, Brad Hillman

Guests Attending: Kathy Gilles, Brian Gilles, Jennifer Nolan

Kirk welcomes everyone then hands the floor to the guests to discuss squirrel road.

Squirrel Road Discussion

Brian Gilles- We have a letter that says we contacted land use attorney, brings up that they have been using road for over 50 years and that we could fight it out, but everyone would like to put the issue to bed forever. The attorney suggested that we contact title company, and we did. Emphasizes that we want to be good neighbors and use the road, easement documentation doesn't specifically name Squirrel but we have been doing maintenance and would like to continue to do maintenance in future. We have a letter showing maps from county showing properties, current owners, some real estate contracts and maps.

Discussion Points –

- Regardless of easements, state of Washington when a road is used for over a 10-year period they have a right to that road,
- Maintenance and documentation

Jennifer- States that this is reasonable, points out that a lot of people from sun ranch use our road, such as hunters and four wheelers; and we not looking for anyone on sun ranch to reciprocate.

Joe- We are going to work on an agreement so we don't have to keep doing this over again.

Tina- We need to point out that the one member who brought this up will give us grief about the issue, we will be dealing with him, so you guys need to be there for us to help deal with him.

Brian- States that he believes that guy misled the board and was misled himself.

Tina- Acknowledges that he might've been misled by someone but reiterates that we're going to have grief about this either way.

Rich- States that the law is the law.

Tina- Brings up that the law can be interpreted in multiple ways, none of us want to block you off and a maintenance agreement in writing would be helpful, but as the board changes every year we need to resolve this issue for the future.

Brian- Agrees with this and acknowledges that we (squirrel road guests) will be butting heads with him.

Rich- States that he might feel better about an agreement.

Tina- Brings up that the membership could get sued by that person potentially, so it would be best trying to put him at ease, the cattle guard helped calm him down for instance.

?- Brings up that a former board member called for use of concrete and eco blocks.

Brian- States that any blockage will disappear same day and could turn into conflict.

Kirk- After that meeting there were two complaints filed for high-speed cars, he asked about the speeders, but people in question said they didn't have issues but rather it was a certain former board member that asked them to sign complaint.

Tina- States that another member also asked not to have it blocked off, he has no problem about squirrel road usage.

Sicily- Brings up that the minutes need to be updated from the annual meeting, there were voice votes, and the numbers were inaccurately represented, each vote we did that day was not counted, and after seeing those minutes from Jen, many people were not listed on there when making comments. There were people on both sides of it, but minutes were inaccurately represented, asks board if it is possible to go back and amend them with voice votes, she didn't understand the motion at the time of the meeting and states that the motion in the notes was represented clearer than when it actually happened.

Tina- Total of what we voted on and proxies was 44, it might have been better to count votes differently, we can correct them at next annual meeting.

Sicily- Reiterates that it is inaccurate to say it's a numbered count.

Nancy Spears- Under Roberts Rules it states that anyone can request a recorded vote during a meeting and strongly encourages people to bring up the issue, agrees that we need a recorded vote, especially with controversial issues.

Tina- The way the Covenants read is that anyone who shows up is the quorum, whereas a board meeting needs to have 2/3 of the board present.

Nancy- Can't amend the bylaws if only a small number show up, certain things must have a heavier quorum to be amended.

Tina- There were only about 35 here, hardly enough to be a quorum.

Nancy- Reiterates that certain things we can't vote on with a smaller quorum.

Rich- Reiterates that the board gave Squirrel road guests 90 days and the Squirrel road people did their due diligence.

Tina- Don't want to sit here and pick this apart now.

Kirk- Reiterates that there's ten years of use on road so that's what laws require, and two attorneys have said pretty much the same thing. We would have to plan for one to two years minimum if we go to court over it and so it is better to talk the issues over.

?- States that the only people who benefit are the attorneys in that situation.

Kirk- As long as we keep talking, we can work the issues out.

Squirrel road people thank board and leave.

Reading and approval of 8/16/2025 minutes by Tina

Motion to approve by Kirk, all approved

Nancy- Asks about paper she wrote about cattleman's board.

Kirk- States that he read the paper and found it very informative.

Nancy- States that she researched the history of the cattleman's board, there are issues with them. States that she doesn't have anything written up for the proposal today, there are lots of legal issues and plans to get things written up. There may be a clause in the articles of incorporation that could help, needs to get a legal opinion and meet with all the affected members and find out where everyone is with the issue. It will be lots of work to put it together.

Tina- States that Nancy suggested to get a committee tighter of board members and people affected to help come up with something.

Nancy- She hopes to present it to the board and bring it up at the annual meeting next year, to have everyone on the same page.

Kirk- Says we have a few new members.

Brad- Introduces himself as one of the new members.

Board- Welcomes Brad to the community.

Treasurers report, (Connie)

A) Monthly Report

B) Liens/Foreclosure Inquiry

C) Insurance (paid in full)

Connie-I have been gone for three weeks on west side I will go over monthly report now. We have a lot of fencing supplies left, \$450.00 for event fund which came from the purchase of the hay and also got a \$250.00 dollar donation from a member. We've been getting stuff done, a lot of work on shower house lately, things that needed to be addressed. She feels good about the shower house, all our costs, will make copies of this and in the future, would like to have a place to post copies, where people can view what we've been doing.

