



Sun Ranch Owners' Association

July 15, 2023 Minutes

Sun Ranch Board Meeting Agenda: 07/15/2023

Regular Mtg. Start Time: 9:40am

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: Jen Diaz-Snow, Assistant Secretary

SROA Members present: David Dennis (64-65), Kris Siemon (437-438), Bob Mills (436), Joel Granberg (2-5), Cheryl Reed (43, 44, 47)

Andy welcomed the group, and did a brief check-in with the board.

Andy reviewed today's agenda.

General goal for this meeting is to nominate and review new officers for the coming year and look at the org chart for the coming year. Review the new budget that was approved at the annual meeting, as well as the professional services update from Carol.

Mary Ellen read the Meeting Rules

Member Concerns Brought Forward:

Joel Grandberg (Lot 2-5) Propane at shower house - is still a concern. Would like to continue the conversation from the annual meeting.

In honor "Gratitude and Civility"

John is bowing out from the community. Could we offer a certificate of appreciation to him? He has done a lot. Honorary award of some kind.

Andy also mentioned volunteer firemen in the area - mentioned the Jones family - would love to also offer a certificate of appreciation to all the volunteers for fire district 16 from us. Tina will work on that. We'll sign it in our next meeting.

New Org Chart/New Officers

Distributed new org chart that shows how the board looks right now. The board needs to approve. Mary Ellen called out that On-call maintenance is in the wrong place. Doesn't fall under Mary Ellen. Facility and on-call maintenance should go under Tina. Motion to approve. Seconded, Approved. Motion carried.

Reading Minutes

Trisha read the June 17 meeting minutes. No changes to the minutes. Motion to approve minutes as read was given, seconded, and approved. Motion carried.

Financial Reports

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

Review new budget approved at the annual meeting

Trisha read through the estimated expenses for the year (these are posted on the website) based on the newly approved dues expenses. Email the board or contact the board if there are any concerns or questions regarding dues or expenses.

Professional Services Update

Carol met with CPA (Austedge) in order to audit our books and set us up to ensure that our taxes are prepped and prepared. Mary added that she is working with them about the 501-3C to get a copy of our non-profit paperwork so that they can get a deal with Microsoft for office software. Jen mentioned she also needs a copy of that non-profit paperwork in order to show Home Depot and Ace Hardware for donations for community garden planning

Lyman Lake Report:

Gooseberry Update

Glen's brother can push the trees over for us. Mary wants to tag the trees we want to push over so we can get acceptance and get them handled. For now - we want to fill potholes - but next year we'd like to grade it and fix it a bit more properly.

Wanapum and Chopaka

Where they connect - there's a place that needs some excavation/road work. Quote from Glen was \$1500. Would like 3 bids on this bit of work. Joe is swamped. Joe Bretz might be able to bid on it.

Mowing headquarters

It is hideously tall. The people we normally use are working on their mower. We're quickly approaching the point of no return. Carol offered to let her tractor/riding lawn mower be used to do the mowing - just needs a new blade. If Jim could do that - we could mow around the headquarters. Should speed up the current mowing task considerably.

Gravel update

Mary asked Bob and Chris how the gravel is going in the lower Lyman. They will get on it again after there is a tractor to move it a bit more. Trying to do it in the morning. The rock isn't going anywhere. They are pausing until things cool down a bit.

Cape LaBelle Report

Shower House & Gate Updates

Week of the 24th - shower #1 will be down for roughly 2 weeks (maybe 10 days). They are working with a locksmith in Omak. Cards will be ordered so that we can start handing those out. We will offer morning pick up - to be announced on Facebook, the website and email - when and where we'll allow for pick up. We will leave them unlocked during board meetings while the work is being done.

Tina updated about a non-member problem that was using the shower house and has keys. Tina tried to confiscate the keys he obviously had. We know what member gave him the key. Trisha proposed that we fine the lot member who gave the key because they are not present. Todd proposed that we hold off because we are switching to the new card system. We are going to add a second camera to ensure we capture in case there is vandalism. Todd agrees that if people hand out a card to someone who shouldn't have privileges - we can shut them off. Proposal to exchange old keys in order to get new keys. Proposal to also update new gate key.

Propane Update

Propane contract is currently with Ferrel Gas. Our propane is on a monthly fill up, and we pay more because we rent vs own the tank. When you own: North Cascades Gas is \$2.26 per gallon. Ferrel Gas is roughly \$2.50. Vs the \$4 something we're paying when we rent. It might be time to consider upgrading to purchasing a tank vs renting. Carol will make some phone calls and look into this for next month.

