

Sun Ranch Board Meeting Agenda --- 05/17/25

Regular Mtg. Start Time: 9:33

Chair Person: Tina Dennis

Board Members Attending: Tina Dennis, President; Todd Norris (via phone), Vice President; Connie Spears, Treasurer; Talon Seydlitz (Admin Assistant)

1. Overview of today's agenda

Tina welcomed everyone.

2. Reading and approval of the 03.08.25 meeting minutes

Tina was unable to read the minutes of the last meeting on April 5th 2025 as they were incorrect, she will have them corrected and read them at the next meeting for approval.

3. Audience-member-guest introductions and opportunity to speak to the board

Each member introduced themselves and lot number.

Members/Guests Attending: SROA Members present: Dave Dennis (Lot 64 & 65), Gay Seydlitz (Lot 107), Tami Windrick (Lot 27 & 28), Jeff Thompson (Lot 343), Steve Shetlin (Lot 301)

f) Additional board/volunteer committees:

1) Roads

Work done on Cape Labelle Main Road, shower house and other areas as needed. Jeff Thompson will work on Lyman Roads to fix as needed.

2) Perimeter Fencing (Joel was not in attendance)

3) Safety and/or violations

Safety issues, vandalism of shower house and related topics were discussed in the financial section.

4) Events + Community

a) Sun Ranch community/Ideas for future/Baseball field, volleyball, horseshoes, cornhole, badminton?

No garage sale in May since no one has volunteered. Most of the board is gone on the Memorial weekend. Think of other things that we can do, like volleyball, badminton or horseshoes.

5. Treasurer's report, (Connie)

a) Monthly report (Connie)

In April the association spent \$1500. Deposit of \$480, title transfer and other income. Also, taxes that have been paid are \$700.00. Doing good, future withdrawals for roads and insurance. Tina talked with insurance company about selling off common lands that are not used in order to improve headquarters and shower house facilities. Liability insurance is 5400.00.

b) Liens/Foreclosure sent inquiry to lawyer

Discuss budget, secure proposed budget for annual meeting, Discussion of showerhouse abuse and related issues

Tina: mentioned shutting down shower house, insurance is not the problem, vandalism is the problem. And the cost of fixing vandalism is a problem. The bathroom that was vandalized is going to cost a lot of money. Cameras do see the people, but the police/sheriff won't do anything because they could not prove or see clearly who was doing it. The damage is so extensive we shut it down. Called plumber and hope to have fixed by Memorial weekend or at least the annual meeting. Steve: he uses the shower house and that is essentially why he pays his dues. Tina has been told that we can't shut down the shower house, it is the association's responsibility to maintain it and the grounds, due to. Tina has contacted a lawyer for advice on the situation and clarification, she also asked about selling off common land. Steve: if the shower house is kept clean, we do not need to remodel it. Connie: the board should investigate not giving keys or locking out those who abuse the shower house. Discussion ensued over the cleaning of the Shower House and that members should be cleaning up after themselves. Tina: the key card was shut off on one member who abused the shower house. Gate lock key can't be stopped so people abusing it can still get onto the grounds. Connie: it is not fair to others to accommodate repairs. She said it was about \$4000-5000 last year for vandalism repairs only. Tina: stated the covenants state the association must maintain common areas. Connie: the board must justify to members why it is spending money on shower house. Others stated the shower house was originally meant for weekend people and Tina said that it is an ongoing argument.

Motion to approve treasurer report as read. M- Tina, S-Connie, 3:0, approved

Tami: asked if a list of things to vote on at the Annual Meeting will be provided prior to the meeting so members can mark on proxy how they want to vote. Tina: states that a list will be posted on the website.

6. Lyman Lake --- goals/projects for spring

- a) Upper Lyman update (Bruce/Jen)
- b) Lower Lyman update (Bruce)

7. Cape Labelle --- goals/projects for spring (Tina/Todd)

Squirrel Road discussion (1 full time resident in SROA?) unlocked gate?

Locked gate? Fence it off? Keep the same?

