



## Sun Ranch Owners' Association November 11, 2023 Minutes

**Sun Ranch Board Meeting Agenda** ---11/11/2023

**Regular Mtg. Start Time:** 9:38am

**Chairperson:** Andy Jones

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

**Officers present:** Trisha Stockinger and Jen Snow

**SROA Members present:** Jeff Thompson (Lot #343), Ken Montanyo (Lot #111), Bob Mills (Lot #436), Connie Spears (Lots #298/299), Nancy Spears (Lot #300), Carol Berdan (Lot #366)

Andy did a brief board member and officer check in. We spent a few minutes honoring veterans with all those present. Andy reviewed today's agenda & procedures. Andy invited anyone in the room to speak or share with the Board during this meeting.

**Guest Speaker: Stephanie Merrow- Yoga Teacher:** Will be starting a class out of the clubhouse for those interested. She also does aerial arts. Stephanie has been living in the Aeneas Valley for a year now and is interested in getting better acquainted with valley folks. She teaches a class in Republic currently. Costs will be \$11 a class or \$9.50 with a pass, she does do scholarships if needed. Recommended to post on other Aeneas Valley groups as well as put up flyers. Tina and Mary Ellen will be the board members to open the gates and the clubhouse and ensure that everything is locked and secured after each class. Currently looking at Mondays for class at the clubhouse, please RSVP to [sunranchmemberstonasket@gmail.com](mailto:sunranchmemberstonasket@gmail.com) or on our Facebook page if interested.

**Question:** Connie Spears Suggested we could team up with Rose at the Country Store for greater community events? The board says that as long as Rose has guests sign hold harmless forms, this is absolutely a possibility. Connie will check with Rose and get back to us about a Christmas event.

**Reading Minutes:** Trisha read the October 14, 2023 meeting minutes. Clarification request from Nancy Spears to change it to what she said regarding dues was quoting the bylaws and wasn't opinion. Motion to approve minutes as corrected was given, seconded, and approved the motion carried.

**Concerns Brought Forward:**

**Trisha Stockinger** - Asked Carol if she was going to be running for Treasure or the board next year- she is concerned that we need to give more notice to our members - that this slot will be available. Motion to approve post regarding coming opening, seconded and approved, the motion carried. Nancy informed the board that the treasurer position doesn't have to be a board member. We elect the board - not the officers. Officers do not have to be board members.

**Organization/Housekeeping:**

Civility, Respect, Gratitude for board and Aeneas Valley community  
Tina certificate update - for FD16. Certificate is done, just needs a frame and to be delivered.  
Filing and Organization System Update: it's not done yet, but work will continue/commence.  
Trisha needs to get a new internal hard drive installed and a better backup drive before we can scan files into any digital systems.

**Financial Reports:**

Carol read the Monthly Financial Reports. Motion to approve the financial reports as read, seconded, and approved, the motion carried.

Update from Carol regarding a question from the October meeting regarding the reserve funds. \$3000 has not been put into the reserve fund yet - it was approved by the board, just hasn't been transferred into the account yet. Carol will make that transfer complete.

**Protocols for Billing & Record Keeping:**

Carol and Tina are the only board members currently able to sign checks for SROA  
Carol writes checks to pay part-time staff  
Carol pays most of the bills; Tina orders most supplies.  
Bills come to Tina's house - she makes a copy and sends the bills to Carol for payment.  
Discussion around how next year's budget could include an emergency fund and be less prescriptive on which side (Lyman Lakes vs Cape Labelle) gets what budget when it comes to road maintenance. Reserve funds can be used for emergency purposes according to bylaws.  
*RCW#64.38.075: The board has control to use the reserve fund budget if they find it absolutely necessary. Must be repaid within 24 months.*  
Andy would like to have a request form created for these kinds of circumstances when we transfer from one budget area to another.  
Todd would like better accounting on what was budgeted and what's been spent on road maintenance for both Lyman and Cape LaBelle. Including what's been done and what's left to do.  
Mary Ellen used 4 loads of 1.25" gravel trying to fix a giant mud flat in order to make it work for the roads for winter. \$1944 total spent in order to do this.  
Jeff Thompson voiced concern that gravel is just a Band-Aid. We have to tear up the road down to the pothole level. Gravel is expensive and it's just a short term fix. At some point we'll have to have someone rip up the road and re-smooth it. And prices are only going up.

Discussion from the room around how little the shower house is being used by membership vs the expense we have maintaining it. (average=12 members per month)

### **Lyman Lake Report:**

Member Question Carol Berdan: Can we put out word that we need to find an affordable snow plowing service for personal driveways. Okanogan charges at a minimum \$40-\$50 per driveway. If they (Okanogan County) are called up here to plow, and a homeowner is on the list of driveways to plow, they don't care if the driveway doesn't need to be plowed - they'll still plow it and charge.

Andy will draft a Sun Ranch winter road plan - to include contact numbers for each area for driveway snow removal. Will also add to the resource page on the website.

Board wants it clear that you don't have to use Okanogan County for your snow removal, that the contract is between the owner and the plowing company.

Stehekin Rd on Lyman side seems to have a lot of standing water. Needs some attention soon - possibly a plugged Culvert?

### **Cape LaBelle Report:**

Completed grading the hill by Grouse Road.

Joe just bought a dump truck - hoping we can acquire his pricing for gravel so that we have other options.

### **Shower House/Clubhouse and grounds updates:**

The reader locks and the cards have been received. They still need programmed before they can be given out. Key exchange date to be posted - aiming at end of December.

Mary got ahold of Jim, he's handled something that was going wrong with the water.

Someone walked off with the hose at the shower house. Reminder to members that the hose has been removed for winter and that if they need water, they should bring their own hose.

Tina mentioned that the water samples came back satisfactory. She will post the results in the window of the clubhouse for any member to review.

### **Perimeter Fence Updates/Issues:**

Carol Berdan: some fencing by Upper Lyman Lake/Gooseberry isn't yet completed and fencing needs work.

Connie and Nancy Spears brought up, that their perimeter fence isn't up to code and needs work too.

Tina mentioned that cows are still getting thru fencing on Cape LaBelle. It's thought that they are getting in somewhere in Bear Canyon.

### **Sun Ranch "Building our Community"**

## **Events**

October event was a lot of fun. Desserts, popcorn, pigs in blankets were all served with beverages. We watched the Casper movie. Total of 10 attendees.

November Event - No events planned for November currently.

December Event - Holiday crafts & cookie exchange. Connie will discuss with Rose and see if there is any desire to use this space for Aeneas Valley Foundation to do a joint event.

## **Homeowner New & On-going concerns:**

We received a gift of \$100 from a member to use to assist members who are genuinely in need to pay for their dues.

**Board decision:** We cannot arbitrarily give help to a member's dues. We need a form created so that members can officially request help with dues when it's needed.

Let's make this an agenda item for the annual meeting - setting up a benevolence fund that could be applied for when members need help.

Mary would like to assign a new committee for voting procedures and have the board stay out of the process. The treasurer would need to be involved to confirm dues payments are current.

Motion to approve the creation of a Voting Committee - to ensure smooth and legal procedures are followed, seconded, and approved, the motion carried.

## **Cattleman's Board/Building/Home site approvals:**

Request to add to carport on Brenda Pickering's Lot #85. Board approved request.

**Next meeting plan:** No meeting in December or January. The next in-person meeting is scheduled for February 10, 2024 @9:30am.

**Meeting adjourned:** 11:40 am