

# Sun Ranch Owners Association Newsletter

## June 2010

### **2010 DUES:**

The Board has set the 2010 dues at \$60.00. For those of you who paid the extra \$12.00 (per lot) legal assessment in 2009, you will be credited that amount against this year's dues, and you'll owe \$48.00 (per lot) this year. An invoice for dues payment is enclosed.

### **ANNUAL MEETING:**

The annual Sun Ranch Owners Association Meeting will be held on Saturday, July 10<sup>th</sup>, at Ranch Headquarters. The potluck will begin at 11 AM, followed by the Meeting at 12 PM. Three new picnic tables were built and are at Headquarters. Please bring a chair so that you'll be comfortable for the Meeting. The Association will provide assorted soft drinks, hot dogs and hamburgers, condiments, plates, utensils, and napkins. Jim Platt agreed to loan us his grill for the barbecue. If you can, please bring a side dish or dessert to share with your neighbors. If you want to speak, please identify yourself by name and lot number(s) and keep your comments to no longer than 5 minutes. We should be able to conclude discussion, voting, and elections by 4 PM.

### **Items for Membership Voting:**

There are 5 Board of Director positions that will be voted by the membership at the Annual Meeting. These are non-paid positions. Of the 5 current Directors, Chuck Bettis, Monte Keating, and Jan Moyer will run for re-election. Lorelee Granberg and Robin Johnson will not seek re-election.

Lorelee will not be able to attend the 2010 Annual Meeting. She asks that those of you who intended to give your proxy to her for the election consider assigning your proxy to Monte Keating instead. They can be mailed to him at the below address and must be received no later than Monday, July 5<sup>th</sup>.

There will be a Voters Pamphlet distributed at the Annual Meeting to let the members know who is running for Board positions. If you want to run for a Board position, please send a brief paragraph with some information about yourself for the Voters Pamphlet. Please include your lot number(s) with your candidacy information.

We'll need to receive candidate information no later than Sunday, June 20<sup>th</sup>, at the following address, or you can send it electronically to the SROA website at [www.sunranches.org](http://www.sunranches.org). The email address is [sbower@sunranches.org](mailto:sbower@sunranches.org).

Sun Ranch Owners Association  
PO Box 407  
Tonasket, WA 98855

Anyone can declare their intent to run for a Director position at the Annual Meeting, too, but your information won't be included in the Voters Pamphlet if you wait until the Meeting to declare your candidacy.

### **Voting:**

Your Association dues must be paid in order for your vote to be counted. You must be at the Annual Meeting to cast your ballot. If you choose to give your Letter of Proxy to another person, that person will receive a ballot to cast for you at the Annual Meeting.

### **Letter of Proxy Form:**

If you decide to designate another person to vote for you, instead of attending the Annual Meeting, that person must be present for the Annual Meeting. In order for your Proxy vote to be counted, you must complete the Letter of Proxy Form (last page of the Newsletter) so it can be presented at the Meeting.

## ROADWORK:

The Board of Directors voted at the March Meeting to apply all discretionary funds toward road repair. This work was begun on Cape LaBelle and Lyman Lake in April and will resume as funding becomes available. We have received concern from Cape LaBelle and Lyman Lake residents about people driving on our roads faster than their conditions warrant. Please drive considerately.

## LAWSUIT:

The judge ruled in favor of the Association on 5 of the 10 counts named in the lawsuit. The 5 remaining counts are being prepared for summary judgment. The court date has not yet been assigned.

## MISCELLANEOUS:

We would like to thank Tina Dennis for the toilet paper she furnished at her personal expense for the shower house.

### INCOME SROA FISCAL YEAR 6/1/2009 THROUGH 5/31/2010:

#### 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	\$2,900.00	
Lyman Lake Lease - pmt due 1/5/10; paid 1/6/10	\$880.00	
Subtotal Leases		\$7,690.26
Keys Purchased by Members	\$20.50	
Lien Fees Collected:		
Golden Acres	\$254.34	
Grice-Stafford	\$190.34	
Subtotal Lien Fees		\$444.68
Member Dues Paid Fiscal Year 2009	\$18,150.00	
Member Dues Paid Fiscal Year 2010 Paid Early	\$472.00	
Member Dues Paid Fiscal Previous Years	\$2,200.00	
Member 2009 Legal Assessment Paid	\$3,092.00	
Subtotal Paid by Members		\$23,914.00
Propane Donations	\$102.87	
Utility Amount Paid by Frontier Fellowship Church	\$200.00	
Total ALL Income	\$32,372.31	
Amount in Checking as of 5/31/10	\$217.84	
Amount in Savings as of 5/31/10	\$2,202.83	
Subtotal in the Bank		\$2,420.67

