

Sun Ranch Owners' Association Board Meeting
10/14/2009

The newly elected Board members assembled at Debbie & Monte Keating's home. Meeting was called to order at 7:15pm.

Copies of the Minutes for the October 10th, 2009, Special Meeting were distributed to the new Board members.

First order of business was to appoint Officers; the new officers are:

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| President : | Chuck Bettis |
| Vice President : | Bjorn Leide (henceforth referred to as Lucky) |
| Secretary : | Emiily Granberg |
| Treasurer : | Debbie Keating |

The feasibility and practicality of hiring a CPA to oversee SROA's books was discussed at length. The decision was made to hire Phil Gunnensen at \$25.00 an hour. As Treasurer, Debbie will do the "grunt work" and Phil will mind the checkbook.

It was decided in the spirit of transparency and openness that any SROA member who wishes to, may attend the Board meetings. The meeting date, time, and location will be posted on the web site. Members wishing to address the Board or the issues may "sign up" to have time to speak.

Checks and balances were discussed and a decision made that all check request would require two signatures, with no one being able to sign a request for a family member.

It was decided to retain a mailbox in Tonasket at the first possible opportunity and forward all mail from the Issaquah Post Office to Tonasket, closing out the Issaquah address.

The new treasurer will fulfill the bank's requirements to be on our bank account.

Chuck Bettis will be making a trip to the coast and before he returns, he will make arrangements to pick up the SROA lap-top, printer and other items the Board felt were too delicate to trust to the Postal Service. Tina Dennis has offered to bring all the paper records with her on her next trip.

Loralee says she has bids for road work and will be talking with Joe Bretts and Tony Gianinni regarding working on our roads and the snow removal.

The Board decided it would be a good idea to have an informal damage check of the Shower Facility every week, to keep up with repair requirements through the winter. We agreed that Larry is doing a fine job keeping the facility clean.

The gate-key situation was discussed, and whether or not a new/different lock was needed. The price-per-key of our current lock will top \$10.25 for replacements this year. The Board is looking at alternatives.

It was agreed to keep our current "Web Master", if he is willing to remain.

The Board will be posting the Minutes from the meetings on the web site.

All Board members and the newly appointed officers agreed to do away with the stipends that were instituted by Lorelee when she was President.

A motion was made by Robin to reimburse those persons who had spent their own monies hiring lawyers this past year to research SROA's CCRs, By-Laws, and Articles. Lorelee agreed with Robin. Monte spoke up saying he and Debbie would not accept recompense as they had hired their lawyer of their own free will, and it was not up to SROA to reimburse them. Chuck and Jan agreed with Monte. It was a three to two decision against paying out for the lawyers.

The lawsuit Nick Fezzy has brought against Sun Ranch was discussed. The Board will consider possible courses of action on this as soon as the documentation from the previous officers is in their possession.

The cattle leases were discussed; they will each be reviewed as they come to term, and a decision made at that time as to renewal.

The Board decided to meet once a month, location and time will be posted on the Sun Ranch Web Site

Meeting was adjourned at 9:30pm.

A handwritten signature in black ink, appearing to read "Jan Moyer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jan Moyer, Acting Secretary
Sun Ranch Board of Directors