

SUN COUNTRY MAINTENANCE ASSOCIATION

January 12, 2017 MEETING

Call to Order at 6PM

Board members in attendance: Wayne Tyrrell, Ron Sullivan, JoAnne Guiberson, Dianne D'Alessandro, Jeff Warren, Bill Vertrees. Linda Orndorff. Mick Guiberson and Ralph Moore attended as guests, Ron Sullivan and Anne Crow were unable to attend. Anne Crow was unable to attend but provided her inputs prior to the meeting.

Minutes from November 18, 2016 were read and accepted following the deletion of a sentence on page 5 (relative to dead trees) to be struck from the minutes. Dianne presented a motion Ron seconded to accept the minutes as amended. Accepted. An amended copy will be sent to Ron for posting on the website.

Linda Orndorff presented the Bookkeeping report:

- Dues remaining to be paid
- Dues paid late or in partial payments
- Lien expected to be filed for non-payment
- Monthly statements including interest are being sent
- Properties continue to sell resulting in dues being paid to the association.

An inquiry has been made to previous President relative to whether a signed promissory note had been received from Lot 3-95 for past dues. It had been understood that an agreement to make payments had been previously received. Linda remembers that the association had asked for a signed promissory note; however the past-president has no recollection of that.

Previous Treasurer (prior to 2015) is owed a few hundred dollars for Bill.com which had been paid privately on his Visa card for a few years. Exact amount is as yet not available. Budget process starts at March meeting. In May the vote will be taken on approval of that budget. Dues requests need to go out May 1. Board was requested to provide a copy of financials to Ralph Moore.

Collections – Jeff made a motion (Seconded by Dianne) that the Board write off any discrepancies from Receivables that have been on the books more than a month that is less than \$50.

Lot 3 #129-130 has paid 2 years dues.

Lot 3-100-101 is continue to pay incrementally.

Letters outlining owner options on dues will be sent by Wayne to Lots #2-1-4 and 3-95. Foreclosure is probable on Lot 3-60.

Lot 3-90 has been paying in increments but with little progress to being current. Wayne will send a letter to inform owner of the need to increase the incremental payments.

Jeff Warren – Roads Report – Bogy (snow plow vendor) has provided \$3500 worth of snow plow thru early January. Only a few complaints have been received, including one relative to uncovering fire hydrants.

Jeff Warren has a replacement in mind for future Roads Chairman when his term expires. Jeff will bring the new Roads Chairman up to date on the Pebble Beach road issue near Property #1-1-27.

A Stop sign is missing at Oakmont & Hermitage (near Lot 2-3-1) and has now been reported to Jeff. Weight restriction signs are missing.

Street sweeping is covered in the Roads budget.

Covenant changes – Anne Crow had planned to be present at this meeting and to report that a letter had been sent to Lot 2-1-4 relative to the condition and appearance of the property.

Dianne D’Alessandro – Properties Report

PROPERTIES REPORT (Dianne D’Alessandro, Chairman)

1. Follow up on dead trees and new tree cutting policy. I have spoken on the phone on Nov 20th to a homeowner about submitting an invoice for money he paid to have 2 of 6 dead trees cut down last summer that met the criteria for SCMA paying for removal. He had not saved the invoice but said he will talk to the cutter to get a copy of it for reimbursement. He anticipated that would be after Thanksgiving. I have not heard from him since that conversation. I will contact him again so the matter can be resolved before the end of the 2016 fiscal budget.

2. The last of the Swiftwater Landscaping bills has been paid for this season. I would like to contract with him for the 2017 properties management jobs. He was flexible. Residents complimented the work he did for us and I think I have straightened out the issue of tardy invoice submission. I will begin that process in March and would like to piggy-back with roads planning the pre-emergent spraying for weeds.
3. Tabled until March/April, a leak in the irrigation system at the Pebble Beach Drive will be repaired after things defrost.
4. There has been considerable icing by both mailbox banks over the winter. I have made an effort to put down some gravel at these times and will continue when I'm here.

Re: Item 4, Jeff Warren offered to inquire with the snow plow vendor (Bogy) re: possibly providing the sand and gravel in those areas.

Bill Vertrees – Water –A bill has been received by Bookkeeper without a property #. Bill V. can provide.

The Chlorinator repair parts have finally arrived and will wait for better weather (snow to be gone). No new update on the Well project.

December water usage is mostly estimated due to meters being covered with water or snow. November is when we started getting unreadable meters.

Letters went out several months ago to heavy water users outlining 2016 water usage and information relative to water charging for similar use in 2017. Only a few complaints have been received. In the near future, water usage statistics (by lot #) may be posted on the webpage. Method of distributing bills for excessive water usage has not yet been determined.

A motion was offered to rename the Annual Sun Country Newsletter to the Annual Report

Wayne will ask in March for Board members to provide their individual reports for this Annual Report.

Next meeting is March 18 at 9 a.m. (changed from 10 am). Saturday morning

Meeting was adjourned at 9pm.

Minutes Submitted by JoAnne Guiberson, Secretary-Treasurer.