



Sun Ranch Owners' Association

August 19, 2023 Minutes

Sun Ranch Board Meeting Agenda: 08/19/2023

Meeting Called to order: 9:30am and dismissed for an Executive Session

Executive Session: Called to order at 9:32am,

Board and officers discussed and came to an agreement on the process for complaints and how we will handle them going forward. Trisha will track on a separate spreadsheet and the Board/Officers will keep her apprised on steps taken. Ticket numbers will be assigned to each complaint, to work with the correct follow through.

Regular Mtg. Reconvened at: 9:52am

Chairperson: Andy Jones

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

SROA Members present: David Dennis (64-65), Steve Shetlin (301), Tamara Windrick (28), Jan Moyer (125-126), Wayne & Edie Vanderbilt-Smith (379), Nancy Spears (300), Bob Mills (436).

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

Andy reviewed today's agenda.

Additions and rearrangement of agenda: Added snow plowing, USPS Boxes, and New OA members questions on home building.

Nancy Spears asked to have time on the agenda to review the elections process at the 2023 annual meeting and ways to improve the process. Trisha and Tina noted that a new procedure write up was available and Trisha would email a copy to Nancy. She has been added to next month's agenda to discuss.

Member Concerns Brought Forward: Carol Lynch reviewed the costs she found with different Propane companies.

Reading Minutes: Trisha read the July 15, 2023 meeting minutes. No changes to the minutes were requested. Motion to approve minutes as read was given, seconded, and approved. Motion carried.

Organization, House Keeping (all)

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

Tina has the Certificate of Appreciation and Ginger Beer to go to John Grods. She will make sure he is invited to the next meeting and if he can't make it, Andy will deliver both to him.

Tina will also make one for FD16 to thank them.

Tina volunteered to get water samples from HQ well, and turned in to be tested before the next board meeting.

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

Outside Income: Mary Ellen reported on the haying and sale of bales. It was a 60/40 split and we earned \$225 to go towards events. Mary Ellen has offered to spearhead other areas that might be available for haying, on OA property where the proceeds would go to the owners. Discussion ensued in regards to the need for Hold Harmless agreements, and wet hay issues.

Propane: Discussion on different vendors and Carol will contact Northern Cascade to see about their pricing. Ferrell Gas seems to higher than the other vendors.

Lyman Lake Report: One vendor came out and helped mark trees. Work needs to be done on the right side not left where the utilities are. We need to find the best way to remove stumps; Jean has a stump grinder, which may be the best way.

Wanapum and Gooseberry: Should each be a one day project.

Carol reiterated that any contractors we hire need to sign the W9 forms.

Gravel update: Lower Lyman Lake Area: Bruce shared that they did have a work party filling holes, but had put off any further work until it cools off. Mary Ellen shared that it might be a good idea to put an event on Facebook page, Bruce said that they do okay getting the word out, but may not resume any more work until in September.

Shower House & Gate Updates: We still having a lot of vandalism at the shower house. We have been able to catch some on video and they are being fined. We are putting up another pole and camera to help, too. The new gate and shower house keys should also help and that is in the works to happen soon.

Discussion ensued on the new keys. Right now the idea is to host a couple open times for OA members to bring in the old keys for the new, some may need to be mailed, but that is only a few. Tina will get a new lock for the gate so that we can also replace those keys too

We need to thank Joel Granberg for fixing the cut fence: The fence that was cut has been repaired. Andy volunteered to bring in additional T posts to put in to help with this, making it harder to come and go even if they cut the fence.

Snow plowing plan: Joel will handle Cape Labelle plat area, we will use a winter road plan with an outline of responsibilities. Due to budget restrictions, each OA may need to help in doing snow removal in their area.

Mary Ellen, let us know that Jeff Thompson had put together a great contract that we can use for both areas in getting bids. Andy will do the request for bids, with the contract. We need to make sure the areas of concern from last year are addressed and won't be a problem going forward.

Cape Labelle:

Squirrel Road: Bruce Gillace came to the meeting with his grandchildren, but due to the smoke, was not able to stay to attend the meeting to provide information. Andy wants to make sure that they all know that we don't want to restrict access. It was mentioned that the access was available prior to SROA and that we just want them to slow down. Jan Moyer suggested Water Trenches would eliminate the rain/water wash out issues and also require slowing down to go over them, might be a way to handle both issues at the same time.

It was also suggested that the owners on Squirrel Road need to contribute towards road maintenance; this had been discussed prior and should be revisited.

Todd will handle the Owl Road issues and has been okayed to move ahead with Glenn fixing the turnaround. Todd will flag the power boxes so that this is not a concern on the road for snow removal.

Lot 100: We will wait for further contact with owner on the road, to see if they need assistance with the repairs.

Andy repaired the fence where the cows were getting out. Owner complained and he will work with them on the installation of a man gate.

Wildfire Awareness: Todd has signs to go up at Main and will do other for other end of Main and both Lower and Upper Lyman Lake.

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.

Natural Resources/Stewardship: Tina talked to the Forrest Services and got information on how to charge for cattle leasing. Carol suggested we ask Carl what he would be willing to pay as the current rate is too low. Bob Mills, suggested to check into the cost/profit of haying verses cattle leasing. Carol said that we currently do \$20 a head per month.

Tina will check lease and ask Carl about the other side of the creek on Lower Lyman common area to see if that is part of the lease and if it can be hayed.

Sun Ranch community summer/Fall event: So far only have 3 RSVP'd for event but will still have next week.

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.

Ownership-building request Lot # 437&438: Liaison, Bruce Elliott

Lot #12 Clean-Up relations: Liaison, Todd Nelson

Container Use Lot# 74-76: Liaison, Todd

Abandoned Vehicles Lot #325-326: Liaison, Mary Ellen Zell

JH Clean Up in neighborhood: Liaison, Andy Jones

Key Sharing: Liaison, Tina Dennis

Squirrel Road: Liaison, Andy Jones

Cattleman’s Board/Building/Home site approvals: Lot 122 Building request approved.

Items to add to next meeting agenda

Nancy Spears – Voting Process

USPS Boxes for packages

Water usage – pulling from HQ

Next meeting plan: Sept 23, 2023, 9:30am

Meeting adjourned 12:40pm

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