Tina- Suggests that we could post printed financial reports on window.

Nancy- Suggests that we could post it on the website.

Connie- Emphasizes that we want to be very transparent, our prior history is not having the information shared with the membership openly, the last three or four boards were transparent but with other boards, before that, there was money not accounted for and we are trying to regain trust from the membership and be transparent.

Kirk- Three members in Sun Ranch are very behind dues, we have turned them over to collections and we'll see how that goes, depending on how it goes we may continue to do that in the future.

Connie- States that we can lien the properties, send to collections and possibly put an electric access gate in so they wont have access to our facilities; and members who are allowing non-sun ranch people would also be barred from our facilities which would help with vandalism.

Rich- States that he is doing research on gates, whether we want to run power or solar for electronic gates. And that with the new cameras installed he has seen there are lots of people here between 11:30pm-4:30am on a consistent basis, no one should be here at night that much.

Kirk- We should approve treasurers report then move on. Kirk motions to approve, all in favor, report is approved as read.

SECURITY ISSUES & SPEEDING

Kirk- Next topic will be Cheri, since Rich already started with what he's doing.

Rich- States that there are a lot of people using facilities who shouldn't be, asks if we can shut off locks during nighttime hours.

Connie- We discussed this in past, most of our problems with vandals and criminal activity come from members letting non-sun ranch members into the common grounds.

Rich- States that there are a lot of people working on cars and dropping trash on the ground at 2am.

Connie- States that most people in membership aren't the ones using facilities in the early morning hours.

Rich- Says that it is often the same two or three people who are consistently using facilities at night, and that some are way behind on dues.

Tina- Suggests that we put a card system on the gate but that we would we still need locks on the bathroom doors.

Rich- Says that certain people have cut the barbwire and come across, so they could always walk and get into bathroom any way.

Connie-States that we do have fencing materials left, so maybe we need to get volunteers and re-address the fence.

Tina- States that we will never stop these people completely.

Rich- Says that Blink cameras are up, but we need one by the gate, a week and half ago someone ripped the lock off in broad daylight, we need a camera out there to keep an eye on that sort of thing.

Connie- If we have a camera out there, this is private facility so we could press charges for the vandalizing and trespassing, this is another tool in toolbox, as board we are figuring out these tools and there are limitations to them.

Rich- Brings up that we can always shut off keycards for problematic people.

Connie- States that for people who hand out keys and keycards to non-members and people who have lost privileges, said persons in violation should lose their privileges so it doesn't continue, as long as we have members actively violating rules it eliminates our ability to deal with problem.

Rich- States that we are looking into the gate, thinks it is a great deterrent.

Tina- Says that in the meantime we still have issues of nightly people

Rich- Asks if these locks have ability to shut off and turn on at certain points.

Tina- States that we had issues syncing the lock with the Dusaw app until getting Starlink, then recently when she synced it now we can't unlock or lock the door, but we will look into fixing this issue and shutting off locks at night.

Rich- States that we have the ability to find keycards of violators and stop them from accessing.

Tina- Brings up that one of the persons whose keycard is off is begging people to let him into shower and causing trouble.

Connie- States that if we shut down hours from 11pm-5am would help with the issue.

Rich- Says that the person in question might be coming down to use the Wi-Fi, but as we are not a 24 hour travel stop he can't just come and show up at any time. Suggests timer for the Wi-Fi but raises concern that it might cause problems for the cameras and the locks.

Connie- Says that we don't have the gate proposal put together, there is no money for this in the budget, but there is a surplus for last year, which could help with the cost.

Tina- Brings up that upgrades for the shower house can use reserve money.

Nancy- Agrees that the board can do that and just report it to the membership.

Connie- States that she doesn't know how others feel but doesn't want to wait until the next annual meeting.

Cheri- Asks if there is anyone who might donate a gate to us.

Connie- States that we have a volunteer for the labor, the cost to us is electricity. She is against using solar power as it is easy for people to damage systems.

Rich- Suggests putting a pole in and put it up 15ft in the air if using solar.

Connie- Suggests hard-wired approach, putting the wire in a sturdy pipe, which will help with keeping people out.

361- Observed that seemingly outstanding members leave gate open, lots of times he's seen the gate open when driving by.

Connie- States that the rule is that when opening gate, you close it and lock. Supports having electric auto closing gate so that people cannot leave gate open for non-members to come in and use facilities.

Rich- States that he is one of those guilty parties, now that learning about the violators, he now locks gate.

?_ Asks if you can lock the doors on the shower house remotely. States that half the time they are not locked, but not everyone has caught onto the lock on bathroom doors.

Tina- Says thank you for locking them.

Connie- States that we have put fliers on each door before and can add a tutorial for the process of locking the electronic keypads.

? (hat front row)- States that the problems are that signs are being ignored, whether speeding or other signs people just ignore them and it leads to more clutter.

