



Sun Ranch Owners' Association

July 13, 2024 Minutes

Sun Ranch Board Meeting Agenda --- 7/13/24

Meeting Called to Order at: 9:31am

Chair Person: Tina Dennis

Time Keeper: None Appointed

Board Members Attending: Tina Dennis, President, Todd Norris, Vice President, Bruce Elliot, Vice President, Connie Spears, Treasurer, Jen Diaz-Snow absent. Quorum Achieved also present was the Administrative Assistant: Trisha Stockinger

Members Attending: Dave Dennis (Lots 64 & 65), Jim & Kathy Coston (Lot 195A), Joe & Cheri Goffin, James Russell (Lot 34), Taylor Upthegrove (Lot 143), Bob Mills (Lot 436), Mary Zell (Lot 358), Mary Karrer (Lots 53, 58 & 59), Sarah Black (Lot 435), Bob & Tami Windrick (Lot 28), and Brian & Sonja Typer (Lot 435)

Tina did a brief over-view of the Agenda asking for the members present to review and see if they had any edits to the agenda.

There were no additional or re-arrangements requested

Trisha read the Meeting Rules.

Trisha read the June 26th, 2024 minute draft, Tina motioned for it to be approved as read, Connie 2nd the motion, all were in favor, motion carried.

Tina opened it up to the floor for member's introductions and concerns.

Joe brought up his dump truck/excavator business and the letter submitted to the board to approve him having his business equipment on the property. Also that this is he work vehicle, just like anyone else using the roads to drive to work. Also that other dump trucks delivering gravel are using the SROA road for deliveries to the members.

Trisha asked if there were sign and did people come to his property for setting up jobs. **Joe** responded that there are no signs and not traffic for work. He does have the required state and federal markings on his truck, but there is not a phone number or address.

Todd let the members know that Joe' letter or request also stated that the letter contained that Joe would be donating hours and materials as a consideration for the approval.

Jim asked Joe's location, which was given.

Mary Z Brought up that people who live in SROA need to be able to work, and work from their property. It is getting more expensive and some can't drive to town every day for work. We need to make money to live, and we should encourage the growth of home business. Whether it is a dump truck, animals, or other business.

Jim agreed, but said that people need to be responsible and take care of their business responsibly. **Mary Ellen** agreed that people need to use common sense.

James added that the dump truck actually compacts the road material, whereas cars and other vehicles speeding by tear it up.

Motion was given by Tina to approve Joe's request, Bruce 2nd the motion, all approved, motion carried. An official letter will go out to Joe from the board with their approval.

Connie let us know of an incident that happened with a person she had hired to do some weed whacking down the road. The spur roads grass was very high down the middle, so she hired someone to help with cutting it down. A person came across a lot and accosted the helper. They approached him violently with a crowbar and tried to pull him out of his vehicle. Connie tried to find the assailant, but could not. She then called the sheriff office and three officers came out. They could not find the assailant, she also called the home owner, who came and looked at their home but it had not been broken into. A police report was shared with the description. Connie just wanted us all to know to be on the lookout.

She also reminded us to be fire mindful, resources are limited. Many of the voluntary firefighters are on vacation, and with the heat and wind we need to be diligent.

Mary K inquired about Marmot Road not being mowed or plowed in the winter, and hasn't been for years. People can't get down it or to the waterfall. If someone were to take a vehicle down the road, mufflers etc., could be a fire hazard.

Tina let her know that we will take a look at that, and see if we can get it taken care of.

Sarah also let us know that there are areas on Lower Lyman where the grass is so high that the view is limited when coming out of her driveway and it is dangerous, you can't see oncoming cars. It needs to cut as well as by the mail boxes.

Tina will also look into getting these areas mowed.

Sonya asked Connie if there was a description of the assailant. **Connie** read the description. looked like Jesus, long scraggly hair, white T-shirt, jeans, and only one shoe, looked to be on drugs.

Jim let us know that the upper Main Road cattle guard needs repaired. Needs a new wing from where it was hit. Joe described what needed done and will ask Joel or James if this is a welding job that can correct the wing without the cost of a replacement.

Bob W. asked about the couch sitting outside the gate at lot 74. Tina will ask him to move it, or have it removed and send them a bill for the cost.

Todd asked for an additional to the agenda in regards to voting / board rights. He asked for clarification on the members who were delinquent in dues, which should not have been allowed to vote. Including the fact that Bruce was not current at the annual board meeting and should not have been allowed to vote, run for the board, or be a voting member of the board.

Discussion Ensued: That the board had said that the member's needed to be current on their dues, and Bruce was not. There was discussion that it was stated that if someone was on a payment plan they would be considered current, in good standing. With the decision of the payment plans, Jim brought up that we need to follow the covenants not pick and choose. And Bob said that Carol was not in authority to be able to determine a payment plan ruling.

