

**SUN COUNTRY MAINTENANCE ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**Saturday February 8th, 2020 @THE PUMPHOUSE**

Meeting called to order at 8:00 AM

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

Additional guests in attendance: owners, Jeff Warren and Barb Pinney.

**Reports:**

**Book Keeping- Linda Orndorff**

Posted 7 liens, released 5 liens, this year 3 current liens and everyone else has paid. She advised that the board previously approved the purchase of a new lap top for her use on the Association work due to the age of the Association's current computer. Linda has been checking and Costco seems to have a good deal but she will send the information to Holli before she purchases to see if she can get a better deal on the model Linda is looking for. Holli also suggested that all the documents she retains on the desktop folder be uploaded into our cloud. Linda and Holli will work together to get them into the cloud as backup.

**Treasury -Sandy DeBoer**

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

Sandy had not gotten the January financials prior to the board meeting and will send them out when she receives them.

The road down by the planter by the bridge in the lower division has broken apart on the curve and should be fixed. Jeff will review following the flooding and take any action needed.

**Architecture- Dick Pittis**

The owner of the new house on Hermitage with the water issue has installed a temporary berm to help resolve the issue. The owner submitted a request to have approval to place a permanent berm and copies were given to Bill and Bryan. Kittitas County is also involved and has instructed the owner to fix the drainage issue. While this is not an HOA issue we need to monitor the situation to be sure that the drainage does not impact HOA roads or other property. It was noted that Jim Jones was going to talk to the manager of the Golf Course to assist in a solution to help the Hermitage homeowner with the back-yard water issue.

Dick provided a note to Bill and had a concern with the mailbox kiosk not being set up yet. Holli explained again that after receiving the kiosk, that a platform needs to be placed but the existing mailboxes need to be condensed so that we can place the platform, then after placing the kiosk, need to go to the Post Office to provide the keys and coordinate with them so that when purchased are made the Post Office is notified of the assignment and assign addresses to the boxes. Bryan and Holli are working together on this but due to vacations, trying to coordinate the work, it was noted in previous board meeting that due to winter that it would be spring after the thaw before it was completed. Until then and working with the Post Office, a list of requesting boxes (currently only 1) will require the owner to get aa PO box as we do not want any mailboxes being placed.

### **Properties-Bryan Smith**

Two giant cottonwoods were taken down in lower development.

Bryan has been working with Ben Flowers to see about fire wising the hillside for HOA Property only. This would be done at an hourly rate. Bryan will also check hillside property lines as the hillside is not all HOA. Some properties up above are 3 acre parcels and that encompasses some of the hillside.

Homeowner removed 4 trees on Oakmont and Denice will check with Dick to see if we received the proper request and if he gave them permission.

Bryan mentioned that it appeared someone tried to kick down the mailboxes on Hermitage as there was footprints on the boxes. Bryan filed a report with the Police Department.

### **Roads-Jeff Broeckel**

Bogey has been doing a good job this year. We do need to keep the mailboxes cleaned off so the snow does not freeze on them and break the doors. Jeff discussed with Bogey about ensuring the snow does not build up to the doors as well.

Holli requested that Jeff ensure that he thanks the following folks in his yearly newsletter. Ron Sullivan is primary contact and calling and coordinating with Bogey when snowing and also Dan Riley and Polly Wolfe who coordinate when Ron is gone.

Homeowners need to be reminded that they cannot dump their snow in the road or shove across the road. They need to keep on their own property. Bryan and Jeff have talked to Homeowners about pushing their snow from their driveways and property over to the HOA property.

### **Holli Sullivan Update**

Holli will assist Bryan and contacting the Reserve Study Company to find out what the process will be for this year and the price. Holli will contact Bryan and Sandy to meet after she has the information.

### **Water- Bill Vertrees**

Security of the pump house was discussed. It was decided to lock off the mechanical portion of the pump house so that only the back portion of the building will be used for the board meetings, with entry from the back rather than the front entrance. General and emergency access to the building was discussed and a solution agreed to.

February and March will be a busy couple of months. Bill will be having the hydrants tested. We need the certificate updated on the website to replace the 2012 certificate once completed. The generator sensor will be tested. California Motor Digital will be upgrading software. There is one sensor not working in one of the wells but the well is functioning fine.

The homeowner meters have not been read since 2019 due to issues of not being able to read them. The software and lap top in the pump house also need to be replaced.

### **New Business Annual meeting follow up- Denice Town**

The Pebble Beach pond and culvert has backed up again and Rotor Rooter came out to unplug the jam under the road. Bill Vertrees paid for this last year and this year on behalf of the association and has asked to be reimbursed. After review and discussion, a motion to pay Bill back was duly approved by the board, with Bill abstaining from the vote. Rotor Rooter will be coming back to take pictures inside the drain so we can see what the issues are. If it is determined that the blockage is caused by a homeowners action or lack of maintenance, they will be contacted to have this issue corrected. Jeff Broeckel suggested putting a tide flex valve on the end of the pipe so water can flow out but not back in.

Jeff Warren also indicated that this as well as another drainage issue has been reviewed by past boards and still needs to be addressed concerning the drainage pipe running from the pond to the river under Pebble Beach. This will also be reviewed and actions taken after flooding is over.

All committee Chairs need to review their budgets and submit their proposed budgets for the 2020-2021 year. Denice reviewed the timeline for the homeowner ratification and advised that budget approval will be on the agenda for the April board meeting.

Spring Newsletter with content by all board members need to be submitted by early April. Denice will send the template out.

Board succession – Terms are up in June for Denice, Jeff, Bryan, and Dick. Denice, Jeff and Bryan have stated they are willing to serve another term. Dick will be contacted for his thoughts on another term. The board is not aware of any other homeowners who have expressed an interest in being elected to the board.

Denice is working with attorney Darrell Ellis on proposed amendments to the association's covenants.

The welcome letter to Sun Country owners needs to be updated. Denice will take the action to review.

### **OWNERS FORUM:**

Concerns were raised about drivers ignoring the speed limits in the upper division on Oakmont and fears of someone being hit by a speeding car. It was noted that the 15 MPH speed limit signs are posted together with orange flags but many people are ignoring them. Jeff Broeckel will look into pricing for a solar speed signs.

Denice requested that Dick add to the architectural approval form request that make contractors aware of the speed limits in this development.

Meeting adjourned 10: 24 AM

Next meeting will be Saturday April 11th, 2020 @ 8 AM @ the Pump House.

Minutes prepared by Sandy DeBoer, Secretary