

Sun Ranch Owners Association Newsletter

July 2010

This purpose of this Newsletter is to recap discussion highlights and election results from our July 10th Annual Meeting.

The Meeting was called to order at noon by our President and facilitator, Chuck Bettis. The Board of Directors was represented by Chuck Bettis (Lots 351, 352, 355), Loralee Granberg (Lots 2, 3, 4), Monte Keating (Lots 43, 44, 48), and Jan Moyer (Lots 125, 126), and officers Vice-President “Lucky” Leide (Lot 121), Treasurer Debbie Keating, and Secretary Lynn Taylor (Lots 42, 49, 50) were present. 54 members were in attendance. Steve Hunt (Lot 159) motioned that the Meeting be adjourned, due to lack of lack of an agenda included in the June Newsletter; no one seconded the motion. The Meeting continued.

Fezzy Lawsuit

Five counts have been before the judge and thrown out, and we are scheduled to appear before the judge on September 13th for the five remaining counts. If the judge finds merit in one of the five remaining counts, this matter will be held over for trial. The SROA has already spent about \$10,000.00 in legal fees in response to this lawsuit. Chuck has been asked many times why we don’t let Fezzy out of the Association, and he explained that we do not have the legal authority to make that decision. Our attorney has been very specific about what we can and cannot do, and we must follow this process.

Road Maintenance

We are not financially able at this time to maintain the roads as they should be, plain and simple. Their conditions continue to be a priority to this Board of Directors. We are working on moving some of the “fill in” from the ditches back onto the roads. In the fall months there will be more grading and more rock on the roads. As our finances improve, we will be in a better position to begin more serious road improvements, which will probably take about three years to complete.

Treasurer’s Report

Debbie Keating gave us an update on our expenses for June 1st through July 9th.

Expenses since 6/01/10 through 7/09/10:		\$ 1,929.58
Money in the Bank as of 7/09/10:	Savings	\$11,146.85
	Checking	<u>\$ 742.74</u>
	Total in the Bank	\$11,889.59

Steve Hunt asked how many dues are outstanding, and Debbie told us about 50% have paid. Chuck asked if anyone had specific questions about the budget, and Debbie asked if we want weed control allocated, and if so – what part of the budget gets reduced to accommodate the cost? Steve said these funds should come from road maintenance. Next, Debbie wanted to know how much money should be dedicated to weed control. Loralee suggested \$1,000.00 total for Cape LaBelle and Lyman Lake. Vernon Granberg (Lot 188) suggested we get bids before we decide on the allocated funds. Jess Brown (Lot 99) motioned we do not exceed \$1,500.00 for weed control. The motion was seconded. Joel Granberg then motioned that 25% of road maintenance funds, not to exceed \$1,500.00, be allocated to weed control. Joel’s motion was seconded and passed by the majority of votes.

General Discussion

Bill Shetlin (Lot 301) requested that everyone drive with caution through his property, as his old dog does not hear well and his grandchildren often play in the area.

Jan Moyer identified and explained our five common areas. They are 1) Ranch Headquarters (about one acre), 2) Lyman Lake (about ½ acre), 3) the Starr Barn, 4) the beaver ponds area in the Cape LaBelle plat (it runs about 150 feet wide along the creek and then opens up for approximately 90 acres in the canyon), and 5) the flat bottom land of the Lyman Lake plat. They are for the enjoyment and use of all SROA members. We keep these areas insured with liability coverage. Chuck said he was asked to initiate conversation at today’s Meeting about our common areas. What should we

do with them? Do we want to keep them? Steve Hunt replied that for any of the common areas to be sold, the Corporation must first be dissolved, and then they can go only to a 501C Corporation. Carl Wilkins (Lots 306, 398) said that one of the reasons he bought property here is because of the common areas, and he encouraged everyone to visit and familiarize themselves with them. If you don't know where they're located, Jan has a map.

