



## Sun Ranch Owners' Association

### Approved June 1, 2024 Minutes

Sun Ranch Board Meeting Agenda --- 6/1/24

Meeting Called to Order at: 9:30am

Chair Person: Andy Jones / Todd Norris

Time Keeper: Tina Dennis

Board Members Attending: Andy Jones, President, Todd Norris, Vice President, Tina Dennis, Secretary, Carol Lynch, Treasurer, Mary Zell, Vice President – via Phone.

Administrative Assistant: Trisha Stockinger

Executive Session: Called to order at 9:35am

Andy reviewed the setup agenda for to match the agenda for the annual meeting. Todd Norris will chair. Andy went through each agenda item and it was discussed and what persons who will be responsible for which items on the agenda. All agreed to the setup for the annual meeting and responsibilities.

Regular Board Meeting Reconvened at 9:52am

Members Attending: Jeff & Gretchen Thompson (Lot 342), Dave Dennis (Lots 64 & 65), Jim & Kathy Coston (Lot 195A), Nancy Spears (Lot 300), Bob Mills (Lot 436), Chris Myhre & Suzanne Shepard (Lot 52), Steve Shetlin (Lot 301)

Nancy Spears asked to have time on the agenda to discuss Law 64.38.100 Liens, since this is a Financial issue it was table until the Treasurers area in the agenda.

Board members-officers-secretary brief check in (all)

Old Business:

2024 Annual Mtg. Voter eligibility: discussed pros and cons.

- a) Paid up for coming fiscal year?
- b) Paid up by last fiscal year's grace period?

Discussion, Board agreed that it would be as it has always been with the voting allowable for members that are paid up for the 2024-2025 year, or have a payment plan setup with the Treasurer.

Steve asked if he could set up to make his payment in July, this was approved as having a payment plan set up. He also asked for meeting to be posted on the gate again, he does not have internet access. This was approved and Todd will put up a new box on the gate and Trisha will make a flyer for the annual meeting.

**Jeff agreed that the members should be paid up. Nancy reminded us that with this ruling there may be members that show up and feel left out, leave and then don't participate**

**Motion was made to approve that the 2024-2025 assessments needs to be paid by the meeting or on a payment plan, to be eligible to vote. The motion was seconded, all approved and the motion carried.**

**Board agreed this needs to be an agenda item at the annual meeting.**

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**Chair person: Todd Norris took over as Chair Person from Andy Jones**

## **I. Welcome!**

**Introduction were made of the current board members, officers and staff, including current board applicants (Todd and Tina were the only applicants present)**

**Trisha will update the ballot to include Jan Moyer and Bjorn (Lucky) Liede to the ballots and re-send the first page of the newsletter, showing them as wanting to be considered for the board.**

**Nancy brought up the voting guidelines and will work with Trisha to make sure they are updated with Jan and Lucky.**

**Todd did a review of today's agenda --- ("It is a requirement as a non-profit organization to have orderly meetings...today we will continue to use 'Robert's Rules of Order", and we ask everyone to stick to our agenda. We will take care of the business required during our annual meeting first, then cover our other interesting and important items and discussions to finish our meeting. Please follow along as we review our meeting agenda for the day. Thanks!")**

**Trisha read the Meeting Rules**

**Todd reiterated that: "Please, if there is anyone here who can't follow these rules, you can come back after the meeting is adjourned, and we will be glad to meet with you privately."**

**We always try to respect our owner's privacy. If any owner has a personal concern, we will be glad to meet with you privately after our meeting today. Is anyone here interested in doing this?"**

**Todd quickly read through the complete agenda**

**Mary had to leave early so asked to speak in regards to the Bookkeeping position. Her charges would be \$2,000 annually with includes the software and hours of service at 12 hours a month. Board agreed that we need to post the position to see if there is anyone else that would like to apply for the position, if the funds are approved at the annual meeting.**

**Suzanne asked about the post office box on the corner across from her property. The postal person is using her driveway to turn around and when the weather is wet it is making a huge problem for them with the mud and etc. Item tabled for later in the agenda.**

**Jim brought up the auction of Lot 195B property and the feral horses that are causing an issue.**

**This was also tabled for later in the agenda.**

Trisha read the minutes from the May 4<sup>th</sup> meeting. The minutes needed one correction and the motion was given to approve as corrected. The motion was seconded, all approved and the motion carried.

Carol read the treasurer's report as is, the statement from P1FCU had not been received prior to the meeting and she will adjust the documents for posting once it is received and reconciled.

Discussion ensued on the invoice for \$4500 in road work that was not approved by the board prior to the work being done. More information is needed prior to this invoice being paid.

Also, discussion on the pending liens and foreclosures. Kathy asked about the cost on liens and Nancy gave the guidelines on liens and what 'has' to be included and the correct letter that needs to be used.

Motion to approve the treasurer's report as read was given, seconded and all approved, motion carried.

Jim was allowed to discuss the situation with the Lot 195b property being up for auction and the issue with the feral horse herd, that is now around 16 horses. This issue has been going on for almost eleven years and there are many incidents of property damage over the years.

Andy asked Tina what she had found out about 'open range', Tina replied that open range is open as long as the live stock owner has at least verbal approval to graze on the owners land.

Jim says that the auction paperwork does not show an Owners Association in the paperwork. Tina will contact the mortgage company to make sure this is reiterated to any potential buyers.

Nancy suggested that Sargent Ray at the sheriff's department be contacted if the horses aren't being fed or cared for.

Issue was tabled by the board to talk to Jim more after the meeting.

Discussion on the Special roads assessment ensued.

Andy reviewed the thoughts behind the assessment and road maintenance and what approvals need to be had for this.

Jeff brought up that he doesn't feel that he wants to pay anything additional if the covenants aren't being upheld on all the other stuff.

Carol also suggested that any additional road assessments be done by owner and not per lot. This is because the same owner is using the road and not a per lot usage. All agreed that this is the way that any assessment should be charged

Tina gave an update on the perimeter fencing and that Joel is really busy right now. We can order the materials but may need to hire additional help to get it completed.

Gretchen brought up the fact that the cattle guard was taken out and now that the cattle lease is over, there are cattle showing up. Need to make sure that the members can report cattle that should not be on the properties.

**Andy discussed the additional volunteer committees and went over each and who has volunteered so far:**

- 1) Roads/Easements:** Suzanne asked that the USPS box be moved and asked if there are any measures we can take, or materials that can be used for dust control on the roads. The Kennedy's had used something on the roads years prior that was some sort of stabilizer that controlled the dust. Also would it be possible to add more speed limit signs, the speeders are causing destruction on the roads and excess dust.

**Jim agreed about the speeders and suggest maybe the use of water bars would help.**

- 2) Perimeter Fencing:** Nancy brought up that her perimeter fence is only 3 strands s not a legal fence and need to be addressed at some point.
- 3) Fire Safety:** Jeff has volunteered to join this committee and is concerned with the trees that need limbed or felled in easements.
- 4) Safety**
- 5) Event & Community:** Next event will be the annual meeting June 22<sup>nd</sup>.

**Gratitude, Thanks and Closing**

**A Motion to adjourn given, seconded and approved.**

**Time of adjournment: 11:40am**

**Next meeting: To be determined at the annual meeting**