

# Sun Ranch Owners Association

## Newsletter: November 7, 2009

Following are the minutes of the special meeting held Oct. 10, 2009 at Sun Ranch Headquarters:

Steve Hunt called the meeting to order at 9:20 a.m., and started the agenda for this meeting: Elect a new Board of Directors.

Joel Granberg (lots 3,4,5) made a motion to disallow mail-in votes, stating that was the purpose of the proxies. Discussion followed, and a motion was made to postpone making a decision on the mail-in votes until the annual meeting next summer. The motion was seconded and voted. Motion carried - 23 in favor, 1 opposed.

Proxies were verified and ballots distributed.

While the ballots were being distributed, Larry Burks spoke about the condition of the shower house, the recent repairs, and the problems with drains being plugged. The septic tank had to be pumped out and the drains snaked.

John Grod (lot 23) made a motion to accept nominations from the floor. Joel Granberg seconded the motion. Motion carried - 23 in favor, 4 opposed.

Steve Hunt introduced the candidates:

Chuck Bettis (lots 351,352,353); Lorelee Granberg (lots 3,4,5), Ted Hunter (lot 35); Monte Keating (lots 43,44,45); Richard Lapine (lots 435, 436); Bjorn "Lucky" Leide (lot 121); Jan Moyer (lots 125,126); Nancy Spears (lot300); Wayne Woolsey (lots 36,37)

Steve opened the floor for nominations. The following stepped up:  
Robin Johnson (lot 440), Larry Burks ( lots 399,400,401,402)

Jolene Metcalf read the section of the CCRs pertaining to how the voting is to be done: 5 positions, each lot has 5 votes to vote however the owner sees fit.

Jaquin Rabon and Phil Gunderson were selected to count the votes. Voting was done, the ballots collected and given to Jaquin and Phil. The tally was as follows:

Lorelee Granberg – 133 votes; Chuck Bettis – 104 votes; Jan Moyer – 75 votes; Monte Keating – 56 votes; Robin Johnson – 49 votes; Bjorn Leide – 45 votes; Wayne Woolsey – 39 votes; Nancy Spears – 32 votes; aLarry Burks – 28 votes; Richard Lapine – 9 votes; Ted Hunter – 4 votes.

The newly elected Board of Directors is Lorelee Granberg, Chuck Bettis, Jan Moyer, Monte Keating and Robin Johnson.

Steve Hunt opened the floor for comments.

Nick Fezzy spoke briefly, saying he'll drop his law suit if the Association will let him opt out of the Association. He said he'd also reimburse the filing fee of \$200.00. No mention was made of the money spent by the Association to date for legal fees.

Steve Hunt brought up the point that letting one person secede from the Association opens the door for everyone to do so, and thus end the Association, which would close the Association common areas from all future use, including the shower facility and well.

Margie Hunt spoke next. She related some of Sun Ranch's history and the growing pains it has been enduring for the last several years as more members have become full time residents. She spoke of the accomplishments of the retiring officers – that delinquent assessments have been collected, some going back 15 years; road signs have been erected and the Church lease has solved a problem for the Association at no cost to the Association, rescuing a historical landmark, saving it from deterioration and destruction. In closing, she said we run the Association, we are the Association, and we must hold the Board of Directors and Association Officers accountable. We make the Association what it is.

A motion was made to adjourn the meeting, was seconded, voted, and motion carried. The meeting adjourned at 11:25.

---

The newly seated Board of Directors has decided to post the minutes of all Board meetings on the SROA website - <http://www.sunranches.org/>

The Board has appointed new SROA Officers

President:	Chuck Bettis
Vice-President:	Bjorn "Lucky" Leide
Treasurer:	Debbie Keating
Secretary:	Lynn Taylor

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 website. Members wishing to address the Board or raise issues may sign up to have time to speak, by contacting Lynn Taylor at 486-2612.

A new PO Box has been established, the old one in Issaquah has been closed, and mail will be forwarded to Tonasket. We thank Jolene Metcalf for getting the Issaquah mailbox shut down.

SROA  
PO Box 407  
Tonasket, WA 98855-0407

All Board members and the newly appointed Officers agreed to do away with the stipend payments.

There have been a lot of expenses this year, many related to the lawsuit brought against the Association by Nick Fezzy, which alone amounts to \$5500.00 to date. The legal expenses are draining our finances and impacting our ability to provide needed services. As the legal bills continue to mount, there is a very real potential we may run out of money even to do snow removal.

As we go into winter, the primary focus is on snow removal to keep the roads open. To cut costs, only roads that service full time residents will be plowed this winter. If you are not a full time resident, but will be visiting the area during the snow season, please call the contractor who will be handling snow removal for the appropriate area at least one week before your arrival so the access to your property can be cleared.

Snow removal at Lymon Lake will be handled by Joe Brett, JBS Enterprises. His phone number is 509-486-1146.

Snow removal at Cape Labelle will be handled by PeeWee Jones. His phone number is 509-486-2324.

Both contractors have been advised to leave at least 2 inches of snow pack on the roads to prevent any further damage to the road bed.

Remember that SROA only pays for snow to be cleared from the common roads, not from individual properties. Access to your property once off the private road is the responsibility of the individual land owner. Some of the driveways are quite long. If you want personal property access plowed, it's your responsibility to contact PeeWee or Joe to make arrangements and to pay them directly for the extra work.

As of 10/30/09, SROA has approximately \$7800.00 in the bank. There will be no road improvements done during the remainder of fiscal 2009, no grass cutting, no weed spraying, and no special projects. The Board will have to make hard decisions regarding how our limited money will be spent.

We're requesting that those of you who use the shower house consider making donations to keep the propane tank filled. We don't have the money to fill it again until next summer when dues are paid for 2010. If anyone chooses to donate money for propane, please mark your checks with the notation "propane only", and send it to PO Box 407 in Tonasket. That money will be kept separate for propane purchase only and not be used for anything else. If those who use it don't want to help pay to keep the hot water available, it is projected the propane tank will be empty approximately mid-January.

We're also cutting back on cleaning of the shower house to two times per month. Please clean up after yourselves when using the facilities.

If you haven't already done so, please pay your 2009 dues. SROA finances are in critical condition.

SROA  
PO Box 407  
Tonasket, WA 98855-0407