Todd also brought up the fact that in the past the elections for positions was done by the members not the board.

Discussion Ensued: **Trisha** let it be known that in the by-laws Article 5/ 1a – it clearly states that the board is elected by the members but that the positions are elected or appointed by the board.

Members present agreed that the By-Laws need to be followed as written.

Further discussion was tabled while the instructions on how to fill a vacant board seat are researched. **Joe** motioned the discussion table until further research could be done. It was 2nd all in favor and motion to table discussion carried.

Tina brought up the Organizational Chart for 2024-2025. A couple of copies were passed around to the members to review. **Tina** appointed Bruce as a Vice President officer and he will still handle the areas on the chart. It was decided that the chart will stand as shown and be posted as is.

Tina asked members to give her any input for information to go into the August 15th newsletter

Volunteer Committees: was discussed and that we need people to volunteer if we want to get more accomplished. Especially helping Joel with the perimeter fencing now that all the materials have been purchased. Mary Ellen will contact him and get something set up to help.

Part-Time Bookkeeper Position: Position approved as written, will be posted for 10 days as required. Connie will put up at the store and Trisha will put on the website.

Burn Ban: Discussed the use of chainsaws and that it is nights only. Also discussed that there could be danger in mowing any road due to sparks and fire hazards. Connie reiterated that we need to try to keep the grass in the road and easements down. And that we each need to take responsibility for our areas, the board let her know we can't take fund arbitrarily from one area for another.

Stewardship Reports:

Bruce: Lyman Lake Plat Report: reported that there are still complaints on the work that was done. It was discussed that right now – it is as it is – but that going forward there could be some improvements in the work. **Todd** reviewed the work on Lyman Lake where there are no ditches to pull materials from. **Tina** talked to Mark and he said that due to the budget constraints, they didn't pull material from the ditches, because it would have taken more time then to just put down new material.

Mary Z. brought up the outstanding invoice for \$4500 for road work that was done. She said that the price was very cheap compared to other vendors and detailed the loads and cost.

Todd brought up the fact that members are not allowed to order work and then bill the association without board approval. Todd did say that the board had agreed that they would pay half, because the road did need work.

Discussion Ensued: Members present all agreed that we can't allow this to happen. We can't allow members to just get work done and then send us the bill. Especially as this road was not on the list to be repaired.

Procedure to use the current Procedures for Addressing Concerns will be used for request for road maintenance. Trisha handed out copies of the form to the members present. Mary Ellen reiterated that if the board has decided to pay him half they need to do that now.

Many members interjected the work that they have done throughout the year to take care of their own roads, even plowing in the winter. If you need to get out and your road hasn't been plowed and you can do it – do it. There isn't enough in the budget to handle all the roads and circumstances.

Todd: Cape Labelle Plat and Shower House Report: Showerhouse buildings are almost finished with updates and Insulation. Nothing else on the showerhouses. **Tami** brought up the fact that there will always be vandalisum no matter what we do.

Connie said that she has asked and received permission to have cameras at the gate. This might help in finding out who is leaving it open. **Tina** let us know that the new gate lock should be here this week.

Jim suggested decals for the automobiles so that we can tell if someone is here that is or is not a member. Discussion ensued, on how this would work with guests. **Trisha** reminded all that the rules are if you have a guest using the facilities the member is supposed to accompany them.

Upcoming Auction: Discussion of the upcoming auction of Lot 195-B. The Coston's went to the auction earlier, where it postponed to let people know that they should really look at the property before purchase. They are wondering what is going to happen with the horses with the sale of the property. **Tina** let all know that we did get notification of the auction on 8/4/2024. **Mary K** stated that she was told with the auction the horses are going to be rounded up and moved.

Tina let the board know that there is a request from an owner to cut down trees in the easement (303 Upper Lyman Lake, board approved.

Mary K brought up the request from Suzanne Lot 52, to have the mail/package box moved to the gate. The people utilizing the box and the USPS are using her driveway as a turn around and making it a quagmire in the winter and pushing out the gravel. **Tami** agreed to have the box moved.

Jim & Kathy brought up the issues with the horses again. They are more on their property than the adjacent property and causing a lot of damage. **Todd** also added the experiences he and Tay are and have had with the horses. **Jim** also brought up that the property is totally out of compliance, in horrible condition and that there is a very bad rodent problem there as well. **Tina** suggested we wait and see what happens with the auction and where that leaves us with all issues.

Kathy asked to go back to the list of concerns on the agenda. **Tina and Todd** went through each item and what is and hasn't been addressed. **Trisha** reiterated the process and handed out the forms for handling complaints and issues. We need to follow the protocol so that we have records of everything and can report back to the board and members on what is being done.

Next Meeting: August 10, 2024 9:30am

Motion to adjourn, made 2nd and carrier, meeting adjourned: 11:10am

President _____
Vice President _____
Vice President _____
Treasurer _____
Secretary _____