

Sun Ranch Board Meeting Agenda 8/16/2025

Regular Mtg. Start Time:

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, Tammy Windrick, Jeff and Gretchen Thompson, Fred Sullivan, Steve Shelton, Nancy Spears

Kirk welcomes everyone, it's his first official meeting, may make mistakes, some people have to leave early today, should have no problem, informative meeting to let people know,

Reading and approval of 6/14 minutes and 7/12/2025 meeting minutes by Tina

Motion to accept 6/14 minutes as read, approved.

Motion to accept 7/12 minutes as read, approved.

Tina- Squirrel road discussion is tabled, we still need to be contacted about legal easement, they have another 30 days to provide easement, then when we get easement, we show it to lawyer.

NANCY SPEARS- Will be speaking for a few minutes, but not all people involved are present at the meeting such as Connie.

Nancy- Concerned about the future of road maintenance, cost of materials and finding labor is going up. Connie and her being two of the people affected, still needs to meet with other two living in east valley road, states that we don't benefit from any money spent on road maintenance, didn't know a whole lot about sun ranch when first buying property, title company dropped ball on that. She went down to county offices and one thing that came up is a bylaw amendment in 2002 that states that dues must be a minimum of 50 and a max of 100, at that time dues were 50 a year, since then there was attempt in 2011 to get bylaws amended to raise dues, Debbie Keaton went down to courthouse and rescinded the 2002 amendment, there is an understanding is if you take away an amendment then it goes back reverts to original language. The legal justification for what they did- didn't apply to the rules of the covenant, which didn't make sense since it was a bylaw. There is a state law limit on dues, if we go over that then SROA is subject to audit which is very expensive, in the last few years the association has accepted the 50000 limit. Personally, she is okay with that, but some within association want to go above the 37000, there is a clause in the covenant which might be able to say that we can reclassify those lots and freeze their dues and not get charged for that road work. She is still working on details, talking to neighbors who would be affected by this. If this was agreed to by the board, then she would not vote

toward any road money, as would anyone who gets fees frozen. Ultimately it stretches the law a bit, but it seems fairer.

Rich- Asks about where she is on road.

Nancy-States that her lot is on a county road not a Sun Ranch Road. Doesn't benefit from snow plowing or any road work as a result.

Tina-There are several lots that are on the map that essentially get nothing from roadwork, agrees with Nancy on the issue.

Rich-If it's strictly a county road, agree that if not using sun ranch road then its only fair to not pay.

Nancy-50 a year is reasonable, helping out neighbors is not big deal, not prepared for a written proposal and may talk to an attorney first, to prepare something that she is confident to defend, Connie agrees, then there's Peter, Sandy and Shane to talk to.

Tina-Would suggest putting proposal together and submit it to us, and then SROA will take it to a lawyer, no sense in both of us spending money on a lawyer.

Nancy-In short it would classify us as non-participating members, would have to stretch the rules a bit.

Fred Sullivan- We are still having trouble with neighbor, she took him to court, judge asked for evidence but she didn't have any and he did, was out of town, had someone watching the cows and sent a picture of her picking and throwing yellow flowers on his property, as well as nails, there are several vehicles with flat tires as a result. In march she installed bright lights, we presented those pictures to the judge but because we are on private road it is up to SROA to decide about the lights she's shining on his house, she has them on every night, he complained to sheriff, but sheriff stated that its private road so it's the HOAs problem. While we were gone, she didn't turn the lights on until we got back. She has disability apparently, but can-do physical labor, we have pictures of her throwing rocks on the road. Judge accepted his side of the case.

She has no water permit, according to department of ecology, keeps it on for 16-18 hours, talked to DOE, takes two weeks to get her to turn off water, there is a large fine since she is wasting water essentially. He helped her move way back when, when she wanted the fencing removed a friend of Fred's removed fence for her after being promised to get him the fencing, then afterwards she changed mind and decided to keep fencing for herself. Fred turned her into the county for theft, but there was no proof. Claims that she has criminal record, lived in 9 different states. Problem is that no mortgage company will give a loan when she goes to sell the property. She claims that Fred has tried poisoning horses,

claimed he shot at horses also. States that lights for overnight should not be allowed, this is something to look into but ultimately they should be on a timer or be motion sensor.

