

SROA Board Meeting Minutes

Saturday, April 11th 2026

9:30am

1. Call to Order
Time 9:35
2. Board members present
Members present (name and lot #)
Tina Dennis, Kirk Levandoski, Gay Seydlitz, Rich Barrington, Cheri Goffin
3. Motion to approve the minutes as written. M by Kirk S by Gay
Approved/Denied 5 : 0
4. Public Comment (**3 minutes per person**)
Name and Lot #
Dave Dennis, Brenda Barrington, Bob Mills

Discussion about neighbors being difficult despite most of the community being great, board iterates that we are not police and issues are between neighbors themselves. Discussion about how we have a great community and many members are great people, while a small percentage are problematic. Many people are unhappy regardless of the circumstances. Neighbor conflicts have gotten worse over the years, and there are more people in the association in general. Board iterates that we need to discuss the behavior of people at the annual meeting, misinformation about how budget is being spent, people need to ask questions instead of going along with rumors. Discussion about rumors, comparison made with the “telephone game” rumors have a snowball effect, it’s important to use objectivity with rumors and propaganda.

5. Unfinished Business

No unfinished business to be discussed.

6. Reports

- Treasurer – Tina

We had 3 deposits, got about 741\$, spent 660 to open and close headquarters. Talon was 190, PUD and star link, QuickBooks. Overall, it was a very tidy month financially. There were 9900\$ from dues before the fees, collection may take some time, four were sent to collections and Tina made some final notices for people who have outstanding dues owed, we plan on sending out more out in the future. There were 20 thousand dollars in uncollected dues at the beginning of the year which is down by about half, we are working with people to set up payment plans.

Motion by Gay to accept treasurers as read, seconded by Tina.

5:0

- Roads - Cheri

Joe has been unable to do much with roads until the road softens up. Need someone to look at the trough. Tina called Glen, he is unable to do work at this time but may be available in a few weeks. Joe Bretz has a grader and he may come out, Joe Gioninni has a lot of equipment, but he has not been open to working on roads in the past. Using the snow plowing funds leftover from this winter to do an overhaul on the roads. Discussion about areas that need work on the association, snow plowing

money could be used for grading, it's just a matter of who is willing to do it and weather conditions, easier to grade when a little bit wet. Tony may be available to work on the roads as well, discussion about getting the roads worked on in May. Grading has been done around where Aeneas valley road ends and it has turned out great. Lower Lyman needs work, it's better than last year, Joe has spread some gravel but still needs grading. Board will be looking to get bids to get ready to work in May. Discussion about how there used to be another property association that used to also be responsible for road upkeep, and that sun ranch will have to take over those repairs. Mailboxes area will be able to be done sooner than later.

- Shower House and Headquarters – Rich

Discussion about complaints where someone was unable to get into shower house, seemed to be someone inside but there were no vehicles, cameras did not show anyone going in or coming out. Discussion about unpairing and repairing the new locks to the old DUSAW account, and hopefully we be able to set locks to auto lock after closing and between certain times night to early morning. We may have to have another meeting with DUSAW tech support to figure out if old cards will work on new locks or if we need to make new cards. Which will save money on the cleaning people who open and close the gates every day. We will get James to install the new locks after all the syncing and setup is taken care of. Discussion about which heaters work in the headquarters.

Volta, since being served a no trespass order and has not been seen on the cameras since that date, there are three other no trespass orders who will also be posted on the gate. So as a result vandalism and drug use on SROA common grounds has been minimal since then. There have been people walking onto the property at a gap in the gate, we should get barbed wire to close off the gaps and prevent walk ins. Discussion about getting a new gate or keeping existing gate, solar system would be needed for an automatically opening and closing gate, our current gate has been driven into and damaged over time. New gates are about a couple of hundred dollars, not terribly expensive, and if we get new gate, we could sell the old one to save money. We could check with DUSAW about gate locks that are compatible with our current system, however those locks may be only usable indoors due to moisture and weather conditions. It would be less expensive to simply re-key the lock on the gate, and new keys wouldn't be handed out to people who are behind on dues or vandalizing, which would force people to pay to access our facilities. We are slowly eliminating reasons for people to loiter and trespass and making it more difficult to trespass. Having the doors automatically locked should cut down on issues as well. We can get more money back by changing the gate key assuming people can't get in who need showers or water are in bad standing. To re-key it could cost the association about 1000\$ in total, but it could pay off to get members who owe dues. It would be good to have James redo the lock to make it and easier for people to lock it after leaving. It should cut down on the illegal copying of keys, which would also cut down on trespassing.

