

APPROVED VERSION

Sun Ranch Board Meeting Agenda ---6/21/2025

Regular Mtg. Start Time: 12:54pm

Chairperson: Tina Dennis

Board Members Present: Tina Dennis, President; Connie Spears, Treasurer; Jen Snow, Secretary

Officers Present: Carol Lynch

Number of SROA Members present: 42

Opening & Agenda

Tina welcomed everyone. And reminded everyone of Robert's Rules of Order, and asked that we do our best to stick to the agenda. The goal of the day is to go over what the board has done for the past year and discuss the next year's proposals. She encouraged members to get involved in our regular meetings or even join the board.

Agenda Additions from the room:

Yvonne: Squirrel Road Situation - will discuss with road work

Reading Minutes

Jen read the minutes from the 2024-2025 annual meeting. No changes to the minutes. **Tina Motion to approve minutes as read was given, Connie seconded, and all approved. Zero Opposed. Motion carried.**

Perimeter Fencing for Cape Labelle

- **Joel** shared with the room that he's finishing up putting $\frac{3}{4}$ of a mile of fence on posts previous placed. Going to need to come up with a new plan on some of the areas that are too rocky or too dangerous to access. The fencing is mostly complete now, will discuss next steps at the next board meeting.

Financial Reports

Carol read the Annual Financial Reports and reviewed last year's budget. Review of proposed 2025-2026 budget.

Noteworthy details:

- **Carol** shared that savings from fencing not used was added back to balance.
- *We are over on some budget line items (example: Administrative)*
- **Carol** has encouraged the board to purchase a new computer for treasurer. The existing computer is from 2010 and definitely needs an upgrade. All the statements and balances are correct - the reporting software we are using is not reporting accurately.
- **Tina** moved some things around to make the budget more clear. Added a line for emergency expenses and moved some money out of rehab and into roadwork maintenance - as we do not anticipate new roads this coming year. We should be looking at maintenance. Also added Lower Lyman into it's own line item. So we have cape labelle, upper lyman and lower lyman.
- *Changed showerhouse cleaning to twice a week in the summer and once a week in the winter which ended up saving us a little bit of money.*

Discussion/Questions:

- Question around new budget proposed - Office Expense is listed at \$2500 for the new year - last year we used \$2364. Is that enough to get the new equipment needed? **Tina** believes we should be good there, as we have plenty of supplies to last for the upcoming year.
- Question around Insurance and what it covers. **Tina** and **Carol** confirmed that the insurance is for liability coverage if someone gets hurt on common lands. **Tina** also shared that we eliminated the insurance that covered the board specifically. That returned \$3500 to the budget.
- Tom applauded the Board for the good behaviors and the emergency funds - as the budget permits - every year put \$1000 into a reserve account to keep it building up over the course of time. There is 360+ votes and there's 42 of us here today. **Carol** explained that this is part of the reserve fund, which this year we needed to touch in order to pay for the sewer.
- **Steve** asked if it is safe to drive over the sewer pipe now that it is fixed. The old pipe was too shallow and too thin & compromised, the new pipe has been embedded in screened sand and then put material back on top of it - Should be safer to drive on.
 - The pump guy did check to be sure the pipe is clear from the headquarters to the septic system. But there is no plumbing in the house - so there should be little to no risk of issues there.
 - Okanogan county is heading in the direction of Pierce and King county - where they will require all septic systems (New & Existing) to be inspected every X amount of years, starting in 2027.

Tina motioned to approve the financial reports & new budget as read, Jen seconded, and all approved. Zero Opposed. All in favor - Zero Opposed. Budget - All in favor, Zero Opposed.

Showerhouse/Headquarters and Vandalism

- Reminder that Section VII (section B) - The association is responsible for the operation, maintenance, repair and upkeep of common areas and community facilities. We cannot close the shower house.
 - **Tina** mentioned that we would like to replace the two toilets - one of them won't stop running. With new toilets and new septic system - it would mean we would have pretty new bathrooms. We also need ADA-compliant type toilets. This would enable us to adjust that. The new budget would allow for replacement of new toilets.
 - Shower house hours have not been implemented. We may consider it this year moving forward.
 - Frost-Free Spigot - James is going to be doing some maintenance on the spigot, and if the maintenance isn't enough, we will replace the spigot again.
 - **Tina** shared that we have done some gravel and maintenance.
 - Duck Flats needs to be looked at for grading and gravel.
 - Marmot Road has been mowed - allowing for nice access to the waterfall (cape labelle side).
- Members were encouraged to check it out. **Roads**
- **Yvonne** - brought up the Squirrel Road Issue- The association is considering a locked gate at the end of squirrel road - at the perimeter of sun ranch boundary. The board has been given legal advice regarding how to handle squirrel road gate. There is concern that if we block access to the easement, we could be open to lawsuits. We don't want to cause harm to the families who live beyond our perimeter. Would like to ask the membership and the board to consider alternative solutions for this issue. It is also considered an alternate escape route.

- **Additional Comments & Questions from audience:** *What would be the logistics for sun ranch members to use the gate? How would sunranch members get to utilize that road? Do we have any money to cover this in our budget?*
 - **Tom** – The board reached out to the landowners beyond our border there - the parties were either non-responsive or didn't want to get involved. At this time there is a cattle guard present. They have their own private roads as access. Someone who takes a wrong turn on our HOA land, if something goes wrong, there is potential of liability on us all. There are gate options that would allow for access to Fire and Medical Services. There is potentially a precedence already set with using our roads, but the road does not precede Sun Ranch. Imaging of the area shows there was no road in 1974, which is after Sun Ranch opened (1969).
 - **Scott** re-iterated that it is a gate - it means we can go through it. Just need to ensure that membership has access (along with fire department and emergency services). It's not a cement block that will completely block access to the roads and beyond.
 - **Tina** confirmed, according to the lawyer, the legal easement is blue meadow for the homes beyond our borders, there is no legal easement through Sun Ranch. Our maps and plots show it to be a cul-du-sac. Eagle Rock has also added a gate cutting off access along their perimeter.
 - **Joe** - compassion is one thing, but we're paying money to cover our maintenance. They should either join or pay or handle it themselves.
 - **Tina** shared that they are willing to plow their own, grade and maintain. They are not willing to give money towards the maintenance cause. This gives more traffic to the main road as well. We are setting a precedent by allowing it. There are currently four families living up there, but there are 17 lots along that road that could be built upon and added to the traffic at some point into the future.
 - Many members in attendance would prefer to be neighborly and send a letter to the residents up there, letting them know that we are going to make some changes to the road, and giving them a time limit to get involved.
 - Tom makes a motion to write a certified letter offering 60 days the property owners who would be affected, letting them know that we'll be closing off access . Room voted. 40 in favor. 2 opposed

Community Events we held this year

- Community chili cook off was successful and a lot of fun ● Weenie roast and smores was also successful this year.
- If you have additional events you'd like to see, please come to a monthly board meeting and we can set it up.
- *Question from the room: Can members send a donation to cover additional events? Answer - Yes! Of course!*

Gratitudes/Thanks

- We would like to officially offer our gratitude and thanks to **Carol Lynch** for all her hard work on the financials and budgets.

2025-2026 Board Intentions

- **Kirk Levandowski**
- **Rich Barrington**
- **Tina Dennis**
- **Connie Spears**

Tina made a motion to accept the 4 board members as is. **42 approved. 0 opposed.**

Closing

Tina moved to adjourn the meeting. **Jen Seconded. All approved (42 votes). 0 Opposed.**

Meeting adjourned 2:17pm