Todd: More gravel needed on roads. (Squirrel Road issue) Connie: decision to close the access off, but there is need to get to it because of fire safety. Tina says there is a man who lives where Sun Ranch land ends, needs access to their place through Sun Ranch, he has offered to pay for gate and fixing vandalism. The road is torn up and we have asked for money or for residents to do repairs. The legal easement is Blue Meadow not through Sun Ranch, have talked to lawyer and they said we could gate it. The legal access is not a good road, it is unpassable so we have been understanding enough to let them use our roads, but they are tearing it up and won't fix the roads. Tami: appoint someone to talk to them and ask them to pay dues to fix and maintain roads. Jones owns property on both, board asked him to be liaison, but he did not respond. The man offering funding wants it blocked off, but the fire dept needs access. Tina said this discussion needs to be held at the annual meeting. Tina: thinks it's a good idea to move forward with the man's offer to fund it. Jeff: suggests the board gets legal issues resolved and move forward, and if no one pays, they close the road. Tina: The residents will not attend a meeting to discuss; she will draft another letter and send it to residents. If there is no response we will close the road. Connie: what if those who do want to help and pay, get a key, and make 'do not duplicate' keys to avoid others gaining access. Tina: The next step is a letter to the 17 residents that live past the gate with details and due dates.

8. Showerhouse/Clubhouse and grounds updates (Tina/Todd)

Sent an inquiry to lawyer

Already discussed the shower house during financials discussion. An inquiry has been sent to the lawyer about shutting down, and we will have discussion at the annual meeting.

9. Perimeter Fence Report: (Joel) (Joel was not in attendance) Tina states work will start soon.

10. Fire Escape Planning On going discussion --- **Lyman Lake, Cape LaBelle, Headquarters** (discussion, planning)

d) Addressing homeowner concerns

Concerns:

Speeding/Main Rd & Cape Labelle

Board Liaison

Everyone

Plan of action:

Spread the word

Jeff: can we and how do we bring covenants up to current standards and time. Suggest bringing inventory of common lands and information to the annual meeting. Can we put money into an investment account, something to consider.

12. Cattleman's Board

a) Building, home site approvals; Lot 13 Submitted plans

Building of home site approval submitted to board on Fawn Road. Move to the next meeting when board members are present and can sign it.

11. Other Outstanding Issues:

Steve- asked how many people did not pay dues last year, Connie said about 9% have not paid (or about 35 lots), cannot lien for the amount due. Tina asked the lawyer about this as well, how best to handle and move forward as liens are an expensive process. Dues are the highest they have ever been, but the number of people not paid is the lowest ever. Tina: Dues may be going up, possibly \$25-50, which puts us over 50K and then an audit is needed. May be other avenues we can take like selling common area land. This will be discussed at the annual meeting. Audit costs \$15,000 per year. Connie: People need to be realistic about what we need to do to pay for all the vandalism. Also talked about closing shower house Oct-April only. Tina: suggests padlock on water spigot and giving key to members. Cannot get people to shut the gate despite constant reminders.

Jeff: Inquired about multi lot discounts on dues, especially members who volunteer for Sun Ranch. Tina: said it can be considered, not off the table. Needs to be pre-approved in writing.

Tami: suggested we could have someone drive roads to see what areas need to be addressed and use extra funds to repair. Jeff: certain areas seem to need work every year. Tina: hopes to do that and have information at the annual meeting.

Steve: asks why we need to raise dues if we have money in reserve. Tina: The reserve account is specifically designed for big issues and other unexpected/emergency problems. With the 10k left from previous years we could possibly not raise dues for this year and maybe next year. Discussion around dues in other associations. Jeff: suggest talking to Nine Mile ranch in Oroville about their dues in comparison.

13. New/additional agenda items for next meeting

Squirrel road issue, budget, possible selling off of common grounds.

14. Next Meeting Date June 14, 2025 @9:30AM

Move to adjourn mtg. Time: at 10:52. M Tina, S Connie 3:0 approved