

## ASSOCIATION BY-LAWS

If you need a copy of the by-laws so you can brush up on its contents please email me at the Sun Ranch email address above, I'd be happy to get them out to you. They are also posted on the website [www.sunranches.org](http://www.sunranches.org). Thanks to Steve Bower of Oregon (Lyman Lake property owner) who keeps the website up for us and does a fabulous job.

## SNOW PLOWING

Sun Ranch is required to plow your road as the snow falls. The snowplowing and road work will be done once again by Kenny Montanye. Kenny routinely snow plows the primary-used roads but needs to know about the less travelled roads. We are making a positive improvement to the process of winter road maintenance for this upcoming season. Due to the number of complaints last year about the snow plowing we are eliminating the middle-man with communicating with Kenny.

- Kenny has graciously offered to have you call him directly.
- *If you are planning a trip to your property during the winter months please call Kenny directly, a week or two ahead of time, and let him know when you'll be arriving.* This will allow him to schedule his snow-plowing activities more efficiently.
- His number is 509-486-2398

## DUES & LIENS

The treasurer, Jolene Metcalf, would like to remind everyone who may be tardy with paying their annual dues (and the special assessment) that the cost of filing a lien this year is \$184 (\$128 for county fees, \$10 for postage (return receipt) and \$30 for clerical fees). Per the by-laws (Article VIII – Annual Assessment, Section 4 – Lien), liens can be filed after 120 days of the June 15<sup>th</sup> due date.

- *If your \$72 isn't received by October 15<sup>th</sup>, Jolene has the right to file a lien against your property.*

A few people don't feel liens are a good thing, but this association would've lost over \$10,000 over the last 7 years of our tenure as officers if she hadn't filed liens to ensure the association receives the dues owing. Every lot's dues payments do make a difference in the budget and what we're able to pay for.

## SROA RECORDS

We would like to request previous board members & officers to bring forth any and all original records to pass on to the next Board and officers. Each Board's members & officers should have all SROA history because members do sell their property and leave Sun Ranch. It's best in the interest of the association to have facts (meeting minutes, financial records and other documents) to refer to instead of somebody's memory.

## FINAL THOUGHTS

I have enjoyed my tenure as Secretary of the Association. You can read my departing thoughts in my resignation letter which is attached. Steve Hunt's resignation was in the recent President's Letter that was mailed. Also attached in this mailing is Jolene Metcalf's resignation letter.

Sincerely,

Tina