



Sun Ranch Owners' Association

September 23, 2023 Minutes

Sun Ranch Board Meeting Agenda: 09/23/2023

Meeting Called to order: 9:38am

Chairperson: Andy Jones

Board Members Present: Andy Jones, President; Todd Norris, Vice President; Mary Ellen Zell, Vice President; Carol Lynch, Treasurer; Tina Dennis, Secretary; Officers present: Bruce Elliott, Admin Asst present: Trisha Stockinger

SROA Members present: David Dennis (64-65), Kirk & Evette Zehner (192)

Andy welcomed the group, and did a brief check-in with the board.
Prayers for Andy's wife Loli who is going through some tough Eye surgery recovery.

Andy reviewed today's agenda.

Additions and rearrangement of agenda: Added snow plowing to after Audience-member-guest introductions and opportunity to speak to the board.

Member Concerns Brought Forward: Kirk and Evette Zehner brought up their concerns on the speeding on Cape Labelle Road, along with the ATV with kids with no helmets. Andy and Tina will put together a formal Demand of Action letter to the sheriff's department and include a statement from Kirk and Evette. Todd will also contact his sheriff's department contacts and see what can be done. This is a county road and not something that SROA can fix.

Reading Minutes: Trisha read the August 19, 2023 meeting minutes. No changes to the minutes were requested. Motion to approve minutes as read was given, seconded, and approved. Motion carried.

Snow Plowing: 2023-2024 Winter roads planning, Operator Bids and Contracts:

Mary Ellen suggested that we allow the leads Jeff and Joel to handle the bids and contracts. So that it is directly from one source and not have a board member as a second contact. Give the leads the budget and have them answerable with the board having final say. If they are out of the area when someone calls, have them list on their email, or phone message, who on the board to contact.

Tina suggested that all bids go to Trisha to spreadsheet so we also have other providers we can contact if the provider who is contracted isn't available.

Mary Ellen read what went out to as a request for bids.

Andy read through the bid paperwork for Lyman Lake and Cape Labelle Plats, with the corrections suggested. Board suggested that Tina get all bids and Tina will send out the bids spreadsheet for the board to choose 1st, 2nd and 3rd providers. The cut off for entering bids to be October 6th, with a special meeting via email, Facebook or etc., to be on the 7th after 10am for the board to decide on the providers. Tina will also put together a post for the Country Store and Trisha will post bid sheets on the website.

Organization, House Keeping (all)

Andy reiterated that we want the meeting to be Civil with respect to all.

Evette Zehner announced that she has started a Facebook Group for Rants and Raves, no vulgar messages allowed, but a place where people in Aeneas Valley can rant if there is something going wrong and raves about services received that were great. Folks won't get dropped for having a negative opinion and can just let off some steam on issues they have. Constructive and a great way to be heard without thinking you are going to be banned.

Andy delivered John Grods Thank You plaque and spent some time talking with his wife, who shared some SROA stories.

Tina will also make one for FD16 to thank them.

Trisha and Tina will set up a work party to clean out the back room and files.

Financial Reports: Carol read the Monthly Financial Report. Motion to approve the financial reports as read was given, seconded, and approved, motion carried.

Carol has set up new propane services with Northern Cascade. Tanks are installed at a considerable savings. Todd will monitor tanks over the next month to see if we need a refill for winter.

Carol brought up that the winter months electric bills are substantially higher than the rest of the year. Also the fact that the maintenance room needs insulated and holes to the outside need repair. Mary Ellen will contact Jim to do the repairs.

Carol would like – If You Smell Propane Turn Off The Tanks and call a SROA board member, added to the website.

Wanapum and Gooseberry:

Gooseberry is on hold, still trying to find ways for a turnout. Locations at Carl's and Joel's are not acceptable.

Wanapum, two bids are in waiting for a third.

Todd asked about the easements, and Tina let him know that it is 30 feet from the center of the road on either side

Gravel update: Lower Lyman Lake Area: Bruce shared that they did not get a work party together and now it may be next year before it is addressed again.

Shower House & Gate Updates: New camera on pole was installed. New keys are 3 weeks out and might have to be installed professionally if we can't figure it out. Mary Ellen let us know that Geraldo might be able to assist as he has installed these types of key panels before. Tina will order gate to be re-keyed and order new gate keys.

Website will post key exchange for 10/21 at 10am, only one shower done then a month later the next shower done. This will give members time to come and get the new keys.

We will try not to mail out any keys, but let members that are out of town, know to contact us to meet and exchange keys when they are coming over.

Club house and grounds:

Andy put in more T-Posts to deter the fence cutting to get into the headquarters.

Cape Labelle:

Andy spoke to Bruce Gillace again and they do want to help, hopefully he can be at our next meeting.

Todd will handle the Owl Road issues and has received 2 bids and is waiting on another.

Lot 100: Todd will follow up to get gravel for the road.

Wildfire Awareness: Andy will write up new post for website regarding access to personal property. Cubies for water, Tina will check with her son to see if he has any available, otherwise Todd let us know that the Apple place in Brewster has them for \$35.

Escape Routes:

Upper Lyman Lake, Jim Burke has an old DNR road on his property that might be usable as an escape route, still need one for Lower Lyman Lake.

Natural Resources/Stewardship:

Reviewed Andy's documents on the cattle leasing, will change the haying from 20% to 30%. Agreed on the \$1200 and will change contract to be 3 years.

Mary Ellen and Carol Berdam will spearhead Lyman Lake Plat.

Andy talked to the Dagoon family and they have chosen not to graze cattle this year in SROA – too many issues.

Tina will do a post for the Country Store for bids on cattle leases and snow plowing. Trisha will post on website, all bids going to Tina.

Sun Ranch community summer/Fall event: Next event October 28th Movie Popcorn and Potluck. Trisha will post to website, Mary Ellen will post to Facebook. Next Board and Event need to be posted on the gate as well.

Facebook updates: Seems to be going well. Mary Ellen is doing great at managing this for us.

Addressing Homeowner Concerns – Public Relations, record-keeping and accountability.

Lot #12 Clean-Up relations: Liaison, Todd Norris - they are making strides, will continue to monitor

Container Use Lot# 74-76: Liaison, Todd Norris – letter going out from SROA

Abandoned Vehicles Lot #325-326: Liaison, Mary Ellen Zell – still working on situation

JH Clean Up in neighborhood: Liaison, Andy Jones – still working on issue

Key Sharing: Liaison, Tina Dennis – will be N/A with new keys

Squirrel Road: Liaison, Andy Jones – Still working on situation

Cattleman’s Board/Building/Home site approvals: Ownership-building request Lot # 437&438: Approved

Items to add to next meeting agenda

No new items

Next meeting plan: October 14, 2023, 9:30am

Meeting adjourned 12:30pm

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