

SROA BOARD MEETING MINUTES

December 14, 2009

Board Members: Chuck Bettis, Lorelee Granberg, Robin Johnson, Monte Keating, and Jan Moyer.

Officers: Chuck Bettis, President; Lucky Leide, Vice-President; Debbie Keating, Treasurer; and Lynn Taylor, Secretary.

Debbie Keating was first on the agenda. She distributed to the Board Members and Officers copies of the Articles of Incorporation, By-Laws, and Declaration of Covenants, Conditions, and Restrictions of Sun Ranch Owner's Association as well as copies of the Consolidate Report of Expenses 06.01.09 through 12.09.09, November attorney fees in the amount of \$740.00 (paid from retainer), and November billing from the Public Utility District #1 of Okanogan County for \$114.70 (for the church premises, which Debbie paid on 11.25.09). Discussion followed regarding legal charges and the 100% increase in utility usage versus November 2008 usage. Donations from three individuals for shower house use have been received since the last Newsletter, and Debbie confirmed before tonight's meeting began that the 50 gallons of propane she ordered have been added to the tank. Six people have paid dues since the last Board Meeting. She also presented the Non-Profit Annual Report that requires all Board Member signatures and obtained missing signatures from two members so it can be returned by mail to the Secretary of State in Olympia. Debbie stated her intent to file a lien on 12.18.09 for Golden Acres – 17 lots for unpaid dues for 2009.

Chuck Bettis provided the following update on the Fezzy lawsuit. The judge ruled on five of the 10 counts named in the lawsuit. Our attorney will submit summary on the five remaining counts. Mr. Fezzy then spoke to the Board Members, Officers, and SRO audience, expressing his wish to resolve this situation.

Monte Keating provided the Board Members and Officers with copies of two cattle leases. The first document is the Washington State Department of Natural Resources Lease to Jim Platt (dated 09.01.09 for ten years). The second lease is a sublease between SROA and Ken Montanye, Keith Montanye, and Dal Dagnon (dated 05.11.08 for two years). Discussion followed regarding legality of the second lease and SRO's annual payments to DNR. Discussion followed; Chuck and Monte will pursue SRO's involvement and provide an update at the next Board Meeting.

Monte also shared with the Board Members and Officers the letter he received from Judy Vader of the Frontier Christian Church Fellowship regarding their improvements. It was also mentioned that church members use the restrooms but not the showers. They clean the restrooms the days of church services/meetings. Larry Burks continues to clean the shower house bimonthly.

Although she has lived there for 1+ years, the new owner of Lot 334 is not on record with Okanogan County. Discussion determined the previous owner holds the title until the downpayment is fulfilled.

Monte received building plans from Craig and Liz MacDonald. Living space does not meet the 500 SF requirement (proposed living space is only 448 SF). Jan Moyer will send a letter to the MacDonalds and provide us with any updates, as they are received.

Jan will compose a letter of thanks to Carl Wilkins for the picnic tables he built. It was agreed by all Board Members that two of the tables be placed and secured at the Ranch Headquarters, and one at the Lyman Lake. Debbie will include Jan's letter with our \$243.00 payment. – Note: If no letter is received from Jan by 12.18.09, payment will be mailed without it.

Monte has a letter from an SRO member requesting information on selling her property. Monte will provide her with names of realtors. Lorelee Granberg suggested we allow members to run ads for property sale on the SRO website for three months at a \$15.00 fee. All remaining Board Members agreed.

Lucky Leide suggested the Board consider and present at the next Annual Meeting the idea of electronic key cards for shower house use. His suggestion was made as a means to help us determine why our propane consumption is so high and whether or not unauthorized individuals have been frequenting the shower house.

All Board Members and Officers are available on Saturday, 01.16.10, for our next Board Meeting at 9 AM. Debbie coordinated/confirmed this date with the church.