

SUN COUNTRY MAINTENANCE ASSOCIATION November 18, 2016 MEETING

Call to Order at 6PM

Board members in attendance: Wayne Tyrrell, Ron Sullivan, JoAnne Guiberson, Dianne D'Alessandro, Jeff Warren, Anne Crow, Bill Vertrees. Linda Orndorff, Ralph Moore. Guests included Polly Wolfe, Jim & June Jones.

Guests addressed the Board relative to future evaluation by the Architecture Committee related to building on lots. This included a request that factors to be considered would include height and mass of structures planned. A discussion ensued relative to whether Architecture Committees would or should include more than one Board Member since in some cases complicated factors need to be investigated.

Minutes from September 29, 2016 were read and accepted following the deletion of a sentence on page 5 (relative to dead trees) to be struck from the minutes. Ron presented a motion to accept the minutes as amended. Seconded. Accepted. An amended copy will be sent to Ron for posting on the website.

Linda Orndorff- Book Keeping report:

- Dues remaining to be paid
- Lien expected to be filed for non-payment

A discussion ensued re: Property 2/4/2 - Owner claims he had paid for a water right but no record exists (nor any cancelled checks). Lien currently exists on this account. Owner has requested that SCMA verify that he had a water right.

Bookkeeper's review of records shows no water right was paid for. Both sides cannot confirm. Owner will not look thru cancelled checks. President suggests an assumption that the check was lost. Water Chairman will sign the form to allow owner to get a building permit. Architecture chairman had approved owner's plans but asked him to not clear the land till a permit was in place.

Lot 3-60 -- Foreclosure is the remaining option. Association will need to get an attorney involved. New neighbor asked who owned the lot, as he is interested in buying the lot. No further conversation.

Owner Lot 3-90 is making "some" payments.

Owners 3-100/101 are making payments on interest and late fees on one lot, and some dues plus interest/penalty on other lot. Expect to receive two checks before March. Owners say they'll pay the dues but not the late fees.

Owner Lot 1/2/7 has complained regarding mowing of the lot without consent (has paid under duress and – re mowing - saying her lot got mowed, paid under duress and if this happens again, please contact Owner Lot 1/2/6.)

Owner Lot 3-95 also in delinquency had signed a promissory note and had begun making payments again. Medical conditions have led to a delinquency in finances.

Wayne will contact the owner relative to options – examples include refinance, sell, apply for public assistance or pay. The Association has a responsibility to

insure all owners pay equitably. A lien is in place as well as the promissory note. Wayne will explain the choices which include water turn-off per the Covenants. Golf Course lots: Some recent sales have transpired and dues are current. Linda will send an adjusted excel sheet to Wayne.

Lot 2/1/4 – Delinquency continues. Other conditions (property conditions etc.) continue to be an issue. A water shutoff is likely to result.

Finanza / Ideal CPA reports organizational changes: Marcus (association CPA) will be joining the Yakima firm (location also in Bellevue). Everything is supposed to stay the same. In the future we may ask him to attend a board meeting to discuss any changes affecting SCMA.

Master Meter – has been absorbed by another company, splitting functions into 2 portions. Association has the billing module but never used it, so have never been billed for annual fee. It's in the Budget to pay for that – but we haven't received a bill yet. It may or may not happen - budgeted \$1500.

The letter re examples of what excess water usage would be under next year's water billing formula was sent to owners. In Quick Books Linda has a place for email addresses. Wayne asked her to update Master to allow for entering email addresses.

4 property transfer requests were received this week (escrow activities related to sales of properties). Association will want to insure that new owners have all the information relative to the Board and the association. It was suggested this would include the annual newsletter and the "About Sun Country" material. The packet will be sent to all new owners. Ron will post the "About Sun Country" to the website.

Note Budget item 7042 Billing software Water is changed from Master Linx Annual Fee to Ampstun.

Guest Presentation –

June and Jim Jones addressed the Board relative to Lot 1/4/11 new construction.

There is some concern relative to protections in the covenants relative to proportions on new construction and impacts on surrounding properties. In this case the height of the new construction was a surprise. Guests inquired relative to whether protective covenants in Division 1 address height and overall proportions.

Covenants say Architecture committee can reject on basis of height and proportions. Guests realize this current new construction is underway and it is too late to change; however, the concern is that it could set a precedent for future property proportions. This resulted in a discussion relative to the covenants allowing for a "committee" rather than just one representative in order to do a little more in-depth analysis (plans, proportion etc.) Ann suggests a committee of perhaps 3 would be able to evaluate and provide additional scrutiny of future plans.

Dianne (Properties) says the covenants are vague on property proportions. Wayne says the only way to change covenants is to involve the majority of the community.

Covenants for Divisions 1 & 2 dictated that in this particular case, a separate "garage" build would require living quarters. That is not the case for Division 3. Wayne suggested that an Architectural Committee by covenant should have 3 members though currently we have been operating with only one member.

Covenants are often absolutely dictating – examples are fencing.

