



# Sun Ranch Owners' Association

## Approved Annual Meeting

June 24, 2023 Minutes

**Meeting Called to Order:** 12:55 PM

**Chair Person:** Andy Jones, President

**Board Members Present:** Andy Jones, President; Todd Norris, Vice President; Mary Ellen Zell, Vice President; Carol Lynch, Treasurer; Tina Dennis, Secretary.

**38 SROA Members present:**

**Andy** opened the meeting with a Welcome and Thank You for all the food and introduced the board members.

**Todd** read the Meeting Rules

**Andy** reviewed the meeting agenda, check to see if there were any additions or rearrangements needed, also reviewed ideas for airing complaints and concerns.

**Tina** brought up the difference from the Board voting cards and general meeting voting. White voting cards were passed out to the voting members for voting on motions during the meeting.

**Nancy Spears** raised her hand for a 'Point of Order', for Nominations allowed from the floor. Andy let her know that when we reached that point in the agenda then we would be taking nominations from the floor. Nancy agreed to wait to that point in the agenda.

The 2022 Annual Meeting Minutes draft was read by Trisha Stockinger. Nancy Spears asked to have her corrections added to the minutes and read them to the members in attendance. John Grods passed out his corrections to the minutes. A motion was made to approve the minutes with corrections, motion was 2<sup>nd</sup>, votes counted for approval by Cicely Amato and Nancy Spears, motion carried.

**Carol** read the Profit & Loss statement, Budget, Trial Balances and asked for questions. Reviewed the snow plowing increases, insurance, propane, electric – all went up. Discussion ensued with possibly looking into a different propane provider at a lower cost.

**Bruce Elliott (Lot 456)** Brought up that there hasn't been any gravel or grading on lower Lyman Road. Mary Ellen explained that material was bought but we need volunteers to help on the roads.

**Greg Craun (Lot 421)** Brought up that there hasn't been any materials or grading for over three years. Mary Ellen reiterated the issue of funds vs costs and what can and cannot be done.

**John Grods (Lot 23)** Brought questions on how the accounts are being shown, Cash vs Accrual. Carol responded to his questions John questioned how much AR shows dues paid and how much lot owners owe Mary Ellen and Carol responded to his questions.

**Joel Granberg (lots 2-5)** Asked to get back to the agenda and continue with the approval of the finances. John asked Carol to provide numbers prior to the end of the meeting. Joel motioned for the Proposed 2023-24 budget to be approved, motion was 2<sup>nd</sup>, votes were counted, and motion carried. Thanks was given to Carol for the outstanding job she is doing as the SROA treasurer.

**Andy** read the new proposed budget. **Greg** brought up the fact that there has been no snow plowing or grading done on their roads. Carol brought up that our fiscal year is 6/1 – 5/31 each year and the funds that were available for road work. Bruce Elliott also brought up that there has been no road work.

**John Grods** explained that all lot owners are concerned with prices of getting road work done. Contractors are not just by yard but also by per hour for delivery.

**Ken Montanye (Lot 411)** Brought up that the snow plowing has been eating up the road budget. Greg reiterated that they have had no plowing or grading for three years. Carol agreed to show him the receipts for snow plowing and road maintenance to the meeting next month. Mary Ellen again commented that there is a need for committees to work on the road maintenance and snow plowing work. John Grods let us know that Primary Roads are \$1000 per 250 ft and Spur Roads are \$500 for 250 ft. Mary Ellen let everyone know that she isn't sitting on her hands that she is working with John on getting the main problems done.

**Carl Wilkins (Lot 306 & 398)** Wanted to state that the wide spots need to be plowed as a wide spot for use. It is being plowed in and then can't be used. Needs to be able at least be able to pass one another

**Andy** reiterated that we need to get quotes on a bid out for the road work and snow plowing. John Grods brought up that the people doing the snow plowing have to take into considerate that they can't always see stumps or rocks, so do what they can. Joel brought up that this should be covered under old or new business and not the budget part of the meeting. Joel motioned to approve the budget as written, it was 2<sup>nd</sup> and votes were counted to approve the motion and it carried.

