

SROA Board Meeting Minutes

Saturday, July 11th, 2026
9:30am

1. Call to Order at 9:35

2. Roll Call

- Board Members Attending: Tina Dennis, Jeff Thompson, Todd Norris, Brad Hillman and Cheri Goffin
- Members Attending: Gretchen Thompson Lot 333, Dave Dennis Lot 64 & 65, Rich & Brenda Barrington Lot 85, Sandy Jensen Smith Lot 63, Nancy Wadlington Lot 300, Kirk Levandoski Lot 122, Tami & Bob Windrick Lot 27 & 28, Don & Julie Leadbetter Lot 154, Tim & Kathi Coston Lot 195, Gay Seydlitz Lot 107

Jeff thanks everyone for coming, and asks for patience.

3. Approve Minutes of the last Board meeting
Motion by Jeff Second by Tina, approved 5:0

4. Treasurers Report and Approval

- Tina overviews the amount in each account, and explains that she transferred money into a reserve account for roadwork or other things as needed. Taxes, insurance was paid for this year, shower house and cleaning expenses, electric and garbage are about the same each month. \$1084 for roadwork, put under rehab, to fix the Cape LaBelle garbage can/mailbox area. Did research on easements there. Tina asks about other HOA being shut down. Motion to approve by Tina, second Cheri 5:0

5. New Business

- **New Board and Officer Roles**

Tina explained there are five board positions and five officer positions, in the past only board members would be officers due to lack of volunteers. This year we have one person who volunteered to be an officer. President, two vice presidents, secretary and treasurer are the officer roles. Officers such as the secretary can take minutes, write letters, prepare agendas, etc. Board members oversee what the officers do. Gay Seydlitz has offered to be secretary.

Tina makes motion to accept Gay as Secretary, second by Cheri, approve 5:0

This still leaves the other four roles open. Kirk asks about an officer of special projects, Tina responds that role would be a committee.

Tina offers to be treasurer. Cheri and Todd offer to be vice president. Jeff offers to be president. Brad will be a board member, not an officer.

Brad brings up the issue of one of our board members not being able to vote. Tina clarifies that the board member can vote on the board just not at the annual meeting for the board.

Tina makes motion to accept officer roles as stated, second by Jeff, approved 5:0

- **Thompson Gate Proposal**

Tina says we received a letter from Gretchen Thompson, the Thompsons own all the lots on Chopaka Way West, she is proposing to put a gate to block off access to their properties. The fire department and Sun Ranch would still have full access. There have been trespassers and trouble with hunters, they would like to secure the area since they own all the lots behind the proposed gate. There is no access to common areas or public lands behind the proposed gate.

Gretchen presents a map showing where the gate will be located, approximately 200' feet from Lost Creek Way on Chopaka Way West. Tina has a concern about setting a precedence for other people doing the same thing, we could possibly have people wanting to put in gates at other locations. Member, Sandy, suggests a common lock or keypad for Sun Ranch access, states that security is a concern. Member, Brenda, asks why we wouldn't want to allow them to put in gate. Gay Seydlitz brings up Dan and Jodina owning five lots all at the end of Hawk and wanting to put in a gate as well. Member, Kirk, states that if you are property owner from the point of the gate back, then there's no reason not to approve it.

Tina reiterates that she is worried about the precedence. Jeff states that we should create a document for the future that specifically addresses gates, and gates should only be put in if there is no common area, state land, etc. and reiterates the security issues.

Member, Brenda, asks about fire department issue, Jeff responds that we will have a code to the gate, most likely, fire department will cut chain and go in that event. Jeff says that in the event of a fire no one else would be affected. Member, Kirk, asks about someone having a gate on Doe Road. Tina responds that there is one but he can't lock it. Gretchen, states that the road itself is private property and that Sun Ranch has easement on it; as long as we grant access to fire department and maintenance. Member asks about DNR cutting locks.

Jeff recuses himself from the vote due to being a board member.

Motion to approve gate construction by Cheri, seconded by Todd, approved, 5:0

- **2026-27 Board Priorities**

Jeff asks previous board members about relevant topics and things that the new board needs to accomplish that wasn't completed during their time on the board.

Tina received an email from someone on Coyote who said their neighbors are having fires, Tina states that we need to send them a letter. Jeff says that campfires were allowed during the time they were having a fire. There was a burn ban on rule burning but campfires were allowed as long as they met the criteria for campfires as outlined on Okanogan County's website. Jeff explains we are in a triple jurisdiction in regards to the burn ban laws, Okanogan County, Fire District 16, and DNR.