Chuck asked Nancy Spears (Lot 300) to explain our voting process. First, she explained voting on a motion. After a motion is proposed and seconded, all those in favor raise their cards (which indicate their number of votes – one per lot), votes are counted, and then all those opposed raise their cards, and their votes are counted. The highest number of votes (in favor of versus opposed to) determines whether or not a motion is passed. Nancy moved that we vote on the motions as friendly amendments. All but one vote were in favor of this, so the motion was passed. Next, she explained voting for the Board of Directors. Each lot number gets one ballot, good for five candidate votes.

Joel Granberg (Lots 2, 3, 4) expressed his concern about the spreading nap weed that needs spraying. He told us the Association is responsible, not Okanogan County, for spraying these weeds. We need to hire someone to do it for us. Delores Bertrand (Lot 305) mentioned that Kenny Montanye sprayed weeds for us in the past. Virginia Colburn (Lot 309) indicated she has always contracted Craig from Loomis to do her spraying. Lorelee Granberg concurred that Craig specializes in spraying and asked if these weeds can be pulled up. Chuck told us yes, they can.

Carl Wilkins (Lots 306, 398) shared his disappointment in people abusing our properties. He proposed use of a card or key of identification that would be issued to all members. Chuck responded that the Board has discussed the idea of card keys or codes in the past with regards to unauthorized people using our shower facilities. Jan Moyer asked about the costs of these devices. Stan Lee (Lot 171) suggested that we consider RFID #s. Chuck thanked Carl and Stan for their suggestions and asked that any additional ideas be sent to the Board.

Virginia Colburn (Lot 309) stated that she had "sort of a complaint". Some dogs have been running loose chasing deer. Chuck indicated he knows where these dogs belong and will talk to their owners.

Larry Burks (Lots 399, 400, 40101, 402) said he has been cleaning the shower house twice a month for \$30.00 this past year. His cleanings include two showers, two toilets, two sinks, two dressing areas, and walls. He proposed that effective immediately the payment for his services be increased to \$20.00 per hour or \$120.00 per month for four cleanings. Eileen Gromley was not in favor of the \$20.00 per hour rate. Debbie Keating proposed we set up a monthly payment of \$120.00 for four cleanings, and Larry amended his motion. He also said each cleaning period would not exceed two hours, and the only time he would clean more than four times a month would be at the Board's direction. Larry's motion was seconded and passed by majority vote.

Dale Clemens (Lot 118) brought up the subject of abandonment. One of his neighbors has an abandoned vehicle on her property. Disposition of the vehicle title and registration is unknown. Lorelee Granberg offered to take pictures of the site today, and this matter will be discussed further at the next Board Meeting.

While on one of her walks recently, Sally McDaniel (Lot 193) noticed a suspicious container sitting in a stream. Chuck asked her to send the Board an email with the specifics and photos, if possible.

Joel Granberg mentioned that Okanogan County resurfaced Cape LaBelle at the approach to Main Rd recently. As a result, big trucks cannot go through it. Also, the culvert up Main Rd is clogged.

Tina Dennis (Lots 64, 65) asked what we have on the cattle leases. Monte Keating told us the Cape LaBelle lease is good through January 5, 2012. The Lyman Lake lease is good through July 7, 2016. Tina asked if these leases will be discussed at next year's Annual Meeting, and Monte indicated it would be discussed again closer to expiration dates. Chris Sydenham (Lot 179) said he would like to discuss who approves the cattle leases. Steve Hunt suggested the owners affected should be the voters; members of Cape LaBelle for that lease and members of Lyman Lake for that lease. Jeff Connick (Lot 22) mentioned that the By-Laws state the Board makes all the decisions, and we need to let them know what we want. Joel Granberg said we should consider that the income from both leases goes into the general funds to benefit all of us. Several people contributed their thoughts about the cows – They aid in grass control but they also

destroy fences and property. Chuck clarified that this request is for members of the Cape LaBelle side vote separately from the members of the Lyman Lake side and vice versa.

