



# Sun Ranch Owners' Association

## October 14, 2023 Minutes

**Sun Ranch Board Meeting Agenda** ---10/14/2023

**Regular Mtg. Start Time:** 9:37am

**Chairperson:** Andy Jones

**Board Members Present:** Andy Jones, President; Mary Ellen Zell, Vice President; Tina Dennis, Secretary; Officers Present: Jen Diaz-Snow, Bruce Elliot; and Trisha Stockinger, Administrative Assistant.

**SROA Members present:** Dave Dennis (lots 64 & 65), Lance Johnston (lot 186), Joel Granberg (lot 3), and Nancy Spears (lot 300)

Andy welcomed the group. Andy asked for a time check at 10:30 and a time check at 11:00. Goal is to wrap up by 11:30am. He then did a brief check-in with the board.

Andy reviewed today's agenda & procedures. Key item for today is to make the decision on who will be doing the snow removal for Sun Ranch.

### **Reading Minutes:**

Trisha read the September 23, 2023 meeting minutes. No changes to the minutes. Motion to approve minutes as read was given, seconded, and approved. Motion carried.

### **Member Concerns Brought Forward:**

Nancy Spears - For the past several years, she has been involved with the voting. She brought forth a suggested sign in sheet example from when she was a part of the board in the past for the board to consider. The form includes Printed Name, Lot #, Signature, # of Proxies, Total Votes, Email Address & phone (optional) and ballot #. Nancy is volunteering for sign-ins in the annual meetings next year. Second suggestion Nancy brought forth - make the ballot and the voting card be the same. One side would show how many votes they have been assigned. And on the backside - have the actual printed ballot.

- Trisha mentioned that someone had brought up during the meeting that ballots are supposed to be "secret". That they isn't supposed to be a way to know the name or lot number on the ballot.

Nancy also brought forth some issues around when someone goes into delinquency (Oct 15th). According to the bylaws, we cannot deny voting unless members are a full year behind. You would still have the right to vote if this year's dues had not been paid. Nancy is concerned that some people are not being fairly allowed to vote.

- Trisha and Tina responded that members are given plenty of notice and that this is how it's been done since the onset of the association.

**Lance Johnston (Lot 186)** - Came to be a 'fly on the wall' and meet folks and put faces to names. *Welcome Lance and family! :)*

He shared some concerns and questions around how the board enforces the rules for keeping our lands as pristine as we can.

Would like to understand how he can help. Board let him know there is procedures for this and he was given a form for filing complaints.

### **Organization/Housekeeping:**

- Certificate of appreciation to the local fire department - Tina will be working on that
- Filing system update - Tina reviewed. Trisha needs to scan documents in the member folders along with the tax files. Carol also has individual files on all the lots that include the change of address forms.
- Some discussions around hard copies vs digital files. :)
- Jen will bring the printer/scanner from her tattoo shop to assist with digitalizing the files.

### **Financial Reports:**

Mary Ellen read the Monthly Financial Reports. Motion to approve the financial reports as read, seconded, and approved, motion carried.

- Note for next meeting: Ask Carol for clarity regarding when to re-up the reserve fund for 2024

### **Perimeter Fence Report:**

Joel Granberg gave the fencing report, there's a quarter mile of fencing needing to be finished. Most of the posts are in, and the wire is lying on the ground. The fence needs to get that finished before the snow comes. Along our perimeter near Caribou road is where we need to get it finished. Tina called for volunteers on the FB page to see if anyone would be willing to come and assist with stringing wire. Mary Ellen suggested making it an event similar to the pothole parties on FB. Andy volunteered to assist Joel in finishing the fence.

Andy mentioned a valley rancher having issues with cows still getting in and not having a way to get them out of the meadow common area. Joel will talk to them and find out if we need a gate.

### **Winter Road Planning:**

#### Bids Received

- Burt - Dodge Ram **\$150/hr**
- Joe Goffam - **\$120/hr** - Kubota Tractor with 7 ft plow (interested in being a back-up)
- Okanogan Plowing **\$135/hr** (no drive time charge) - lots of equipment to choose from (interested in sanding as well) Lots of experience - (not interested in being a back-up)
- Jonathan James Hemple - **\$80/hour** 1988 Chevrolet Long Bed - 7 ft plow - no sanding capabilities (interested in being a back-up)
- Rylan Bretz - **\$130/hr** - willing to plow both sides - or just Cape Labelle - 2 trucks can run simultaneously in the valley - dozer and grader for backup 9 ft plow

Bob Windrick has also offered to do people's driveways - we will post this info on the website

Summary of board decision:

- Okanogan Plowing will take care of Lyman Lake area and Clubhouse with Jonathan James Hemple as a backup.
- Rylan will take care of Cape Labelle with Joe Goffam as a backup.