Connie- States that we only have so much control over what can be done, some choose to not follow rules, and those people need to lose access to our facilities. She is in support of speed bumps as they can rip their rigs apart if speeding.

Joe- States he is against speed bumps, says that even going over them at speed limit can rip apart rigs, if hauling equipment its tough on trailers and equip.

Connie- Asks that since 15mph zone is for whole road, wouldn't it make sense to go just a few mph.

Joe- States that putting them on a middle of hill is bad idea, understands the speeding issue but don't like speed bumps on roads.

Tina- States that the issue is to figure out how to slow people down to get their attention and cost them money when they speed.

Connie- On westside we have speed bumps that worked.

Joe- Points out that its different on asphalt than on dirt roads.

Tina- We tried and it didn't work, people tried to go faster over them to avoid feeling the bumps.

Cicely- Lives near speedbump, states that it didn't do anything to stop people from speeding.

? (front hat)- States that he has same problem on upper Lyman Lake and that the people tearing the road up are the same people who have done it for years.

Connie- States that it's rude to kick up dirt on people.

Tina- It saves us liability issues if we put limit signs up.

Tami- States that as far a speed goes it is always the same people, asks if there is a way to find those people and charge them for it, suggests a warning and fine.

?- In regards to bathroom locks, rather than manually locking it why doesn't it automatically lock after closing the door? Maybe Dusaw issue,

Tina- States that it is an issue with the program, and that when we purchased it, we were led to believe that auto-lock was a feature, might be an option but we'll have to look into it.

Joe- Says that we can put signs up but people might not read the signs.

Tina- We're going to work on it.

Kirk- Now moving onto Cheri with road and community updates.

Roads (Updates from Cheri)

A) Cape LaBelle/Squirrel road (covered earlier)

B) Lyman lake and Lower Lyman Lake

Cheri- We've been taking gravel from common grounds and will start filling in potholes after the fire season is over, to avoid sparks and such during summer. We are looking over roads and will see what needs to be repaired. Cheri emphasizes members to tell us about any work that needs to be done. Joe has returned equipment and as of right now it's in working order. We have paint or flags to put out for marking areas that need work and when rain does come and fire ban is lifted it'll be easier to get started.

Kirk- Our plan is to use red markers for holes and white markers for grading, we will flag everything then Joe can go out and work on it.

Joe- People flag wash boarding too much, he sent a letter to Rich about the roads and easement who will forward it to the owner, to get them slow down.

Community Events

Cheri- States that she passed out calendars. Bingo is at 6:30 on the 24th, states that everyone is welcome.

Tami- Asks if we ever found out from Everett if we can advertise.

Tina- States that we did not yet.

Tami- Reiterates that if we can advertise it would be good.

Cheri- States that she wants the community back together, how it was years ago with neighbors looking after each other, especially during winter months and generally making sure everyone is okay, if anyone needs to go into town, has food and so forth.

Connie- Says that the cornhole tournament objective is to bring community together and raise some funds for Aeneas Valley community, Christmas, Easter and other events, says that we have the perfect facility to help with all of this. She is looking for volunteers, has a flier and will put more out, states that she is going to be working on that and will have a donation box for supporting our community funds for Christmas.

Tami- Says that it worked well with the smores event for raising money for fire fighters.

Connie- Says that we will have first second and third place, and a competition for kids also, will also have hot dogs and beverages, hoping to have a side potluck in which we will supply the hotdogs and ask if people want to bring side dishes, chips. States her excitement about this event.

Tami- Asks about adult and kid contests and offers to bring extra set of boards for both groups.

Connie- States that we are going to have trophies and there will be a gift certificate for the winners.

Tami- Asks if we are going to create/bring our own team. Brings up idea of online sign up sheet that matches up people so it's fairer and more balanced.

Connie- States that this is my objective for the next two weeks, hoping we get really good attendance, there will be a ten-dollar entrance fee, asks members if is ten dollars too high.

?- States that last year we did 12-dollar donations but there were very nice prizes.

Connie- 10 dollars per person will help with covering the rewards, states she doesn't want to eat up event funds with just one event. The objective is to bring people together and raise funds, and the cost is basically hot dogs, trophies and prizes. Says that prizes will be bigger than individual contribution, reiterates that we don't want to spend too much money on one event as there is only \$450 dollars for event funds. She doesn't want to spend more than \$150 at the most.

Cheri- Suggests going to dollar store and getting some stuff for cheaper.

Tammy- Brings up that she has an Aeneas Valley person asking about a possible pie contest. The person is asking about the 14th or 15th of November for a pie contest. There is supposed to be one pie for judges and one to sell, and we could put that towards another event fund.

Kirk- Says that we'll discuss more later. Thanks everyone for showing up

Connie- Thanks everyone and states that we need to get to bank about adding Rich to account for camera subscription and that it will require signatures of board members.

Tina- We can do that.

New/additional agenda items for next meeting

Nancy & others about not benefiting from roadwork.

Adding Rich to account for camera subscription.

Next meeting date is October 11th at 9:30am

Move to adjourn mtg. Time: 10:57am