Fred-There are state and county ordinances for water permits and light pollution.

Tina-She was sent a copy of the light ordinance and water, she said she asked police and police said it was all legal, which isn't true.

Cheri-We could hit her with a fine.

Fred-The neighbor doesn't care, if people talk to her, she just says "F" you.

Rich-Remembers the incident with the pills and the apples.

Fred-Claims that was all made up.

Rich-She sounds a little off, as far as the whole pills and apples incident I didn't know anything about situation, it was down in Freds area, but is now putting two and two together.

Fred-Finds it amazing that a horse could find a single apple in the whole field, she claimed that he killed 6 deer, but when fish and game department came out they only discovered one deer hit by a car.

Kirk-We will look into it.

Fred-She would have to find a cash buyer for her property, she talked to Todd and said she was going to move.

Roads

A) Cape LaBelle/squirrel road

B) Lyman lake and lower no known issues currently

C) Snowplow bid will be mailed on the first of September if interested let us know

Kirk-still looking for people to get bids on snow plowing

Jeff Thompson-Asks about easements, says that association doesn't have power to remove trees, we need to maintain grass and such for fire hazard. We could bring it up to homeowners, asks how we do that, mainly Warwick and lost creek, should address all roads.

Tina-We can take trees down with the 30ft easement, if we take trees down then we have to ask homeowner if they want the wood, that's only stipulation.

Jeff Thompson-Willing to go and limb the trees, spent time box blading to get rid of the washout, road gets torn up a lot, asks if there a way to get reimbursed for fuel when doing that work, needs to be accountability but would be nice to have fuel reimbursement.

Tina-We need to know ahead of time where the work will be done, when done submit an invoice for how many hours/fuel.

Jeff Thompson-take pictures of before and after, to prove.

Kirk-W are ordering more speed limit signs and posting them, people have been writing on cardboard, lots of dust issues with the speeding.

Jeff Thompson-Water bar and or speed bumps could be put into slow people down

Kirk-Asks what water bar is.

Jeff Thompson-Water hits the water and runs down to ditch, would slow people down and save the roads.

Tina-There has been a discussion about that previously.

Cheri-From owl to cape LaBelle people have been saying lots of speeding.

Tammy-Asks about the legal easement for trimming the trees.

Tina-Easement is 30ft from the center of the road.

Tammy-Asks if they can do anything if they trim trees.

Tina-No they can't.

Tammy-We should let people know about using four-wheel drive when it is dry, good for people to know.

Treasurers report, (Tina)

A) Monthly Report (Tina)

B) Liens/Foreclosure Inquiry

C) Insurance (paid in full)

Tina-As of July 31st, 3936, been over 6000 deposits and 5000 withdrawals and we still have some outstanding for dues, four of those are super egregious, we talked about possibly going to collection agency, liens don't do much, has contacted agency SROA gets 60 percent, we wouldn't get all money back.

Tina-Foreclosure is out of question, takes 14 years and so is impractical, collections is the way to go, talked to the one.

Gay-When it comes to collections it's the amount that people owe you, plus additional fees, not just the base amount.

Kirk-We are going to try to call everyone on the 1st, if we haven't received money by 15th then we will go to collections.

Jeff-Since it affects credit reports it may be effective, Rich agrees.

Kirk-We're hoping to not have to do that every year.

Gay-It's a scary thing to have credit report damaged

Tina-Right now it's only four, but out of the 24000 were behind they make up about 5000 of it, it's a significant amount, want to send a message and collect money. We have 12000 in reserve account, and the fencing is depleted, Joel hired people to finish it.

Motion to accept report as read, all approved.

