

Sun Country Maintenance Association

Meeting Minutes

June 10, 2017

Call to Order

Wayne Tyrrell, President, called the meeting to order at 10:00 am at Putnam Centennial Senior Center.

Introduction of Board Members

Those present were Anne Crow, Dianne D'Alessandro, Wayne Tyrrell, Jeff Warren, Bill Vertrees and bookkeeper, Linda Orndorff. JoAnne Guiberson and Ron Sullivan were absent.

Approval of minutes from Last Meeting

Minutes of the May 21, 2017, board meeting were supplied to the membership and approved as read personally.

Treasurer's Report by Anne Crow for JoAnne Guiberson

The Balance Sheet and Income Statements were supplied to the membership, as of the end of the fiscal year, April 30, 2017. Anne noted that the Income Statement has two sections, one giving the income/expenses for the annual operating budget. The other Income Statement reflects the income/expenses for the Reserve Fund. This is a required savings account for the future repairs and maintenance of the assets of Sun Country Association, our water system, roads and properties. A study by Association Reserves was completed in 2015, and provided recommended amount of \$300,000, to be placed in reserve. The SCMA Board approved the study at that time.

Any amount of income not used to cover the operating expenses at the end of the fiscal year, will be proportionately distributed to the accounts in the Reserve Fund.

The SCMA Covenants, printed on the web site, state the process for collecting unpaid dues.

Election of New Board Members

Four members had served their terms and were leaving, Dianne D'Alessandro, Ron Sullivan, Jeff Warren and Wayne Tyrrell. Four new members needed to be elected.

A brief description of the jobs performed by the board members was given.

Those elected or volunteered are:

Ben Randazzo

Dick Pittis

Jeff Broeckel

Denice Town

Julie Tuisl also volunteered to be the webmaster for the SCMA web site.

Committee Reports

Architectural Report by Anne Crow

The Architectural Committee consists of three people to review and approve plans for new homes, remodels and additions to owner's buildings as described in the Covenants for each division in Sun Country.

A strong advisory was made to the board, involving both Architectural and Roads Chairmen, regarding the numerous new homes now being constructed and the impact of the condition of the roads because of the heavy machinery. It was recommended \ to determine the liability the contractor and/or new home owner may have to assume when the roads are damaged because of their construction.

Roads Report by Jeff Warren

Snow removal was a big issue because of the unusual amount of snow this year. Suggestions were made to also put down sand or salt on the hilly areas that were especially icy. Also, extra equipment may be required to not only plow the snow, but to pick up and dump snow to areas where there is no room to push it.

Winter weight restrictions may need to be placed again. Per the general positive consensus of those in attendance, the Board will take the vote under advisement, and come to a determination to reinstate weight restriction or not.

The roads also need crack sealing and some asphalt repair. A bid has been received for \$20,000.00. St. Andrews needs chip seal now. A bid will be required and the Reserve Fund would be used.

Property Report by Diane D'Alessandro

Consolidation of the free standing mailboxes on Hermitage Rd will be done by August 1, 2017. Another bank of locking mailboxes will be placed next to the existing. Contact the properties chairman to reserve a box.

A san-a-can is now placed at the end of the 16th hole on the golf course for the use of the community, and those using the River Park.

Water Report by Bill Vertrees and Anne Crow

SCMA is rated as a Municipal A-1 water system with an annual operating permit from the Dept of Health. Eight years ago the water system was upgraded to this level. A new well was drilled in June 2017, to replace Well #1, which was no longer producing. It will pump approximately 40-60 gal per minute.

The water billing system was addressed. A test billing was used for the summer of 2016. 15,000 gallons of water per lot was allotted, and those homeowners using more were alerted to the amount they would be billed, if the system was started. Water usage will be posted on the web site every month by division and lot numbers only.

The Board will initiate billing for water usage in excess of 15,000 gallons this summer to encourage conservation. Owners are encouraged to water on an every other day basis with no watering on Monday.

New Business

Judy Graham has volunteered to become the Chairman for Roadside Cleanup, to replace Polly Wolfe. This is sponsored by the state Adopt a Highway Program.

Firewise no longer has funds to chip the branch debris this year. The board has been asked to decide on continuing the program with funds to be budgeted for renting a chipper for the community use.

SCMA Covenants do not allow businesses to operate out of homes in the community. It was determined that vacation rentals are considered a business, and therefore not allowed.

There being no further business, the meeting was adjourned at 12:10 pm.

Respectfully submitted,

Nancy Tyrrell, acting secretary