

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Tuesday November 13, 2018 @THE PUMPHOUSE

Meeting called to order at 5:30 PM

Board members in attendance – Denice Town (on Phone), Bill Vertrees, Dick Pittis, Jeff Broeckel, Holli Sullivan and Sandy DeBoer. Linda Orndorff was also in attendance.

The minutes of the September 2018 meeting were approved and passed via e-mail and had been posted on the website.

Reports:

Bookkeeping -Linda Orndorff

Linda will be releasing 5 liens which have been paid and placing 7 liens on others that have not paid. Linda stated that the lien fee had been \$200.00 and asked if we should up it to \$250.00. Before you could put multiple liens on the sheet and now it is one lien per sheet. This has increased our costs. This was moved to accept and was 2nd and passed. Linda will be reaching out to Marcus to talk about how we can set up paying dues on line via Umpqua.

Treasury -Sandy DeBoer

Marcus from accounting firm asked some questions on the financials about the ongoing fees for the well if these were accurate and if they are ongoing. Bill stated yes these are on - going and will continue. There was a return for \$400 and wanted to know if this could be applied to bank fees and Linda stated this was a release fee and yes we could place into bank fees. Marcus also asked if we planned on collecting on the aging over 90 plus days and yes we are as we have liens on these properties. It was also moved seconded and passed that the Treasurer could go and meet with Marcus in person to get a better understanding of current as well as history on our Financials.

Architecture- Dick Pittis

There will be two foundations going in soon one on Hermitage and one on Augusta. There was a house that was just painted on Pebble Beach. A homeowner wants to build a movable cover for their back porch to cover their barbeque. Dick stated the homeowner on Pebble Beach did move the rocks from his front yard as asked due to them being on the right of way, so the snow plow will be good to go. The trailer in the upper division was also moved as requested.

Roads-Jeff Broeckel

Jeff and Holli went and placed new flags on all the speed limit signs. The weight restriction signs and the snow poles for the hydrants still need to be placed.

#### Water- Bill Vertrees

Bill asked to have a bill paid for the blocked culvert next to his house. Rotor Rooter came out and unblocked the culvert which had plastic, rocks and a beaver in it. The board stated the pond which feeds into the culvert is an easement for the Golf Course as they own the pond. The Golf Course is responsible for keeping it open and running so they are the ones that need to pay this bill not the association. There has been resolution on the tank issues and the rewire on the lower tank and the alternator valve is working well now. They are done reading the meters for now as usage is back down to normal ranges. There are new meters coming to replace the broken ones.

#### Follow Up Business

##### Holli Sullivan

Public Safety Committee, Holli has been working with the 1st, 2nd and 3rd shifts of the fire department and they have analyzed the situation of egress in the upper and lower divisions in emergency situations. These have been submitted to the Fire Chief for his review and he will submit final report to the board. They will submit various plans depending on the various types of fires. Bill stated that the Fire Department needs to know the pump house and also conduct the flow tests on the hydrants. This needs to be part of the plan. Bill asked Holli to address this with the Fire Department as she has had the best luck getting them to help with the planning of an emergency. If the Fire Department is able to do the flow tests Bill and Gary Fletcher need to be there for the testing.

Directory: Holli has created a directory of the residents of Sun Country. The directory has a map and it is alphabetized by last name with addresses etc.

Fire-wise: This spring Holli stated that fire wise will again come and collect limbs and cuttings but homeowners will have to help with the loading as there Fire Wise team is smaller.

Signage: Sun Country signage still needs to be changed and the one that needs to change is the sign on Hermitage. This is the only one with the newest Sun Country logo which the Hembree's changed as part of their sales promotion. If they want to keep the newest logo then they would have to change the two others to match. The signs on Oakmont and the one on Pebble Beach would need to be changed. This will be discussed with Hembree's as to which way they would like to make the change.

Key Pad: Holli asked when the key pad would be installed on the pump house and it was determined by the next meeting.

#### Reserves Study-Diane Dalessandro

Diane presented the new Reserves Study. From the study it appears we are under budget what we should be for this time per the study by \$40,000. Diane thought the \$40,000 was used for the new well

borrowed from the Roads Reserve and was never replaced. Per the conversation this did not seem likely but more investigation will be done to determine the variance. One other thought is the 90 plus days we have in behind dues is part of this deficit as the amount is pretty close to the same. Part of the discussion with Marcus is how the dues are applied into the reserves. In order to close the gap Diane suggested we continue the extra \$12.00 per year per homeowner as we have been doing and also increase it another \$44.00 more on top of that for several years. This will be discussed further with the board. It was also moved, seconded and passed to have our bank accounts audited for the last 5 years.

Meeting adjourned 8:00 PM

Next meeting will be January 12, 2019 @ 8:00 AM @ the Pump house.

Minutes prepared by Sandy DeBoer