**Josh Farnsworth (Lots 74-76)** asked about the road surveys and was told that it would be up to the lot owners to have these done.

Motion to approve 2023-2024 Budget was given, motion was 2<sup>nd</sup> and Cicely Amato and Nancy Spears counted votes, majority voted Aye no nays or abstaining, motion carried.

**Todd** reviewed the DNR cost sharing and Carol discussed the multiple family discounts. Todd also discussed the Fire Ban restrictions. Jan let us know about the crews who do the work. Andy also reiterated the Burn Ban and asked that we put up signs for the Burn Ban, and that everyone needs to respect the rules. Jan suggested that if there are neighbors not respecting the rules to make sure to call the sheriff to enforce them. Andy and Todd are developing escape routes and invites questions and information to be brought to the next board meeting. Also mentioned that the Fire Fighters AVFD# 16 and EMTs for Aeneas Valley need our thanks. And a reminder that when you are escaping a fire to head down to the main roads, not up – those have restrictions on getting out. Find a place without surrounding timber and you someone can find you easier. Talk to your neighbors about fire wise, extra water in cubies etc.

**Bruce** asked if you have neighbors that are not taking care of their property, how do you find out who owns the property so that you can contact them. **Gay** let him know that you can look that up on the county website, **Andy** also said that Tina can look it up for you.

Also in regards to Lifeline, **Josh** says to make sure there is a landing area for them to pick you up.

**Tina** reviewed the Cattle leases. Lyman Lake lease is up 12/31/2023, and that there have been suggestions on how to use the common area afterwards, maybe put in a park. **Josh** remarked that adding a park would increase property taxes. **Emma Elliot** said that they like having the cattle because it keeps the grass down and make it less of a fire hazard. **Andy** said that if we don't lease it out, then we need to get it hayed and have some of the hay to sell for income back to SROA. **Carol Lynch** said that we need to get bids for haying. **Carol Berdan (Lot 366)** said that we already have a rancher for the leasing and if we aren't going to do that then we need to let him know ASAP so that he can make other arrangements. **John** said that it is a good idea to make financial analysis on all options before making any decisions

**Tina** continued with the Cape Labelle lease that is up 01/2025. The cows that are currently being seen in the common area are not part of the Delle's cattle, but that there is a fence down and they have let the owners know that it needs to be fixed.

Discussion ensued on who is responsible for fence damage from the cattle from the leases, etc. and it was reiterated that the cattle owners are responsible for damage their animals do to your fence. **Andy** let member know that only damaged perimeter fences are HO responsibility.

**Trisha Stockinger** talked about some Community activities and the need for volunteers. Possibly for members to use grounds or HQ building or community garden etc. Asked for emails on ideas or requests to use grounds or HQ building. Also asked for a volunteer that would take charge of handling that.

**Andy** reviewed the new procedures for addressing concerns and problems, with a plan to help get things resolved. He also commented that the Covenants are old and many are out dated and that we have ear marked funds for an attorney to review them.

**Andy** asked **John** to review the voting procedures with the members. John also handed out a document that outlined the rules. **Nancy** nominated Bruce Elliott to be added to the ballot for consideration as a board member. She vouched for Bruce and said this would give us representation from Lower Lyman Lake too. She reiterated that there can only be 5 board members, but that we can have as many appointed officers as needed. The Bylaws say that we must have a President and one more board member, so if the President is not there another board member will be present.

Each person running for the board was given a chance to speak.

**Carol Lynch**

**Mary Ellen Zell**

**Todd Norris**

**Andy Jones**

**Tina Dennis**

**Bruce Elliott**

Trisha Stockinger collected the completed ballots and Andy adjourned the meeting for the votes to be counted. Trisha brought the box of ballots in to Cicely Amato and Nancy Spears to count.

Andy reconvened the meeting, **Tina** announced that the board was re-voted into office and that there would be no changes. The board then appointed Bruce Elliott as an officer, VP of Lower Lyman to work under Mary Ellen.

Motion was made to adjourn the annual meeting, it was seconded and all voted aye, meeting was adjourned at 3:40 PM