

Sun Country Maintenance Association

Meeting Minutes

June 9 2018

Call to Order

Anne Crow, President, called the meeting to order at 10:00 am at Putnam Centennial Senior Center.

Introduction of Board Members

Those present were Anne Crow, Ben Randazzo, Bill Vertrees, Denice Town, Dick Pittis, Linda Orndorff (Bookkeeper) and JoAnne Guiberson. Julie Tuisl (Webmaster). Dianne D'Alessandro and Jeff Broeckel were traveling and unable to attend.

Previous Board Members among the audience were recognized as well as Volunteers.

Approval of minutes from Last Meeting

Minutes of the May 19, 2018, board meeting were supplied to the membership and approved as read.

Treasurer's Report by JoAnne Guiberson

The Balance Sheet and Income Statements as of the end of the fiscal year, April 30, 2018 were supplied to the membership. Anne noted that the Income Statement has two sections, one giving the income/expenses for the annual operating budget. The other Income Statement reflects the income/expenses for the Reserve Fund. This is a required savings account for the future repairs and maintenance of the assets of Sun Country Association, our water system, roads and properties. A study by Association Reserves was completed in 2015, and provided recommended amount of \$300,000, to be placed in reserve. The SCMA Board approved the study at that time.

Any amount of income not used to cover the operating expenses at the end of the fiscal year is intended to be supplement to the Reserves (Properties, Water, and Roads). Water Reserve would have priority due to the magnitude of Water infrastructure repairs or replacement (as compared to Roads and Properties).

The SCMA Covenants, printed on the web site, state the process for collecting unpaid dues.

Election of New Board Members

Two members have served their terms and are leaving,
A brief description of the jobs performed by the board members was given.

Nominated: Holly Sullivan and Sandy DeBoer. Qualifications were described prior to voting. JoAnne presented the qualifications of Sandy DeBoer for the Treasurer position. Holly Sullivan presented her qualifications.

Voting 1 vote per lot.

New Board Members were approved by unanimous verbal approval. In addition, the remaining Board Members are:

Ben Randazzo - Properties

Dick Pittis - Architecture

Jeff Broeckel - Roads

Denice Town – Vice President

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

Discussions: Roads:

Snow plow contractor has been reported to be driving too fast. Looking into the Contractor removing the berms on driveways. Not clearing the driveways just the berms that are created from his plowing. Currently getting a bid.

Committee Reports

Water --Bill re Fire rating

On the webpage KCFD Homeowners Insurance Classification as a result of our recent installation and successful testing of the new hydrant system is a Class 7 since the size of water pumps and hydrant spacing results in Class 7.

Question by homeowner

What is the range of high and low – a lot of homes do not have – and is at measured, Answer is 70 LBS.

Bill V introduced Glenn Walter who explained the PRV (Pressure Reducing Valve) requirement in individual homes, If not already present in a home, homeowner should get one. SCMA is only responsible to the meter, beyond that is the homeowner's responsibility.

Architecture-Dick Pittis

4 new homes are under way but Kittitas County has been slow at granting permits. New homeowners have been responsive and communicative. Contractors have been respectful of times and speed limits. Owners with issues relative to contractors' start times and speed limit infractions are advised to call Dick if problems in that regard.'

Firewise will come out and advise on new construction relative to fire threat. Cutting trees on an owners' property is still allowed assuming Board approval. Dick has an expert on

trees available to determine if trees need to come down and he encourages people to communicate with the neighbors to avoid any concerns, and in particular avoid cutting trees not on one's own property. Kittitas County is available to answer questions and will come out and check if property line questions are an issue.

Note there is a new Architectural form on the website.

FireWise is very responsive to come and clean up if requested. The Board will need to have a member coordinate with Firewise and be a contact for questions.

Property Report - Ben Randazzo

Ben and others have been battling a leak at Pebble Beach Park. An expert with sonar is being contacted to come out and help find the irrigation leak.

Lawn mowing – Swiftwater has been contacted but too busy so we've been referred to another company which mowed Pebble Beach Park last week.

Need a post of info on the website regarding available landscaping contractors.

Volunteer Park – clean up, more of a community area. Park is for all of us.

Have a bid for clean-up but would be several thousand \$\$\$. We can reduce the cost by organizing a volunteer effort.

Park by the river does have a lot of dandelions. The new company has sprayed for dandelions.

Mailbox report up above. \$100 per box including 3 sets of keys. No more single boxes will be allowed up there as there may be future growth.

Re near street (from water box forward) belongs to HOA, so no landscaping from water box. So caution, before you do some landscaping, contact Properties rep.

One neighbor (Mary) reported a vehicle infringing on SCMA property even though there are signs.

Ralph inquired re upper plan. Jim R and Wayne are working on the plan.

A new member inquired about the dog leash law for the community. Dog walkers should be carrying "poop bags".

Pebble Beach drive – vacation rentals. Decided as a Board that no Air BnB. Attorney advised that not a valid prohibition.

Told them they can't do it – Wash State Supreme Court decision that unless it's in your covenants you can't outlaw short term rentals.

Wayne says covenants say no business.

The irrigation ditch in the upper division is very dangerous near KR D— many pets have died and one homeowner had a near tragedy.
KR D (Kittitas Reclamation District) have blocked entrances to that road.

Public Safety – no committee at this time, volunteers welcome and supported.

Julie discussed website and encouraged use. Covenants, policies are posted there.
Question, is there a Facebook page – Sun Country What's Up

There are signs advertising businesses – signs may not be on our property,

It was asked if we've considered looking at hiring a property management group. By interviewing they can give some advice on what is missing via our board. Could give great advice on what we can do and change. We could get several bids.

Motion to adjourn

There being no further business, the meeting was adjourned at 12:10 pm.

Respectfully submitted,