- Chairperson Report- Kirk

Kirk has been gone recently so there's not much to report. Moving on to community events.

- Community Events- Cheri

Discussion about the chili cookoff, how many people showed up, etc. Suggestion was made that we could do a fall and spring cookoff in the future, had a good turnout last time, close to 100 people showed up, there were 12 different chilis compared to 7 the last year. Members feel doing it twice a year is a good idea. Discussion about combining the ice cream social in summer with cornhole tournament, and a pie contest would be good right before thanksgiving, in late October possibly. Mary Ellen isn't present so we can't discuss farmers market in detail, however liability insurance was an issue as of last meeting. Generally, anyone who hosts an event like this needs their own liability insurance, could charge each person to cover the cost. Discussion of craft fair, whether an association event would require insurance as opposed to members hosting their own events. If board hosts the event we may or may not need further insurance, depending on the policy. We will need to investigate

liability for the association events vs. member hosted events, specifically when outside vendors are brought in. Discussion about putting something in writing for vendors that releases the association and host from liability, as was done with the yoga class in the past. Association sponsored events may have different rules depending on whether we are selling things or not. Board will call insurance company about what is and is not covered for these types of events.

- Newsletter and invoices – Gay and Tina

Newsletter and proxy drafts have been completed; we still need to get everything put together. Tina will start printing the proxies, the newsletter can be printed off at Omak, where they do double pages, fold it and everything. We need to get newsletters in the mail as close to the end of the month as possible, because it shouldn't be more than 50 days away from the annual meeting.

- Budget Meeting Discussion

Forecasted budget needs to go out before the annual meeting, and the budget meeting will be open to everyone. Because dues are not changing, our budget will be like what it is currently, we have about the same amount of money. Discussion about getting everyone on the same page regarding the budget, so there will be less conflict about allocating parts of budget to other parts of budget. Member comments that it would be helpful to have definitions about the emergency budget, what constitutes an emergency. It could be more productive to have the budget more generalized so we can use money for different things that need to be addressed. Budget will be sent out to the board and the members for review. There was a discussion about lower rates for star link to see if we can save money, but will depend on data usage.

7. New Business –

- Building Approval for Lot 411

Discussion regarding the building plans for lot 411, checking if the distance from property edge is within bounds and meeting all rules and regulations. Plans were approved by board.

- Gay Seydlitz – Board/Association Question

Discussion regarding the dissolving of association, if we don't have a board for the coming year. The members need to be informed of what would happen if we didn't have a board and how do we communicate that at the annual meeting. There have always been people in the past who are on the board for their own agenda rather than doing what is best for the entire membership, and the constant complaints demotivate people from continuing board. The board can be run with less than five people in theory, discussion about HOA laws being changed in 2026 and in 2028. Eliminating the board would have major consequences for roads, snow plowing, in the case that there is no board, a court would appoint a receiver for the common grounds and in many cases, it could become more expensive. Members need to be made aware of the consequences, and how expensive it can become, as well as how difficult it is to keep volunteers on board. We are almost to the point of not having a board and an association and it's important to communicate that to members. In the past there were boards that were embezzling among other illegal and unproductive things. Discussion about usage of property management firms in different property associations. Discussion about getting member feedback about the board and how things could be better, member suggestion that there needs to be universal standards for dealing with property lines and such things, even though it's not a board issue as there nothing in covenants about having powers to deal with such issues. One of the reasons people move to an association property is to have the shower house, water and the plowing/roadwork. If there was no HOA what would the cost be to get road plowing and such, and there are people who would not choose to contribute to road work without an association. There needs to be an environment of respect between members, discussion about fights and conflicts that have come up in the past meetings. Best to be direct and firm about consequences

of not having a board, and that members need to understand what the board does and does not have power over, such as neighbor complaints, property lines, and so forth. We need to look at what happens if we dissolve the association, it's laid out in the articles of incorporation, property will need to be donated. Discussion about donating it to the fire department in that scenario. Conclusion that board and members will need to discuss this at the annual meeting.

8. Miscellaneous and Correspondence

- Next meeting May 9th 2026 at 9:30am

9. Adjournment Time 11:07am