Shower house/clubhouse and grounds updates Toilets ordered

Accomplishments * Shower house updates, toilets, septic**

Kirk-ADA complaint toilets have been ordered, trying to clean up stuff, cut op sewer pipe and get the rocks out of there, clean up the building and make everything presentable,

Roads signage/speed limit

Focus on roads/snowplowing/sand barrels

Kirk-We ordered more speed limit and fire ban signs, not going to get here until after fire season, Jeff suggested putting the fire signs up for only the fire season for more impact.

Rich-talked about putting garbage cans with sand around Sun Ranch.

Kirk-Says to everyone that if we have sections with black ice let us know.

Jeff-lost creek way is bad in winter.

Rich-Scott said it was a sheet of ice.

Jeff-Maybe on sourdough as well.

Rich-We will supply the sand

Jeff- Can use cement blocks and chain them, to prevent theft of sand buckets.

Community events, Saturday 27,2025 will be game day

Chili cookoff January 20226 Tami Windrick

Tammy-January 2026, 3rd on Saturday would like to do the chili cookoff again, there are more people who would like to come, better turnout, just wanted to get that date in to make sure it's okay, No lentils, if people are not going to join if we can get volunteers to come down here and judge, pick the winner, was uneven last year, if you enter then cant judge, put out something as far as looking for variety of people,

Cheri-going to put sign out

Tami-We can put flyers out again, on Aeneas valley website and sun ranch website, put flyers in visible locations.

Gay-volunteered to make flyers, used to do graphic design doing posters for bands.

Fred-We could put a poster at the stop sign, make it visible to people. Asks, are we inviting the whole county or Aeneas valley only?

Tina-We can say that it's Aeneas valley residents only.

Cornhole, badminton, volleyball, potluck bring side dish to share, Bingo Night

Cheri-We're thinking cornhole is going to be set for September 28thconnie is doing that. Chili cookoff, bingo night, and could present some gift baskets and stuff for bingo, do a total of 5 games. Bingo on oct 24th, maybe a movie night for kids, provide popcorn, kids will need to bring drinks and parents will remain there for supervision, maybe have a game night with tables set up for stick-bo, uno, cribbage and others.

CPR/first aid October 2025?

Cheri-Yvone was going to do a CPR class.

Kirk-We are shooting for October for that CPR class.

Cheri-It would be beneficial to get a calendar going.

Talon-I will look into setting up a calendar on the website.

Cheri- Asks if we have any other things or events to do, smores?

Rich-Bonfires and smores and/or hot dogs, it would get people outside and bring neighbors together.

Cheri-I would like to get sun ranch and community involved in things and meet neighbors, do a crafting event.

Cheri-We could bring coloring and other craft stuff to do a craft day, specifically for the kids, not just for the adults, since not much for them to do in the area.

Kirk-Chimes in about movie night being good.

Tina-For cornhole, kids should not play with adults since its unfair, we could set up a board for kids specifically, will ask Connie when she gets back.

Cheri-I have been getting into dried goods, chicken bouillon soups, asks if there is anyone willing to get volunteers and do dried goods, dried onions for onion powder, shelf stable products. Suggests that we can advertise this on Facebook.

Addressing homeowner concerns: if any concerns complaint forms have been placed in the info box attached to the building outside the entrance door. Fill one out with your concerns so we can address it with documentation.

Fred-This was brought up at previous meeting, duck flat road needs to get leveled, there's potholes which makes it difficult to get plowed in winter, we paid to have rock brought in but now rocks are gone and it's all mud.

Cheri-Asks if we can get Joe on that.

Fred-Suggests randy could go in and fill potholes.

Kirk-We will go and drive and look at it.

Fred-When jeff lived there he would just push gravel to side, not as bad back then.

Cattleman's board email from architect looking for work

Gay-asks about cattleman's board.

Tina-we usually pick 3 board members to handle that in past.

Kirk-Brings up that Nancy wrote a great paper on the cattleman's board history, made it into sun ranch association, it's a long history but pretty interesting.

Building home site approval, 1 to review

Plans were not presented.

New/additional agenda items for next meeting

Nancy's proposal.

Next meeting date is September 13th 9:30am

Move to adjourn mtg. Time: 10:40am

Motion to end meeting approved.