Member, Brenda, asks if Sun Ranch has our own stipulations about burning and fires. Response is that if we are able to we should make it cut and dry. Conversation about whether or not we are able to make a regulation regarding burning. Member asks about how the HOA would enforce this, fines/fees could be applied. Member asks about consequences for not paying said fines, if we put a lien on the property. Member states that there would be problems with this unless there is a way to enforce it, otherwise who would enforce it. Jeff thinks that most people would abide by it. The fire department or DNR would not be able to enforce these rules on our behalf if we created our own burn ban outside the County, Fire

District, or DNR's burn bans. Member, Kirk, suggests putting no fire signs on the speeding signs. Jeff states that he can ask if DNR can give us some fire signs to put up. Member asks about no shooting no campfire sign at the top of main, board responds that we did put it in.

6. Old Business

Squirrel Road

Tina brings up an email from member Tom Lee about fencing repair. Tina will contact Joel Granberg to investigate and report back.

Jeff opens the discussion about Squirrel Road, states that there was a motion in the 2025 annual meeting to block off the road, however after that meeting more information came to light; so the board needs to address the issue regarding Squirrel Road. Jeff researched it, the residents have a history of using the road for approximately 20-30 years. Tina states that it's clear that for over ten years they have used it. Jeff brings up state law that if roads have been used for ten years or more, then the state will rule in their favor, in terms of a prescriptive easement. Fire code violations regarding access for emergency vehicles is also an issue, as well as life safety concerns cutting off egress routes for both HOA members and non HOA members. And It is an issue that the Squirrel Road residents won't contribute to maintenance ~~and cost~~ of Sun Ranch roads, but that we will have bigger legal issues if we block it off. Tina states that although the residents stated they would help, they have not followed up on that.

Squirrel Road has not had maintenance since this issue began, other than some rock. Jeff states that we need to put a pause on the motion, until we look into the possible fire code violations and prescriptive easement. We also need to reach out to the local fire chief and get an official opinion from the fire district. The fire chief is the Authority having Jurisdiction. If the fire chief thinks a gate would be an impediment to the department, and life safety, then we will not be able to put a gate in.

The other issue is that under RCW 64 is we have a fiduciary duty to act over a popular vote. If a vote in favor of a motion violates laws then we must temporarily put off enforcing the motion until proper research is done. Jeff reads laws regarding RCW 64 in regard to motions and our fiduciary responsibility as a board. If a motion places the board at risk for fiduciary negligence, liability exposure, and financial risk, then as a board we need to act on that. The resolution Jeff suggests, allows the board to pause the motion and vote made at the annual meeting, so the board can due their due diligence in researching the issue at hand. Once the board has done their research, they would call a special meeting of the membership with ample notice and present this new research to the membership.

Jeff reiterates how quickly fires move, and states that we should be able to address the issue of them not maintaining or paying us to maintain the road. There is case law in Washington State that addresses Joint Maintenance Agreements that appear to be in our favor.

Jeff makes a motion to approve the resolution as written.

Discussion ensues about how to put an end to the Squirrel Road issue. Jeff drafted an email to the membership regarding the Squirrel Road issue, talking about the resolution. Discussion about the road behind member, Andy's, property being their legal access to it, and how a fire truck couldn't make it up that road. Tina states that she doesn't want to block it off, but it is frustrating that the residents don't help with road maintenance.

Discussion about the number of lots around Squirrel Road and road access. Member asks about road maintenance agreement, Tina responds that there was no maintenance done.

Member states that we have been dealing with this for more than five years, discussion about cost of fixing up road vs the cost of legal battles. Member brings up the issue of emergency access.

Member, Kirk, states that we approached the people who live up there, and that Tina brought to them the cost of \$54 a year for road maintenance but they refused this offer. Todd states that we should go ahead and meet with member, Tom, who continues to ask about Squirrel Road. Tina agrees that the board should talk to member, Tom, and to the Fire Chief-and get more information about their stance on this issue. If the fire department veto's the gate, then we would bring that resolution to the next meeting and deal with a joint road maintenance agreement separately.

Agree to table the discussion and resolution to the next meeting.

Member, Nancy, asks to be put on the next meeting's agenda for a presentation.

Jeff moves onto the next topic on the agenda.

Home School

Tina states that the homeschool was discussed at the annual meeting. Todd thinks that we should sit down with the homeschool people and discuss the future use of Sun Ranch facilities. Member asks for recap about the homeschool, Tina explains the member usage of the headquarters as a homeschool, how we had a contract, then nullified it, and then made a property agreement that is active until January 2027. Todd thinks that the whole membership should be allowed to vote on the issue. The member asks if they are caught up on rent, Tina states that we don't charge them rent but they do pay for part of the internet and electricity.

