

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday July 13, 2019 @THE PUMPHOUSE

Meeting called to order at 8:00 AM

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

In an executive session, Bryan Smith was unanimously appointed to fill the remaining term of the vacant position on the board, with his term expiring in June 2020. Bryan agreed to take on the properties Chair role.

Reports:

Book Keeping- Linda Orndorff

Linda stated the annual dues payments have been coming in and we have collected so far to date \$285,856 and we have about \$45K still outstanding for this year's total. If payments are not paid, liens will be placed on the properties.

Linda will notify Sandy when old debts are paid so we can determine the proper placement of the funds.

Holli had requested the dollar amounts used to date for our properties so she could give this to the Fire Wise people to ensure we are compliant with Fire Wise. Due to annual wildfire risk reduction actions is a requirement of the national recognition program's criteria for maintaining an "In Good Standing" status and we have to report this to Firewise to become and/or stay in compliance.

Treasury -Sandy DeBoer

The transfer was made to the Reserve accounts from the budget that was remaining at the close of the fiscal 2018/2019 budgets. These dollars put us above the amount our Reserve accounts were anticipated to be for this period. The transfers were as followed:

From the Properties budget \$9,223.14, \$6000 went to the Roads Reserves and \$3223.14 went to the Properties reserves.

From the Roads Budget \$17,599.86 went to the Roads Reserve.

From the Water Budget \$18,034.01 went to the Water Reserves. Total transfer was \$44,857.01.

Architecture- Dick Pittis

Dick has created an Architecture Committee with Jim Jones, Bill Vertress and Bryan Smith as volunteers. They will be working with Dick to approve any new building requests going forward.

Dick stated that there are two trees that will be coming down on Hermitage Dr. as they are dead.

There is a shed being built on a property on Pebble Beach which is about 200 square feet.

Dick has had some calls about the acceptability of manufactured homes in Division 1. Dick has asked that people should reach out to their neighbors if they have questions about specific property improvements rather than the board. The board agreed that so long as the improvements are allowed under the covenants and are approved by the Architecture Committee, there is no need for further involvement of the board.

Properties-Holli Sullivan (Bryan Smith will be taking over)

Holli led a discussion on responsibility for removal of dead trees. She noted that if in order to provide access to properties and accommodation for water, electric and communication infrastructure and/or if a tree is considered HOA Property and is deemed to have died or weakened by disease and may present a hazard to property and/or power lines if they fall, they will be assessed by the HOA Board and if approved they HOA will pay for the removal when necessary. If the trees are healthy and on owners property they need to fill out a request form and the owner they are on is responsible for taking them down and responsible for payment. Holli discussed the tree removal policy and noted there is some vagueness on how responsibility is determined. The Tree removal policy will be reviewed and edited by Denice and Holli and they will send back out to all board members for review and vote.

The new mail box bank is here and will be installed by Holli and her brother and Bryan will also assist. Holli has worked with the Post Office to get the names and box numbers of all the current owners. Holli created a spreadsheet with all this information.

Roads-Jeff Broeckel

All the easements were sprayed for weed control and waiting for Bogey to add the gravel around the mailboxes.

Jeff will also have Bogey rake out the areas where the gravel was moved on the right of way during the winter's snow blowing. He also advised that Bogey agreed to credit the HOA for water meter boxes that were damaged.

Water- Bill Vertrees

The meters have not been read due to the malfunctioning of some of the meters. Bill had requested via a claim for 100 new meters from the water company as they were under warranty. They have sent 69 to

date. Bill will assess after these have been replaced. Once the meters are replaced the meters will then be able to be read. Bill displayed the meter and the radio for the Board to see what was being replaced. The boxes that were damaged during the winter will be replaced as well.

Bill will let Anne know we will not be billing this year but will begin again next year once all the fixes have been completed.

Bill will be working with one of our homeowners who is a retired Fire Marshall, Al Long to test the hydrants. He will be able to assist Bill and also sign off on the documents needed.

New Business Annual meeting follow up- Denice Town

Holli will email the board the newest updated version of the directory. If anyone has a different preference of the format you would need to let Holli know.

Denice will be reaching out to an Attorney on whether or not we can make a change to covenants, per Division all the Divisions at once.

Denice did speak with Jaime on the signage and he agreed that they would change it. Denice has sent an e-mail in regards to the change but has not gotten a response. Dick stated he would reach out to Jaime about the change.

Holli will be working to get the divisions map color coded so it is easier to understand the 3 divisions.

Bill is still working on getting the Key Pad installed for the pump house.

Meeting adjourned 9:26 AM

Next meeting will be Saturday September 14, 2019 @ 8 AM @ the Pump House.

Minutes prepared by Sandy DeBoer, Secretary