



Sun Ranch Owners' Association

Draft – 6/22/2024 Annual Meeting

Meeting Called to Order: 12.45 PM

Chair Person: Todd Norris

Time Keeper: Tina Dennis

Board Members in attendance: Tina Dennis - Secretary, Todd Norris - Vice President, Mary Zell – Vice President, Carol Lynch – Treasurer. A quorum was achieved.

Officers Present: Bruce Elliott, Jen Snow, Admin Asst: Trisha Stockinger

32 SROA Members Present

Todd Norris opened the meeting with a Welcome and Thank You for all the food. Todd had the board, officers and admin introduce themselves. Along with members not in current positions say Hi. Also had James Russell the new part-time maintenance person introduced himself. He gave a brief update on what he has been working on.

Todd did a quick overview of the agenda and requirements for an orderly non-profit meeting and covered procedures for the day. He asked if there were any subjects that needed added to the agenda. No one asked for additions or changes. **Trisha** read our meeting rules.

Trisha Stockinger read the 2023 Annual Meeting Minutes draft. Mary motioned to approve, Carol seconded. Members were asked if there was any discussion, or changes needed. None were indicated and there was unanimous consent for the Minutes to be approved as read.

There were no quest speakers:

Connie Spears (Lot 298 & 299) went through some of the fire safety regulations of the 30 foot buffer and what needs to be done to make sure that the fire fighters can get to your house from all sides. Burn Ban is in effect until October 15th and signs are posted with the regulations.

Sara Black (Lot 435) let the members know that there will be a Celebration of Life for Bill Black this coming Saturday, June 29th at 1pm, it will be a potluck and that all are welcome. Nancy Spears also added the names of a couple more members that have passed in the last year, for us to remember them as well.

Reading of the Treasurers report was tabled, Carol was taking payments etc.

Nancy Spears (Lot 300) Head of the voting committee: went through the voting procedures, voting cards and what we are voting for. SROA is a non-profit Corporation and we have to follow the rules for voting as a non-profit organization. It is state law and our by-laws which directs the rules. Election rules are stated in Article 5, and she highly recommends that everyone familiarize themselves with the

regulations. Nancy explained how the voting of the board members go and then how board roles get assigned and divided out.

Joshua Miles (Lot 408) asked for some clarification on what the members were voting on – and if the members aren't voting for specific positions – how do the members let us know their thoughts, and concerns. Brought up getting better Wi-Fi, like StarLink, so we can do Zoom meetings and have better participation for the members. **Carol** let everyone know the cost of the NCI Internet and that it was very affordable.

Nancy continued with some of the job descriptions for different board positions. That only the President has to be a board member and that the board makes that decision not the members for the roles. Input is appreciated and those who would like to comment should come to the next board meeting where those decisions will be made.

Those running for the board were allowed to make statements for consideration.

Connie Spears (Lot 298 & 299): introduced herself – she has been a SROA member 13 years. Goal as a board member is to address fire and water. Get as much info out to the membership on all matters. She also want to address the shower house. The cost through the winter is astronomical. She asked that people should be more responsible for cleaning up after themselves. We know that it's not sustainable with the road costs we have.

Bjorn [Lucky] Leide (Lot 121): Withdrew from running, members were asked to scratch out his name on the ballots.

Bessie Dublin (Lot 25): a 28 year resident of Sun Ranch, brought to the attention that Jan Moyer should not be considered due to a delinquent dues issue. This was discussed, and the board agreed that her name would be withdrawn. Bessie also asked to have a no guns at meetings, added to the agenda, and voiced her concerns that Todd is seen as being mean and pushy. **Todd** brought up that it is his 2nd Amendment right to have his firearms, anywhere. **Trisha** (Lot 35), brought up that this is something that the board can vote on if they wish to not have firearms at the meetings.

Eva Zehner (Lot 192): Asked that the no gun issue be tabled until further in the general concerns discussion so that we could move forward with the meeting.

Tina Dennis (Lot 64 & 65) Said that she want to stay on the board to continue to serve the community. To continue with what we've started. Protocols being set, acting on them. Sometimes things are slow and grinding.

Todd Norris: Been here 9 years, been on board for 3 years. Stating that he was running for President (**Nancy Spears** interjected again that no one is running for any particular office just the board) Todd continued saying that he believes in keeping people compliant with their lots. And he just hopes to continue on making it a better place to live.

Bruce Elliot (Lot 456): A 2 year member of SROA, wants to help build the community further. Whatever it takes.

Jen Diaz-Snow (Lot 327 & 328): Has been here 3 years this fall. She is the Assistant Secretary Officer and volunteer to do what she can for the board. She cares about communication to our

members (remote meetings, updated websites, etc.), and cares about fire protection. She is passionate about building the community - through events and community gardens.

Request was made for any floor nominees, there were no floor nominees.

Treasurer's Reports: Carol Lynch reviewed the Trial Balance and Profit Loss Budget vs Actual reports with the members. And let the members know that she will no longer be doing the books after being the Treasurer for 3 years. She then went through each line item in the Proposed Budget for 2024-2025 plan year. Prior to approval, the floor was opened to anyone with comments or questions.

The board encouraged everyone to thank Carol for the fantastic job she has done. Applause was given as a thank you.

Kathy Coston (Lot 195A & 195-2) Asked on the outcome of raising the dues last year. Carol let us know that it all balanced out and ended up okay for the resources needed.