Shower House

Board brings up that the locks are an issue, it is unclear if it is a locking issue or if they weren't put in properly. Jeff asks if there is anyone on board willing to oversee the shower house. Brad volunteers to oversee the shower house. Jeff thinks that we should hire a locksmith to fix the issues. Tina asks again if we need to change the batteries on the locks.

Tina asks about the lights. Member, Rich, (previous board member) gives a report about the status of the lights. There are lights to be put up that are still in the maintenance room. Member, Kirk, states that we should have lights up by the next meeting, Jeff agrees.

The previous board was planning to remove the back half of the wall, near the doors, on the shower house in order to increase visibility for the cameras.

Member, Rich, states the camera for the pole on the front gate is pretty much ready to go, however it is outside of internet reach so the SD card must be reviewed. A member asks about vandalism, and the board responds that we have had much less trouble with trespassing and vandalism since we no longer trespass the repeat offender, installed the cameras and lighting, and restricted the internet access.

Fawn Road

Tina explains the situation with a member and wanting a road put in. Tina says that the board needs to send an email or letter to the member in regard to this.

The history of this is when a member bought a landlocked parcel in the association,

they want the association to put in a road to his property, which the board agrees will happen. The member approached a neighboring owner to see if they could tie into their established driveway to access his landlocked property. That neighbor denied the request. The member that is landlocked, has been instructed to locate his property corners and get it surveyed showing the precise locations of his property corners. The board needs these documents because if we are putting in a road for access, it needs to be precise.

Bank and New Board

Tina makes motion to remove Kirk Levandoski from all P1FCU accounts and remove him as a signer and to add Jeff Thompson as an authorized user and signer and to get him a card, seconded by Cheri, approved, 5:0

7. Public Comment (3 minutes per person) State name and Lot # before speaking

Member asks about voting on issues and if we have to wait for annual meetings to vote on those issues. The board responds that we can call a special meeting for this purpose, we can send out an email to the membership with ample notice, then it requires a majority vote at the meeting for a motion to be passed.

Jeff states that he has a survey to send out to the membership that will ask members what their individual priorities are, feedback in regards to rule enforcement and so forth. This survey will help to give the board direction for this year. Issue of aesthetics, broken down cars and other things that can be fire hazards. Jeff states that we should start enforcing our covenants and regulations based on the feedback from the annual meeting. We aren't looking to go after petty things, but the major concerns of junk cars, trailers and RV's that are not operational, and general lot cleanliness. Tina states people are not going to pay fines or respond to letters, and that we have tried calling the health department but there has been no resolution. Giving fines or placing liens costs the association money and in some cases these individuals have clearly stated they will not pay under any circumstances.

Discussion about fencing and issues with neighbors livestock not being fenced in.

Jeff goes back on the topic of the survey, reiterating that it will help us as a board to have direction on the issues that members find important. Discussion about keeping lots clean and orderly, and how to enforce the covenants. We can also send out surveys periodically and keep things transparent.

Make a motion to send survey to membership by Jeff, seconded by Tina, approved, 5:0

Member question about the website being mobile friendly. Talon will look into making the website mobile friendly. Jeff states that we will clean up the website and put more fire information and make some changes.

Roads – Tina states we have missed our opportunity to do roads for now, unless it rains or if we do a water truck. We should discuss making a roads committee at some point, discussing expectations and concrete plans for the future. We may want to talk to members, like Joel Granberg, and other people that know roadwork to be on the committee.

We need to prioritize as a board committees needed for different projects, such as roads, community events and so forth. This was brought up at the annual meeting and will help delegate tasks that the board can oversee vs trying to handle alone.

Discussion of a member, Tami, wanting to do a cornhole tournament. Member, Rich, volunteers for barbequing. Tami suggests making the cornhole event on August 22nd.

Member, Sara, asks about having a yard sale and other events, bake and/or art sale, Tina suggests that she put something together and bring it to the board.

The plan for the next meeting is to come forth with committee ideas and sign ups.

Discussion about meeting with the homeschool people and how to move forward with that.

Announcement on website and email for committee organization at next meeting.

Member, Sandy, asks about creating a small library at the headquarters, and volunteers to arrange for a small lending library. Tina states that we can do it near the picnic tables, so everyone has access. Member, Gay, volunteers to help with the library.

8. Miscellaneous and Correspondence

Next meeting August 8th 2026 at 9:30am

9. Adjournment at 11:10am