Golf Course owner lots covenants require 3 members in the Architectural

committee, one of which is Mr./Mrs. Hembree.

Wayne suggested that in cases of future new construction that the Board would ask for copies of the plans in order to advise or involve affected neighbors. Additional members could be added to the Architecture Committee (those additional members would not necessarily be Board members).

Reports:

Financial Question: Need clarification on Income from Dues May thru Sept.

JoAnne will inquire with CPA.

Roads Committee – Jeff Warren:

The association is ready for winter maintenance.

Relative to the Pebble Beach area puddling concern, there was difficulty in obtaining a machine for Mr. Deboer to operate so the excavation activity is postponed till spring. It may not be a Roads issue but a neighborhood issue associated with Springs etc. in that area. Polly Wolfe (in attendance) advised that she doesn't believe there ever was a working conduit between Lot 1/1/27 and 1/1/28. If a machine is available in the Spring, Wayne and Jeff agree to volunteer to assist on this project..

Jeff reported several holes have been filled in on various properties. A low spot had been reported near Pebble Beach mailboxes. Jamie (Golf Course) is helping with that by dropping gravel in those areas.

Jeff will make a surveillance ride with snow plow contractor Bogy on

Thanksgiving weekend to identify markings etc. for snow plow. Example, near Hole #18 green there is a big concrete box which is literally in the road and needs to be marked. Believe it is a "telephone" box. In a previous year it was hit. Linda is working on a cert of insurance for Bogy.

Parking on 15th tee box. Thanks to Owner Jim Jones who helped put signs in place stating a certain "No parking" area between signs (necessary due to sledders parking in the winter).

Properties Committee (Dianne D'Alessandro)

Property 2/1/4 – Owner was given to October 16th to remove unallowable "junk" from the property; however, the items remain. The dump truck on next door lot is also in violation. Discussion ensued re turnoff of the water – dues remain unpaid.

Properties Dianne – 3 trees have been cut down which had been a threat to neighboring properties. The bill for removal was \$875. There had been a delay from Swiftwater Landscaping for 3 mowings (for properties which had not kept up with required mowing) ; however an invoice has now been received. Lot 1/2/7 has requested the association not arrange for that lot to be mowed, but because owner of Lot 1/2/6 is her mower. Board (according to covenants) is allowed to arrange for mowing if owner does not mow at least the minimum required.

Water has been turned off to Pebble Beach Park for the winter. Water leak has been noted and will be fixed in the Spring. Weed and Feed has been applied in several places. Sue Vertrees has volunteered to plant and maintain the entry flower garden by the bridge. Many thanks to Linda Kinne for all her dedication to this area over the years. Swiftwater Landscaping will cut down debris and cart it away.

Draft of Sun Country policy relative to removal of trees in the community was shared to all in attendance. A motion to accept the Tree Policy was presented and

seconded. Motion carried. Policy is now in place.

Dianne asked for permission to reimburse Dennis Chandler for removal of 2 trees in the easement that has posed a risk (based on the new tree policy). A motion to reimburse for this removal was presented and seconded. Motion passed. It will come out of the Properties budget.

Water Committee (Anne and Bill)

Cholorinator will be installed Wednesday

Water use – no complaints or comments received back from owners on the letter regarding gallons of usage and identifications of potential superusers (No billing this year but this letter advised what future billings would be based on the same level of usage. Owners with double lots will have double allotment (30,000 rather than 15,000 gallons).

A quote has been received from Tumwater Drilling (under \$10K) – to drill the replacement for Well #1`. That just includes the drilling, no equipment. Water committee recommends approval – Ann presented a motion to approve drill replacement well for the quote, Dianne seconded. Motion carried.

Have had a pumps discussion with Steve Ellison of California Controls related to Fire Hydrant testing which involved cycling the pumps. Test results showed pumping 1500 gallons a minute. Should be getting a report on what they did to the system. We expect a bill soon. Clint (Evergreen) paid with his Credit Card and will be reimbursed approximately \$1000.00. Some additional discussion relative to passwords and graphics associated. Both Clint (Evergreen) and Bill Vertrees witnessed the testing. Cycled ok, had to adjust set points. It (pumping system) works and cycles – in case of a fire. Photos were taken of the screens. No modifications needed to the system.

Board will need to address access and security as relates to the pumphouse as well as a probable change of locks. Motion was presented & accepted to obtain a quotation for upgrading / changing locks to the front/back door of the pumphouse.

Options range from inexpensive to expensive. Will need something that is easy to change and of course will need a locksmith to install.

Questions relative to the liability issue have been resolved. Test observation was performed, 2 electronically and 2 visually.

Water committee reports that there has been a discussion relative to inviting the Fire Department in to certify our system. All this data will be on the website. Also discussed setting up procedures for various maintenance activities on the water system.

A motion was presented to Adjourn, Seconded, and all approved. 8:30 pm.

Next meeting will be Thursday January 12 2017.

Submitted by JoAnne Guiberson, Secretary-Treasurer.