Jeff will contact the Lyman Lake/Clubhouse contractors and Joel will contact the Cape Labelle contractors.

Motion to approve the plan for snow removal bids, seconded, and approved, motion carried. Andy will revise the bid sheets to have a signature area for the bidders awarded the contracts.

### **Grazing:**

#### Bids Received

- Carl - Reimbursement proposal: Annual payment of \$2500. Includes both pasture hay and grazing rights combined. He would also maintain fences as well. Wants to auto renew & review every 3 years, rather than re-bidding at the end of the lease.
  - Board will suggest an additional clause - that if the hay year is good - we'd like to see a bonus there. And potentially get hay for sun Ranch members at a discount.

Motion to approve the plan for Carl's grazing bid, seconded, and approved, motion carried.

### **Shower House updates:**

There was a misunderstanding on the repair and improvement of the shower house. Some thought that it was supposed to be handled on the labor being done on a volunteer basis - and it isn't. Mary Ellen will get a hold of Jim to see if he can help with insulating the maintenance room, as he did a great job last year on repairs. Tina mentioned there's a roll of insulation in the clubhouse that can be used for it.

Decision to update the website that shower house and gate key swaps will be postponed until we get an update from Todd on status of arrival and when he will be available to install the locks. Andy will call Todd to discuss and plan further.

**Clubhouse and grounds updates:**

Tina did not order the gate lock re-keyed. The gate keys would have cost over \$3000 just to pass out one per lot. Bruce will research what it takes to get a solar panel and battery in order to make the lock work for the gate. It's just for the lock itself - not for the mechanism to open/close the actual gate.

**Lyman Lake Report:**

Bruce asked what needs to be done to get permission for members who are looking to extend phone lines or electricity that will need a digging across a SROA road. Members should also call 811. Board will work on a building permit for this type of work.

Mary Ellen said she had so many volunteers out to help us with potholes and road repair & amp rehab. They did such an amazing job!

Merle Scott even widened Gooseberry road. The whole community has come together. Thank you everyone!!

Mary reported the initial road budget was \$3803; spent \$750 on shale and gravel. We paid Bretz to come out and do the Waunapum corner \$1706 after tax. Jerry came out and put 2 loads of 1.25" gravel on the ground for \$972, remaining budget is roughly \$145. More gravel is needed (2-3 loads) as the corner was dropped by 5' and went down to bare dirt.

Mary Ellen asked about the process for requesting additional funds, and if the \$750 was from 2022-2023 year can she have that amount added back to her remaining budget.

Board agreed that there needs to be a process for asking for additional funds, since they have to come from somewhere else in the budget. Should come to the board for approval with a clear idea where the extra is coming from. Discussion with continue to the next board meeting.

**Cape LaBelle Dagnon Family Grazing Lease:** Waiting for them to pay by January 5<sup>th</sup>, to keep the lease through the end of 2024. If they don't pay, they will lose the lease.

**Private forest health & management options:** We want to show appreciation to members who are maintaining their forests/lands. Let us know about the hard work you're doing!! Tina would like to send a newsletter out about this topic.

**Sun Ranch Community Events & Clubhouse:**

- **October Event on the 21st!** Movie Night at the clubhouse! We will have popcorn. So far - No RSVPs. Hoping people will show up!! Tina purchased a Pop Corn Popper for SROA, Bruce will buy popcorn, and Jen will bring popcorn flavors. :)
- **November Event** - going to have a brainstorm to discuss.
- **December Event** - Holiday crafts & cookie exchange
- Board approved hosting AA Meetings moving forward at the clubhouse.
- Mary Ellen has found a local community member who would like to host a yoga class out of the clubhouse as well.

We will need Hold Harmless agreements signed by any meetings where the general public is invited to attend.

**On-going concerns:**

- Speeders. Andy to write a letter to the local sheriff.

**Cattleman's Board/Building/Home site approvals:**

- **No new requests**

**Next meeting plan:** November 11, 2023

Will there be a December & January Recess of in person Board Meetings. The board will meet via video meetings to check in during these months so that we don't lose steam as a board. Motion to approve, seconded, and approved.

**Meeting adjourned 11:33am**