Jessie Brown (Lot 99) made a motion that the members vote at the Annual Meeting prior to the renewal of the cattle leases to tell the Board of Directors whether or not the membership wants the cattle leases renewed. His motion was seconded and all but one person voted in favor of it. The motion passed.

The state land lease is owned by Jim Platt, who subleases to Ken Montanye, and this has nothing to do with SROA.

Debbie Keating reported that we have a 10 year lease with the Frontier Church, and during the first year we received monthly payments of \$25.00 for utilities. In October that payment will be reconsidered and adjusted accordingly.

Chris Sydenham asked if we can modify our website to create an open forum. This is something the Board has considered. We will talk to our webmaster to find out what this would involve from his perspective.

Monte Keating would like to see some of our By-Laws amended, specifically Article II – Purpose and Powers Paragraph M. As it reads now, it allows the Board to enter into legal contracts on our behalf. If the Board takes out a bank loan, they can use membership properties as collateral. Monte would like to have this amended so our properties are not put in jeopardy. Tina Dennis asked him to read this portion of the By-Laws to us, which he did.

According to Steve Hunt, changes to the By-Laws require a majority vote from the members. Debbie Keating agreed with Steve and suggested that in the next Newsletter we could include a voting ballot to make this change. Steve also brought to our attention that we could call a special meeting and ask for proxies. As Carl Wilkins pointed out, we can call a special meeting and vote, but not all the members live here, so the idea of a mail-in ballot seems the more fair method. At this point, Chuck felt we needed a motion about mail-in ballots.

John Grods (Lot 23) commented that a lot of the By-Laws give complete power to the Board, and he proposed that the next seated Board of Directors review the By-Laws to make them more appropriate for the good of the of the membership. He also brought up that the By-Laws were tabled at last year's meeting and suggested that instead of wasting time on just one article, we need to table them again. Nancy Spears asked for a vote of all in favor of tabling the motion, and it was unanimous. The motion was tabled. John then made the motion to start a By-Laws Committee; it was seconded, and passed by all but one vote.

Election of the Board of Directors

Chuck asked Nancy Spears to explain the voting process again. She reminded us it is five votes per lot, and that any ballot with more than five votes is considered invalid. There were five candidates on the ballots and two write-in candidates, John Grods and Ted Hunter (Lot 32), who declared their candidacy after the ballots were printed.

All candidates, with the exception of Ted, introduced themselves and spoke for a few minutes. Ted was unable to attend the Meeting and requested that Debbie Keating read his declaration of candidacy.

Chuck Bettis: "In addition to transparency, the road work and maintenance is a #1 priority. I ask for your vote as a Board member. I am approaching retirement, but my wife lives here fulltime."

Joel Granberg: "I would like to see things continue in the direction they are presently heading."

John Grods: "My main reason for running for the Board is revisiting and rewriting the By-Laws and giving more power to the membership."

Monte Keating: "The reason I got on the Board is to ensure we get what we pay for. I want to make sure our money is spent the way we want it spent and not wasted."

"Lucky" Leide: "I would like to see the openness of our Board continue. I would like to see some changes with the shower house with identification, keeping it clean, and keeping out unwanted people."

Ted Hunter: "I am mostly retired but do some consulting work. If elected, I will serve with integrity and honesty."

Jan Moyer: "I have lived here since 1996. I consider myself an active member of the community and try to be a font of information."

The counting of 70 ballots and 17 proxies was completed by Nancy Spears and Steve Hunt. Nancy read the results to us.

Chuck Bettis - 104 votes, Joel Granberg - 31 votes, John Grods - 55 votes, Ted Hunter - 9 votes, Monte Keating - 48 votes, "Lucky" Leide - 35 votes, and Jan Moyer - 65 votes. The newly elected Board Members are Chuck Bettis, John Grods, Monte Keating, "Lucky" Leide, and Jan Moyer.