**EXPENSES SROA FISCAL YEAR 6/1/2009  
THROUGH 5/31/2010:**

Association State Fee	\$10.00	
Board of Director Expenses		
Mileage	\$13.43	
Insurance		
Insurance Fiscal Year 2008, Paid in 2009	\$1,792.99	
Insurance Fiscal Year 2009	\$2,555.23	
Subtotal Insurance		\$4,348.22
Dues Refund of Overpayments	\$136.00	
Legal	\$9,351.00	
Miscellaneous		
Food for 2009 Potluck	\$162.80	
Picnic Tables	\$242.00	
Subtotal Miscellaneous		\$404.80
Office		
Bank Fees	\$83.50	
Office Supplies	\$525.95	
Lien Filing Fees	\$628.82	
Newsletter	\$591.04	
Postage	\$1,223.94	
PO Box	\$62.00	
Subtotal Office		\$3,115.25
Property Taxes	\$961.64	
Roads		
Repairs:		
Road Work - Cape LaBelle - 2008; Paid in Fiscal Year 2009 - Montanye	\$765.00	
Road Work - Lyman Lake - 2008; Paid in Fiscal Year 2009 - Montanye	\$1,959.30	
Road Work - Cape LaBelle - 2009 - Achison & Nyholm	\$1,250.00	
Road Work - Lyman Lake - 2009 - Achison & Nyholm	\$1,255.00	
Snow:		
Snow Removal - Cape LaBelle - 2008; Paid in Fiscal Year 2009 - Montanye	\$810.00	
Snow Removal - Lyman Lake - 2008 - Paid in Fiscal Year 2009 - Montanye	\$810.00	

Snow Removal - Cape LaBelle 2009 - Jones	\$200.00	
Snow Removal - Lyman Lake - 2009 - Brett	\$646.20	
Subtotal Roads		\$7,695.50
Shower House		
Cleaning	\$1,421.91	
Garbage	\$100.09	
Gate keys	\$525.00	
Misc - Mileage & Mowing	\$37.50	
Propane	\$1,804.00	
Repair	\$860.56	
Utilities	\$746.26	
Subtotal Shower House		\$5,495.32
State Cattle Lease 2008; Paid in Fiscal Year 2009	\$879.40	
Webmaster		
2008 Yearly Fee; Paid in Fiscal Year 2009	\$120.00	
2009 Yearly Fee	\$120.00	
Subtotal Webmaster		\$240.00
Total ALL Expenses	\$32,650.56	

**PROPOSED 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 Potluck	\$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		
Road Work - Cape LaBelle	\$2,722.18	
Road Work - Lyman Lake	\$2,722.19	
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		\$11,684.37
Shower House		
Cleaning - Twice a Month	\$360.00	
Garbage	\$92.40	
Misc - Mileage & Mowing	\$100.00	
Propane	\$2,000.00	
Repair	\$200.00	
Utilities	\$750.00	
Subtotal Shower House		\$3,502.40
Webmaster	\$120.00	
Total ALL Expenses	\$25,988.00	\$0.00

Current Board Members: Chuck Bettis, Lorelee Granberg, Robin Johnson, Monte Keating, and Jan Moyer.  
Current Officers: Chuck Bettis, President; Lucky Leide, Vice-President; Debbie Keating, Treasurer; and Lynn Taylor, Secretary.

# Sun Ranch Owners Association

## Letter of Proxy

The undersigned does hereby appoint \_\_\_\_\_  
as an agent for me and in my name and place and stead to vote as my proxy at the Annual Meeting of the Sun Ranch Owners Association to be held at Sun Ranch Headquarters on July 10, 2010. The said designee is entitled and authorized to act for me in my name and stead at said Meeting of the members for any and all business at said Meeting as I could act if I were present.

IN WITNES WHEREBY, I have hereunto set my hand:

This \_\_\_\_\_ Day of \_\_\_\_\_, 2010.

Signed \_\_\_\_\_

Registered Owner of Lot(s): \_\_\_\_\_