Questions on the cattle leases: The current lease information was reviewed, only lease on Lower Lyman. Many thought that having the cattle was a good idea. **Connie Spears** reiterated that the cows don't get the memo that they aren't supposed to be grazing and you might have cows that are not in a lease that show up on your property.

Mary Zell (Lot 358) Asked to discuss the bookkeeping position. She was very excited that we are now using a CPA for some areas of the finances, and is adamant that we have to have clean books. Also, that we can't raise the dues as it would bring us over the \$50,000 threshold and have many other requirements, like audits that can run up to \$25,000. But the books are the biggest issue, and that we need to pay for a bookkeeper, when you are doing the books you should be compensated for the job. There are other paid positions, and this is one that should be paid as well. In the job description we need to know do you have a degree, what is your experience, to make sure that they are competent and will be accountable in this position. They need to show up at the board meetings to give reports and answer questions. And understand that the position is under the Board Treasurer and keep them informed.

Lucky Leile (Lot 121): Reiterated that we did pay for an accountant in the past. **Carol Lynch:** Let us know why the board elected to let that person go and that she has over 30 years of experience and the amount of time she has devoted to being the Treasurer each month. **Mary Zell** agreed that these positions should be paid and that there should be under the Treasurer for accountability.

Nancy Spears asked about the \$143 over the \$50,000 threshold that was collected. Carol clarified that late fees were what pushed us over and not actual dues collected.

A vote was taken to approve the Trial Balance and P&L Statements: 86 Aye counts, 0 opposed counts, vote carried.

Carol Lynch: Reviewed the Proposed Budget Line by line for the members.

Nancy Spears (Lot 300) brought up the fact that funds cannot be arbitrarily moved as the approved budget is the approved budget and shouldn't be changed. That there needs to be more flexibility on how the funds are showing up, like for roads

Mary (Lot 358): Brought up that the Bookkeeper fee should only be \$2000 in total.

Discussion on the \$670 not needed for the bookkeeping position moved to Professional Fees. **Nancy** and **Connie** are against having the additional funds earmarked for foreclosures. **Carol** let them know it is bare land we aren't kicking someone out of their home. That the liens aren't working – how would they like to proceed? Cost of the liens to be put or removed has gone up. **Connie** said that should be part of what a title company would disclose that there are liens on the property.

Sonya (Lot 435) Suggested we look at the county, after 3 years of no taxes collected the property goes up for Shared Auction for sale by the county. And that the county will not collect or release funds for any liens on the property. **Tina and Carol** let everyone know that when the county sells property for back taxes, they do not collect liens for repayment, we are just out of luck and lose the funds.

Proposed to move to approve the 2024-2025 Budget with the transfer of \$670 to Professional Fees and to make the bookkeeping position on page three at \$2000 total. 79 Ayes, 1 No, carried to approve with the move of funds.

Special road assessment was tabled for discussion at this time.

Todd opened discussion on committees. **Trisha** showed that there is a sign-up sheet and that we need members to participate if they want anything done. **Mary** reiterated on the need for participation on committees. The board can only do so much we need volunteers to make anything in addition happen. She will post the committees on the Facebook page.

Tina let everyone know that Mary has agreed to continue to work with her on the Facebook page.

Joe Keller (Lot 40): Asked about business run on lots or at HQ, what are allowed, as there are businesses being run on lots. **Tina, and Todd** answered in regards to the HQ, and that they are aware of some Lot businesses and are working to address those concerns.

Cheryl Waters (Lot 127/28): Had questions on the cleaning of the bathrooms and that for the last couple of weeks they have not been clean. **Todd** addressed that there has been some unexpected downtime on the cleaning which is out of the ordinary. Also brought up the vandalism and how we are working on getting the software that is needed to handle this more efficiently. Need to make sure everyone is pushing the lock button when leaving, otherwise it leaves it open for anyone.

James Russell (Lot 34): Reminded everyone to use the deadbolt when they are in the bathroom, otherwise anyone with a keycard can come in. That locking the card station from the inside doesn't keep anyone else from being able to unlock it.

Connie Spears reminded everyone that once the new lock is in please, PLEASE lock the gate. There are too many non-owners that are accessing our services and we need to make sure we are doing our part to keep this from happening.

Tina let the members know that the new gate lock should be here this coming week.

Todd let the members know that when we get the programs up and running we will be shutting down the shower houses from 10:30PM to 4:30AM. This should take care of the vandalism that is happening at night.

Additional Questions and Concerns:

Brad Senn (Lot 194): Brought up questions answered by board.

Cheryl Waters (Lot 127/28) had questions on the depreciation and accumulated depreciation. Cheryl's question was answered by **Carol and Mary**.

Bessie Dublin (Lot 25) had a question in regards to owners felling trees. **Todd** responded and let her know that the owners are doing this to clear an area to build a house. Bessie's concern is that they are removing anything to keep the hillside from a mud slide or wash out that would take out the road.

The board addressed the previous issue with the commercial logging issues and case, which this is not the same issue.

Members were given a time to cast ballots in the ballot box to be counted. Gay Seydlitz and Mary Zell counted ballots.

The results were announced and the board members for the 2024-2025 year will be Tina Dennis, Todd Norris, Bruce Elliot, Jen Diaz-Snow, and Connie Spears. The actual vote numbers will be posted in the front window.

Motion to adjourn given, 2nd and carried at 2:55PM

Next Board Meeting for assigning board positions will be Wednesday, June 26th at 10am

Next Annual Board Meeting will be Saturday, June 22, 2025