

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday April 11th, 2020, Web Ex Meeting

Meeting called to order at 8:00 AM

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

The minutes for February's Board meeting were approved and will be placed on the website.

Reports:

Book Keeping- Linda Orndorff

Sun Country is in great shape with only 4 homeowners who are not current on their dues. These four residences have had liens placed on them.

Linda asked that we send her the budget, newsletter, dues and proxy as soon as possible so she could get the information out.

In later discussion, in light of the current COVID-19 situation and the uncertainty of "returning to normal" after the lifting of the stay at home order, it was decided to go ahead and send the dues notices out now and the rest would be mailed out the closer we get to June in accordance with notice requirements for the budget ratification. Denice will reach out to Linda on this decision.

Treasury -Sandy DeBoer

Sandy had not gotten the March financials prior to the board meeting and will send them out when she receives them. Sandy will contact Marcus with the new budget amounts. It was proposed and agreed that the Properties budget be increased to \$20,000 instead of \$16,200 and that the rest of the budgeted expense items remained unchanged from 2019-20. The proposed 2020-21 budget will be sent to the owners for ratification at the June 13, 2020 annual meeting.

Architecture- Dick Pittis

No new construction requests and building has halted due to the virus. Last year a tree removal request was made on Pebble Beach and the trees were removed this week. Dick still has not received the house plans for the house that will be going up on this property. The original plans called for a swimming pool and the county stated the lot is not large enough for that.

Homeowner submitted plans for a fence on Oakmont which was a pallet fence. They have changed this to a 5ft high fence with a 2 inch gap between the boards. The fence is for the dogs they have. A survey will be completed to ensure the fence is on the property correctly.

Properties-Bryan Smith

Sandy will be contacting the mowers and Central nursery to get set up for the lower park this year. Bryan will take the information so he can set up going forward. Dick stated he would maintain the entrance flowerbed going forward and maybe just have the mowing company only take care of it at the end of the year. Bill will be turning the water on and getting the timers set for the flowerbed.

Roads-Jeff Broeckel

Jeff looked into the solar speed limit signs and the cost per sign is \$3,000. He has learned that the effectiveness of these signs are really only 30% at best. In lieu of the solar signs Jeff will look at renting or asking to see if we could get a couple of temporary signs to put on Oakmont. He also discussed the option of adding speed bumps that would have to be removed in the winter. Dick mentioned that they did that a long time ago in the lower development and the speed bumps were stolen. Dick mentioned that Pebble Beach also has issues with speeders. As we know who a lot of the speeders are another suggestion is to add their names to the annual letter or on the website. Denice stated she would add in the newsletter the issue but would prefer to refrain from "public shaming" unless the issue doesn't get resolved. A private letter will go out to them first. Owners can also call the sheriff to report speeders.

Jeff had the street sweeper come in and because he was more reasonable then past sweepers we may have him come back again in June. Each sweeper's equipment is a little bit different and this Sweeper did all the roads. He did a good job.

Jeff has the St Andrews Drive sign which he will be putting up at the entrance of St Andrews Drive and Golf Course Road.

Jeff spoke with the Rotor Rooter folks and they will invoice us like the rest of the vendors do. Jeff will work with them to see what issues we have on the 18th Culvert. Depending on the issue this could be a homeowner issue or an Association issue. This will be determined.

Water- Bill Vertrees

Bill was working to get the locks changed and water testing done and also meeting with California Controls in mid- March. This was all cancelled due to the Virus. He will try and get these items completed by mid- May. There is also a leak at a home on Oakmont which he will be looking at today after meeting.

New Business Annual meeting follow up- Denice Town

Budget 2020-2021

Bryan stated that 2 large trees still need to come down and also the fire wising of the hillside needs to be completed. His budget was pretty close to being spent and with these added items so it was agreed to add to the Properties budget. Bryan will look at the hillside HOA property lines to determine what is really the HOA'S responsibility versus individual owners responsibility. Bryan will also look at getting a grant for this work. Holli will reach out to Fire Wise also to see if there is any grant money available for the hillside work.

We will plan as normal for the Annual Meeting on June 13th. As we get closer it will either be a virtual meeting via Web Ex or in person at the Centennial Center.

Holli sent out the amended Tree Removal Policy and asked for feed-back. More feedback was given on the individual lot boundaries. It was decided to have the added feed -back sent to Holli via e-mail and she would then rework the policy and send back out for approval.

Follow Up Business:

The Reserve Study was scheduled to have been completed in March and that was postponed until the Quarantine is removed. They will set a meeting up when safe to do so.

Denice sent out the Annual Newsletter and asked that everyone fill in their piece. To date she has only gotten a few responses back. Denice would like to get this completed by next week. If you have not done so please send her your sections.

Denice was working with attorney Darrell Ellis on proposed amendments to the association's CC&Rs but has not had any communication from him in some time. She will continue to follow up with him or will need to seek new legal counsel.

As stated above the culvert testing and water testing will be completed when the virus restrictions have been lifted.

Holli and Jeff will put up the Fire-wise signs that are in the pump house and now that the ground has thawed they can get this completed.

The mailbox structure will be put up when the coordination can be done as this will involve a lot of folks. Bryan will work with Holli on this.

Meeting adjourned 9:28 AM

Next meeting will be Saturday June 13th, 2020 @ 10 AM place to be determined.

Minutes prepared by Sandy DeBoer, Secretary