Officers will be appointed at the next Board Meeting. If you would like to be considered for an office, please contact a Board member no later than Wednesday, August 4th.

All business concluded, the Meeting was adjourned at 2:30 PM by President Chuck Bettis.

We would like to thank the members who attended this Meeting and everyone who voted, either by ballot or proxy. We look forward to the same high level of contributions and participation at next year's meeting. Have a safe and fun remainder of your summer.

Update #1

Submitted by Debbie Keating:

There was an error in the Cattle Leases Section of the SROA Fiscal Year 6/1/09 Through 5/31/10 Statement, shown in the May 2010 Newsletter. The Cape LaBelle Lease and Lyman Lake Lease payments were transposed. Shown below is the corrected statement regarding the money paid by the Leases

Adjustment to Income SROA Fiscal Year 6/1/09 Through 5/31/10

Cattle Leases

Cape LaBelle Lease - pmt due 1/5/09; paid 7/11/09 interest charged	\$909.74	
Lyman Lake Lease - pmt due 1/5/09; paid 7/11/09 interest charged	\$3,000.52	
Cape LaBelle Lease - pmt due 1/5/10; paid 1/6/10	\$880.00	
Lyman Lake Lease - pmt due 1/5/10; paid 1/6/10	\$2,900.00	
Subtotal Leases		\$7,690.26

Due to changes voted by the members present at the July 10, 2010 Annual Meeting, the SROA 2010 budget has been adjusted. The changed amounts are marked by asterisks.

Adjusted Budget for Fiscal Year 2010

	Amounts	Subtotals	Difference Income vs Expense
Current and past years dues owed SROA	\$21,908.00		
Cape LaBelle Cattle Lease - 2010	\$880.00		
Lyman Lake Cattle Lease - 2010	\$2,900.00		
Income from Frontier Church for Utilities at Headquarters	\$300.00		
Subtotal Income		\$25,988.00	
Expenses			

Association State Fee	\$10.00		
Board of Director Expenses			
Mileage	\$50.00		
Subtotal Board Expenses		\$50.00	
Insurance	\$2,555.23		
Legal	\$5,000.00		
Miscellaneous			
Food for 2010 pot luck	\$200.00		
Office			
Bank Fees	\$100.00		
Office Supplies	\$200.00		
Lien Filing Fees - \$124.00 for each filing and release	\$744.00		
Newsletter (2 newsletters per year)	\$300.00		
Postage	\$500.00		
PO Box	\$60.00		
Subtotal Office		\$1,904.00	
Property taxes	\$962.00		
Roads			
** Weed spraying - Cape LaBelle & Lyman Lake	\$1,500.00		
** Road Work - Cape LaBelle	\$1,391.18		
** Road Work - Lyman Lake	\$1,391.19		
Snow Removal - Cape LaBelle - 6 clearings - 5 hrs per at \$80.00 per hour	\$2,400.00		
Snow Removal - Lyman Lake - 6 clearings - 8 hrs per at \$80.00 per hour	\$3,840.00		
Subtotal Roads		\$9,022.37	
Shower House			
** Cleaning (\$120.00 per month for 11 months; \$202.00 paid for March-July 6th)	\$1,522.00		
Garbage	\$92.40		
Misc - Mileage & Mowing	\$100.00		
Propane	\$2,000.00		
Repair	\$200.00		
Utilities	\$750.00		
Subtotal Shower House		\$4,664.40	
Webmaster	\$120.00		
Total ALL Expenses		\$25,988.00	\$0.00

Update #2

A letter of thanks was written to the Shop Class of Aces School and given to Carl Wilkins for the three picnic tables they built for the Association. A thank you card was sent to Jim Platt for the use of his barbecue at our Meeting.

Update #3

Our next Board Meeting is scheduled for 7 PM on Saturday, August 7th, at the Frontier Church.