

DRAFT
Sun Country Maintenance Association
Meeting of the Annual Meeting of the Homeowners
June 8, 2019

Special guest speaker was introduced by our Neighborhood Watch Head Jerry Abraham. Detective Whitsett from Kittitas County Sheriff's office came to discuss the setting up of a Neighborhood watch and discussing what would be needed. A Lead and a person from each block to keep a watch out for anything unusual in the community and if you see anything odd do not hesitate to contact the Sheriff's office. They would rather be contacted before a crime versus after something happens.

Call to Order

Quorum Confirmed

Denice Town, President, called the meeting to order at 10:20 am at Putnam Centennial Senior Center.

Introduction of Board Members Denice Town

Those present were Denice Town, Bill Vertrees, Dick Pittis and Sandy DeBoer. Holly Sullivan and Jeff Broeckel were traveling and unable to attend. Linda Orndorff (Bookkeeper) and Julie Tuisl (webmaster), as well as previous Board Members among the audience were recognized.

Approval of minutes from Last Annual Meeting – Denice Town

Minutes of the last year annual meeting June 9, 2018, board meeting were supplied to the membership and approved as read.

Treasurer's Report by Sandy DeBoer

The Balance Sheet and Income Statements as of the end of the fiscal year, April 30, 2019 were supplied to the membership. The budget for the 2018 / 2019 year came in under budget so the remaining funds will be placed into the associated reserve accounts. This brings us to the correct reserve amount per the Reserve Study for the 2018/2020 study.

Roads and Properties

The newsletter will stand as the report for both roles. It was mentioned that the roads were kept up great this winter.

Water report by Bill Vertrees

The pressure valve was replaced to keep the flow at 70 lbs. going to the lower division. Over all the water is working smoothly and should not have any issues. There are 75 meters which are not being automatically read as the batteries in the meters have quit. These meters would have to be read manually. Bill will have these meters replaced under warranty. The maximum water usage per lot is 15,000 gallons anything over that you will be charged during the summer months.

Question was asked about the hydrant testing and the hydrants have not yet been tested but will be tested this summer.

Question on the water availability per as the State of Washington stating that we are in a drought with irrigation how will that impact our water. Bill stated with our wells all working properly we should not have any water issues this summer.

Architecture By Dick Pittis

There has been a lot going on. A lot of new homes are going in. Keep in mind that before a home is built Fire Wise comes in and assesses the lot and will tag any trees that need to come down. Board members cannot say no to the fire wise people as this is their call. If any other trees that are not tagged on or off your property they do need board approval before they are taken down. The only stipulation is an 8 inch in diameter tree or less they do not need approval as long as they are on your property and not on right of way. It is better to ask before taking them down instead of asking for forgiveness after the fact.

There are a lot of fences going in and Dick needs to know especially if facing the golf course as the Hembree's and Jamie Colson need to also approve those.

Question was asked about what was submitted on the manufactured home as far as garage and landscaping. Dick has not seen that yet but it would be a drawing only. There will be stone around the foundation on the home on Pebble Beach but it has not been decided yet as far as adding a garage. On lot 1 a manufactured home was approved by both the Golf Course and the Board.

It was asked about our covenants and prohibiting homes being used as vacation rentals. What can be done about them when the noise level is bad and their yard has not been kept up. It was suggested that the board could ask the Homeowner for their license they have to have a VRBO and if they do not have one they could be stopped until they get one. In order to change the covenants you need 75% of the owners to approve and 90% approval to prohibit short term rentals. Noise level complaints or other community nuisances should be reported to the Sheriff's office.

Public Safety on behalf of Holli Sullivan

Holli created the directory for the community so everyone could have access to their neighbors in case of any issues for Neighborhood Watch etc. If you have any changes to numbers or addresses please let Holli know via email. It was suggested to have the Sheriff's phone number added to the cover for quick reference. It was also suggested that it be sorted by name and also by address in case you do not know the name you can look by address.

Holli has been working with the Fire Marshall on an exit strategy in case of a fire. At this point we are pretty much on our own but they did state they would try and not block the road so people can get out.

It was also asked if there would be any fire wising on the hill side coming down from Oakmont to Pebble Beach as it is getting pretty overgrown.

If you are interested in chipping you need to fill out the form which is on the website and also located by the mailboxes. Keep in mind that when the truck comes they chip it and leave the chips there they do not haul them away. The date is yet to be determined.

Election of New Board Members Denice Town

Bill Vertrees is the only member whose term is up. Bill has agreed to stay on. No other candidates were brought forward and Bill was elected to a three-year term. The board will be looking to replace Ben Randazzo's vacant position as he is unable to finish his last year.

Vacant - Properties

Dick Pittis - Architecture

Jeff Broeckel - Roads

Denice Town – President

Holli Sullivan- Vice President

Sandy DeBoer- Secretary / Treasurer

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

Ratification of the Budget Denice Town

The board-approved budget was sent out for review in advance of the meeting as required by state laws. Denice explained that under the new law, the budget is deemed ratified unless a majority of owners object. No objections were received either in person or by proxy, so the 2019/2020 budget was ratified as presented.

Other Business

It was asked if anything could be done about people using the frontage road as a bathroom. As this is owned by the State this would be something that would have to be addressed by them.

Denice encouraged everyone to sign up for Sun Country What's Up Facebook Group as this is a very useful tool to see what is happening in the neighborhood.

Larry Petry invited the whole community to a Sun Country Night Out Party at the Petry's and the Morrows on August 3rd 2019. 5-9 PM.

There being no further business, the meeting was adjourned at 11:04 AM.

Minutes prepared by Sandy DeBoer