Electricity Usage

Carol mentioned that our electricity usage is terrible at the shower house. Asked that we all be thoughtful about usage at the shower house. Turn it off when you're done - don't just let it run.

Water Update

Tina updated us that we need to get our water sampled to understand if it's good/safe to drink. Tina will bottle it and take it to be tested by the city of Tonasket for testing and report back the results.

Road update

Joel will take on John's road and fencing maintenance tasks. Might consider snow plowing as well. Trisha will add Joel under Cape Labelle org chart.

Speeders on Squirrel Road

Todd spoke with owners regarding the lot owners. People are doing 55-60 mph going up that road. They power slide around the corner. They are tearing up the roads. They put a cattle guard in years back to try and slow them down - but it's not enough. They aren't helping us to rehabilitate the roads - but we also don't want to cut them off and make them drive all the way around. There was discussion a few years back about the neighbors pitching in for maintenance on the roads. There is a speed limit sign. Tina has a speed bump she can donate to the cause. Andy will reach out to these neighbors and report back in the next meeting to see if there is more that can be done. Might invite them to our next board meeting.

Road Improvements

Todd updated - Owl Road - Glenn can't reach and can't improve - especially in winter time. Can we get some estimates to see how we could widen that road and create a turnaround at the end so that he can more easily turn around with the plow. No gravel likely needed - just needs a brush hog and some widening.

Need to punch a road in off lot 100/102 (Mule Deer Road). Not much traffic there in the past few years, the current road is overgrown. Will need grading and gravel - approx. 300-400 ft of work. Will need some bids. The board volunteered Joel to handle this.

Perimeter Fence

No updates - will update next meeting.

Wildfire Prep

Awareness prep. We have some signage to put up (No hunting, no shooting, burn ban etc.) in entries. Waunapaum already has signage up. Todd can make some aluminum signs - Tina & Andy will share designs with Todd. Will distribute once created and get put up.

Escape Routes

Andy would like an 8.5x11 map and ink the spots of the existing fire escape routes. Platt maps are on the websites. Andy will mess with what we have on the websites and make it easier for folks to see. These will be posted on the website and then we will laminate them and put them at each entrance.

Todd proposed that we pick a date and do a workshop for this to do the signage and maps all at once. Then everyone is here and there is less back and forth. Date to be determined. Goal is to try and get some signs up by next week.

Annual Meeting debrief - What didn't go well

Sign-in was confusing - We needed another person at the front. Trisha volunteered Jen and Trisha to be up front for sign ups in a different way. Procedures should be posted and listed with stations and a clear process so that it's not overwhelming.

Some members were mad that they didn't get to vote when they hadn't paid their dues yet. We need to make sure that was super clear to everyone well in advance.

Put the rules/verbiage on the door leading into the meeting so that we're extra transparent.

Vote counting - we didn't know how many votes were given out - so then they didn't know how to make it match in the end of how many votes we had.

Proxies - it was hard to read who some of them were. Was hard to figure out lot #.

Printed name is important

Some proxies had a whole bunch of lot #'s

Annual Meeting debrief - What went well

Very few bad attitudes this year. Not a lot of peacocking.

Food was good - didn't spend as much money on it and it went over just as well with everyone.

A homeowner went and got some shade for everyone - which was lovely

Great turnout. Biggest we've seen in a while.. (yay for facebook and emails and communications!)

New budget was adopted nice and smoothly.

Natural Resources/Stewardship

Cattle Grazing - Get a bid from Glen, Carl, Kenny, and Shane. We've talked about this a lot - but we need to do it now. It comes due in December. We want to see what they come up with for the Star Barn area (roughly 90 acres). Andy asked that we come up with the details for shoring up the barn and cutting the hay. Carol brought up that big ranchers want to do big bales, not small bales. Andy will draft a bid proposal and send it out to the board to review.

Sun Ranch community summer/Fall event -

Gay - volunteered to take over event planning for headquarters. Discussion around some different events that would be fun for the community and for kids who are part of the community. Autumn/Harvest. Tina asked that we include pumpkins in the community garden for the pumpkin carving contest. Carol suggested a chili feed. Trisha suggested a chili contest. Andy suggested putting planning of this event on the next agenda.

Facebook updates-

Seems to be going well. Mary Ellen is doing very well at managing this for us.

Compliance/Covenants Issues

Two issues for board members to address.

Guests abusing key issues (Andy assigned)

Container issues (Todd assigned)

Will update us in the next meeting.

Cattleman's Board/Building/Home site approvals

Lot with trees request - Redid their permit and map per board request. Board members signed and approved.

Next meeting plan: Aug 19th 9:30am

Meeting adjourned 11:53pm

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