

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

SATURDAY, SEPTEMBER 15, 2018 @THE PUMPHOUSE

Meeting called to order at 8:00AM

Board members in attendance – Denice Town, Bill Vertrees, Dick Pittis, Jeff Broeckel, Ben Randazzo and Sandy DeBoer. Linda Orndorff was also in attendance.

The minutes of the July 10th 2018 meeting were approved and passed

Reports:

Bookkeeping -Linda Orndorff

There are currently 18 members past due on their dues. We have three members that are 2 years past due. The 18 will be receiving a letter stating a lien will be placed on their property. The three that are 2 years past due already have a lien placed on their property currently. Payment arrangements can be set up but not monthly. Lump payments preferred.

Treasury -Sandy DeBoer

There was an extra fee of \$100.00 assessed for the set- up of Bill.com from our accountants due to the time it takes them to set up the new users. Currently all areas are within budget.

Architecture- Dick Pittis

House on Pebble Beach had trees removed due to ant issues in the house. Reviewed submitted drawings of some septic plans for some new construction. Manufactured home on Pebble Beach will be placed in September. Fence was approved on an upper division lot and both neighbors agreed. Have approved a lot of new paint jobs coming up and all selections were good.

Properties- Ben Randazzo

We only have 5 mailboxes left in the upper division and we need to add another bank. In order to do this we need to remove part of the current mailbox house which holds the old boxes. Would like to get everyone on the new format of mail pods and discontinue the old mailboxes. I will be reaching out to the Post Master about obtaining the new pod and also moving the old boxes. The board approved and passed ordering of a new pod. The process for obtaining a mailbox is reaching out to Ben he then assigns the address to the box and gives the new owner the key. The boxes are \$100.00 to purchase. The box then will stay with the address going forward. If the key is lost you would reach out to the Post Master to get another lock and key placed on that box. The Post Office charges \$50.00 for this service. Mike will be doing the last mowing of the lots the week of September 17th. Bill Vertrees gave a big shout out to

Jim DeBoer for working on the lower park for several days. He worked with Central Nursery to repair the system and get it up and running again. The park is now greening back up. Special note the lines will need to be blown out at the end of summer and Central Nursery also provides this service.

Roads-Jeff Broeckel

Bogey Construction will be providing the snow removal service this year. He charges \$85 for snow removal with bobcats. This year he will be increasing that rate to \$90 dollars an hour. Bogey stated that he could clean all the berms off the driveways with his plow truck in about 2 hours which would be close to \$200.00 or \$.70 per lot. The board approved and passed this extra service. It was mentioned to leave a little snow on the gravel easement roadway behind Oakmont Circle.

Water- Bill Vertrees

Systems are currently running well. There was an outage a month ago where the altitude valve failed leaving a water outage in the upper section and a half full lower tank that took 2 days to fill. There were 23 lifetime meters which failed and new parts are coming to replace these. Evergreen Services will be replacing these meters when they come in. Ann Crow has done a great job with the billing of the water. We will have Ann send us the bill so we can get her paid. We have effervescence coming through the cement of the water tank and I have a quote for a company to come out to inspect and give a professional recommendation to correct this. The lock on the pump house will be changed out to a key pad and it will record who comes and goes into the building. Once this is completed the keys will be collected.

Follow Up Business

Volunteer Park-Denice Town

The dirt on Volunteer Park has been leveled and it looks cleaner. The proposed changes are to add irrigation and sod to the HOA site to improve and turn into more of a park area. The board has decided this should be voted on by the community forum at the annual meeting and not by the board alone. The dirt that has been placed on the lot has changed the grade of the property and the water run off could be an issue going forward with the rain and snow melt and could have issues with deterioration of the road and also drainage down the bank and homeowners driveway. Going forward the Board has approved and passed that no future dirt dumping or parking of construction vehicles in any HOA common area will be allowed.

Public Safety Committee – Holli Sullivan (via notes), Contacted Kittitas Fire Station #7 again to discuss with them on receiving information about fire evacuations, any other information/suggestions to share with our community. I have been working with Bryan Pearson-Deputy Chief and we have 3 scheduled dates in which they will be coming through our community and do an evaluation "walk through" in which the fire department reviews our community and they then determine the situation and provide us with their findings and "suggestions" on what to do. They also will provide other information that we can share and post on our website if we choose to. We also discussed "fire-wise clean up". I met with

them Friday 9/7 for the first review. The next 2 reviews they are planned to come 9/21 and 10/5. After that they will provide me a report. I received the directions for the "old pipeline. I will follow the instructions and scope it out and have a report at our next meeting and/or send an email out to all board members. I may need to enlist Properties to determine if this is HOA properties.

Directory: I have a listing of all the homeowners and phone numbers which I received from Linda and I have begun drafting up and also drafting up a Homeowners "OPT OUT" form. I plan on having something for the board to review at the next meeting.

Fire-wise: Ron (my husband) turned over the signs and other information and I placed it in the pump house towards the door in the room that the board meetings are held. This information will be discussed as I re-engage Rose Shriner [Fire-wise Kittitas County Conservation District](#) in working on re-certifying our community for Fire-wise. I will continue to work on certification after my return. I also discussed with her (Rose) on working with DNR and she is working on trying on getting grants for multiple communities for some fire-wise activities (chipping) for this coming spring. She also indicated that the Fire Department no longer has the capacity, so she is looking again at working with DNR. She will also be talking with KRD about fire-wising their property along the Canal.

Revised Charter- Denice Town

The proposed charter for the Sun Country Maintenance Association Safety Committee was presented, approved and passed.

New Business

Reserve Study-Denice

The reserve report was e-mailed out and Dianne Dalessandro will be attending the November meeting to discuss the findings. An e-mail will be sent to understand the decrease from the previous reserve report to the current report. We have gone from a 59% funding to a 39% funding even after we added extra funds from the budgets to the reserve fund and extra dues money from last year. Trying to get an understanding of the decrease in the percentage.

Annual Budget-Denice Town

New laws state the annual budget needs to be ratified by the homeowners following approval by the board. The budget will be provided to the owners in advance of the annual meeting.

Signs-Denice Town

The Sun Country logo was changed by the golf course on some of the community signage but not all. Ben will follow up with the golf course about getting them all changed to be the same.

Meeting adjourned 9:55 AM

Next meeting November 13, 2018 @ 5:30PM @ the Pump house.

Minutes prepared by Sandy DeBoer