

Sun Country Maintenance Association

Board Meeting July 10, 2018

Called to order at 5:00 PM

Board members in attendance- Denice Town, Holli Sullivan, Bill Vertress, Ben Randazzo, Dick Pittis, Sandy DeBoer and Linda Orndorff

Guests included, Wayne Tyrell, Walker Floyd, Anne Crow, Jim Reinken, Russ and Linda Allen

Minutes from June were approved and passed.

Reports:

Volunteer Park - DeniceTown

Looking for information on the insurance for the Association and Linda Orndorff will get a copy to Denice Town. The board was previously provided with a proposed plan to complete the park that included a possible play area for children. Several concerns were voiced about the liability if playground equipment was added. The goal is just beautification for the park the bid request is looking at adding grass and irrigation. If this is approved a meter would have to be attached. Bill has requested a water diagram for the park, so this motion was tabled for now until more information may be received.

Public Safety-Holli Sullivan

Holli reached out to our Fire District 7 to discuss how other communities handle Public Safety when you are blocked in with the Fire Trucks due to limited egress. The Fire Chief will be getting back to Holli with more information. Evacuation levels were discussed and methods to notify neighbors of danger. Holli is looking into adding a charter of some suggestions that can be added to the web site so people have some ideas in case there is an emergency. It was brought up that there is a trail from the upper division that goes down the bank to Pebble Beach Drive. This is being looked at as a possibility. Denice will rework the charter present for board review.

Bookkeeping- Linda Orndorff

Access has been given to Sandy and Denice for Bill.com but still having some issues getting some invoices paid, will be looking into getting this resolved. Linda asked to get the correct addresses for the homeowners who had to have the mowing company mow them, so she can charge the homeowner for the mowing. In the mean time she will pay the mowing company

and will charge the homeowners when she gets the valid addresses, either the lot owner's name or lot numbers. To date there are 45 homeowners who have not paid their dues. Linda asked if she could pay our insurance annually instead of monthly and this was approved. Linda is sending the summary of the insurance to Denice. It covers earthquake and water system per our loan requirements. Denice also asked if homeowners could pay their HOA's on line instead of having to send in a check and this is being looked into. Jim Hembree has contacted us for a real estate opportunity and he will be coming back with a proposal.

Firewise- Holli Sullivan

Holli would like to get a plan in place. Holli has brochures and signs from previous Fire Wise program. We need to get an updated flow test done on our fire hydrants as the last one completed was 2012. We need to get this updated as it can impact our firefighting ability. Bill has been trying to get this completed as well. Need cooperation from fire district 7. Aside from being certified as a Firewise community, educating the homeowners on protecting their property was discussed and the potential for a planned event. Holli is taking on this project for Firewise.

Property Management and Covenants– Ben Randazzo and Denice Town

Following up on a suggestion from a homeowner at the annual meeting, Denice asked whether it would make sense to obtain proposals from property management firms to see what the suggestions and costs would be in handling the management of the association (e.g. inconsistencies with parking RVs etc.) Enforcement of the existing covenants was discussed. Before approaching a property management firm it was agreed that the covenants need to be addressed first. Any amendments to the covenants need 75% homeowner approval. The board will continue to review and discuss the covenants. Signage was discussed. Ben is reaching out to Jamie at the course to see about getting consistent signs made so they are the same in all the divisions.

Architecture- Dick Pittis

A house on fairway 8 would like to build a rail fence to help keep golfers out of their yard. Dick reached out to Jim Hembree and he was fine with the fence. Lot 6 on Saint Andrews is building an Adair home and asked to have the home set at an angle to take advantage of the views. Jim Hembree also approved this. A new lot owner on Pebble Beach would like to bring in a manufactured home and I have approved as another manufactured home was brought in years ago without issues. Everyone has been using the forms on line as well as contacting me directly.

Properties- Ben Randazzo

The irrigation issue at the lower park has still not been resolved and Ben is still working on it. The lawns are now being mowed at the entrance and the park. A portable toilet needs to be ordered and placed at the 16th Green.

Roads – Denice Town for Jeff Broeckel

The sand pile which was left by Bogey Construction will be moved. There is rock being delivered to the lower mailboxes. The main which was broken this winter on Augusta still has not been fixed. A new riser needs to be ordered to fix this. The flags that are on the speed limit signs are old and faded and need to be replaced.

Water- Bill Vertress

The licensing on the well has been completed. We have a meter which was put in a bad location on a property in the lower division this needs to be changed. We are really struggling with getting the meters read as 30% have to be manually read. This is due to either bad meters or bad computer but the 10 year warranty on these are up and these meters need to be replaced. We have four consultants coming to look at the white mineral that is building up on the outside of our water tanks. Bill asked if we are going to continue to charge for any overage over 15,000 gallons for our summer months as we did last year. This is a long and very tedious process to get the billing completed. It was approved to continue this process as we did last year as it really helped to keep the consumption down. Bill asked if we could pay Anne Crow \$100.00 a month for the season to continue the billing process as she did last year. This was approved. The water consumption report will be placed on the website monthly with names on there this year. Even without names you can figure out the owners name by the lot numbers. This is a lot of work to remove the names so it was decided to leave the names on the report, so it could be placed on the website timelier.

Treasury- Sandy DeBoer

All the bank accounts have been transferred over to the new officers and she also has been in contact with the CPA and sending them the bank statements they need for their reporting. Bill.com has also been set up but still having some issues. More research to be done on this. Marcus suggested a meeting to meet and greet the incoming President and Treasurer and it would be a minimal charge to do this. Will get this set up.

Meeting Schedule- Denice Town

Denice will work out a calendar to hold the bi-monthly meetings. Will try and rotate between a weekday evening and an early morning weekend meeting. Not everyone can make one or the

other. This way everyone can attend at least every other one. Denice will send the calendar out when ready.

Neighborhood Block Watch- Holli Sullivan

On Behalf of a homeowner Holli shared their suggestion for the neighborhood block watch. It was suggested adding a homeowner directory to the web page, so if you needed to contact a neighbor about any type of issues you could. Everyone will be included but we will provide opportunity if they do not want to be in the directory to opt out. It was agreed that the board did not need to approve a block watch and Holli will notify the homeowner that he can move forward with contacting neighbors.

Meeting was adjourned 7:20 PM

Next meeting being determined

Minutes prepared by Sandy DeBoer