SROA Board Meeting Minutes
Saturday, February 7th, 2026
9:30am

1. Call to Order
   Time 9:35am

2. Roll Call

   Board members present Kirk Levandoski, Gay Seydlitz, Tina Dennis, Cheri Goffin
   Members present (name and lot #)
   Bob Mills, Steve Shetlin, Jeff Thompson, Gerardo Arceo Chavez, Mary Ellen Zell, Joe Goffin, Dave Dennis

3. Motion to approve the minutes as written. M by Gay S by Tina
   Approved/Denied 4 :0

4. Approval of the Agenda **Action Item**
   Motion to approve the agenda as written. M by Gay S by Tina
   Approved/Denied 4: 0

5. Public Comment **(3 minutes per person)**
   Jeff Thompson
   Asked about newsletter getting bumped up, discussion ensues.

6. Unfinished Business
   Ongoing Security Issues; new locks and cameras, install and program

   Kirk- reviewed the shower house vandalism and drug use, locking it at night helps and checking cameras also helps, working on other issues with law enforcement in regard to those people, trying to get things together for Sheriff before they can act. We have new locks for the two shower house doors, we will program them likely by summer to lock and unlock them at certain times of day/night, we can't leave them open all night or things will continue to be damaged/vandalized.
   Members comment that locking them has been helping, suggest that we have instructions on how to lock the doors properly since not everyone knows how to do so.
   Kirk- explains we are working on programming locks; it is helping cut back on early morning traffic. We are also ordering more lightning for side of the building, two more lights that come on when people drive or walk by, we will get another camera and put some posts in the ground for the lighting and cameras when we are past winter. Move onto reporting.

7. Reports
   - Treasurer – Tina
     We received cattle lease for lower Lyman, it goes till summer then we renegotiate. Been relatively quiet financially. Largest cost has been improvements to shower house security, bars on windows, $7300 for last three months. Income was $3053.
     largest amount of shower house expenses was cleaning and maintenance.
     Mary Ellen asks about a sewer issue. Tina explains the past shower house vandalism (clogging toilet) that resulted in the need for sewage repair, the old pipes that were put in were brittle and thin, needed replacement and we also put in risers; which altogether cost about $5600.

Tina has been doing collections and getting more income from members who aren't paying, we won't let past dues go indefinitely, which helps with our budget.

- Roads - Cheri

Cheri asks the members present about roads. Members' on Lyman Lake response is that they need help, there are potholes and standing water issues. Tina says we have saved money from plowing so in all likelihood we can put more money into road maintenance. A member comments that roads that have been put in are nice, but more work is needed, looks like we might need a bridge in certain areas. Member comment that we shouldn't just throw rock on the road and some of the problems are caused by irresponsible driving. Member comments that grading would be helpful, could also use a water bar or something for the wet months.

- Shower House and Headquarters – Rich **NA**
- Chairperson Report- Kirk

  Conflict Resolution Center

  We are looking into getting ahold of a county funded conflict resolution center so that people who are looking to board members to help solve problems with neighbors can go directly to this organization for conflict resolution. We are looking into fees, it is non-profit, so it could possibly be free. We would like the neighborly conflicts away from board, board asks members to please try to diplomatically resolve things, or to go to this organization if all else fails.

- Community Events- Cheri

  Cheri suggests we can have a craft fair, ice cream social, a bake sale and a game night, as well as farmers market, discussion proceeds to Farmers Market.

8. New Business –
   - Mary Ellen – Farmers Market

     Discussion ensues about Mary Ellen wanting to create an Aeneas wide farmers market, for buying and selling produce, we will need to have vendors sign a safety/liability waiver, we would like to have it all ready to go by June, want to have it planned out as much as possible so we are bringing it before the board at this meeting. Mary Ellen comments that vendors would need to provide their own tables and equipment and such, and she would rather not get insurance for the market, if possible. Discussion ensues about needing to have access to the shower house for toilets, or something else. Two porta potties would be ideal. Mary Ellen discusses that she would like to piggyback off Rose and Doug's store to get more participation. We would likely hold the market once a month or every two weeks. Discussion about how the Tonasket farmers markets work, differences between Friday and Thursday, we may want to discuss details with the people running Tonasket farmers market about our farmers' market. Discussion about the people who run market needing liability insurance. Discussion about what vendors might sell: may include crafts, produce and everything locally produced. Board asks her to put something together and bring it to board and annual meeting.

   - Annual Meeting Date – June 27th

     Kirk announces annual meeting date for this year.

- Newsletter by May 1st will include meeting notice, minutes, financial reports and lot invoices.

  Newsletter may be moved up closer to April as requested by Jeff but it must be within sixty days of the annual meeting. Board asks about Jeff doing fire safety announcements on the website and on Facebook. We will take down and put up fire safety signs at beginning and end of the fire season to encourage people to pay more attention to them during fire season.

9. Miscellaneous and Correspondence

Lot 274 Crocker, building permit, board discusses approval, board members sign off on approval of the building permit but will reach out to the member to clarify square footage, are they bringing in power, and le them know it is their responsibility for road repair if their construction trucks ect damages roads.
Member comments that someone outside of sun ranch properties asked if he could join sun ranch if he pays a fee, for use of shower house. Board responds that he must be a property owner of a sun ranch property to be a part of Sun Ranch Owner's Association.
Board reiterates that we hope to resolve the security issues with shower house and that it will greatly help to save money from the reoccurring repairs of vandalized facilities.

- Next meeting March 14th 2026 at 9:30am

10. Adjournment Time 10:12am