

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday May 11, 2019 @THE PUMPHOUSE

Meeting called to order at 8:00 AM

Board members in attendance – Denice Town, Bill Vertrees, Jeff Broeckel, Holli Sullivan and Sandy DeBoer, Ben Randazzo out, Dick Pittis out with excused absence. Linda Orndorff was unable to attend today.

The minutes for March 12, 2019 meeting were previously approved and placed on the website.

Reports:

Treasury -Sandy DeBoer

A question from our Accountant was asked about our annual water payment and awaiting a response from Linda Orndorf.

It was moved seconded and passed to move remaining operating budget from 2018-2019 year to the reserve accounts. June is the beginning of the new fiscal year.

Sandy will make copies of the current budget and last year's annual meeting minutes to present to the homeowners in June.

Architecture- Dick Pittis was absent Bill Vertrees presented

Ron and Holli will create a map showing which lots are in which division by color coding. This will help homeowners be able to identify and know which lots are in which divisions. This will be placed on the HOA website also.

A neighbor dispute was brought up to a board member. After discussion, it was determined that the board should not get involved in neighbor arguments unless there is a violation of the CCR'S and that such violations or concerns should be in writing to the board.

Plans were submitted to have a home built in the 3rd division and this was approved.

There was a discussion on enforcement of the CCR'S (e.g., trailers, parking of large equipment like back hoes, and boat trailers, etc.) it was agreed that while enforcement should be consistent, it is difficult as the CCR'S are inconsistent between the three divisions. Attempts to consolidate and update the CCR'S have failed in the past with lack of owner approval.

Properties-Denice

Denice will contact Ben on getting the keys and mailbox information to Holli. Holli mentioned there was a fee for \$50.00 to rekey a box. It was moved seconded and passed to have the Association incur the cost. This has been completed.

Denice has been working with the Golf Course to get the signage changed on the two upper division signs to be the same. This will be completed.

Sandy will contact the mowers on the park to begin and also see if they can spray for the dandelions and also order port-a-potty to be placed adjacent to the 16th green.

Bill will turn on the water at the flower bed at the entrance of Pebble Beach.

Roads-Jeff Broeckel

Spraying will be done soon on the easements for weed control. Gravel will be placed at the mailboxes easements where needed. Bogie Construction will be doing this work. We do have some minor cracking on the roads but nothing that needs to be addressed.

This winter there was three areas where there was damage to the water boxes and one pipe. Jeff will talk to Bogie about this as he was responsible for the damage. Bill will be buying 4 new boxes to replace the broken meter boxes. The payment will be deducted from the 2019/2020 payment or when he does the intersection and mailbox work.

Water- Bill Vertrees

Water is going well, and the wells are pumping and keeping up with the usage. Bill found a Generator contract for \$400 a year and these generators run 4 to 5 times a year.

The pressure reducer valve was adjusted.

Evergreen was unable to read 35 meters, they are working to resolve this issue with replacement of these meters. The readings will be used for the June baseline readings.

Anne Crow to be contacted and verify that she is willing to again provide her services to do the report "water usage by lot" this year at the same payment rate of \$500.00.

There have been some concerns raised by homeowners that some association property is being encroached on in certain areas. Bill has contacted but not heard back from Encompass yet on the surveying of the HOA properties.

Pat Nicholson is the Fire Marshall and when the fire hydrant testing is done he will be an observer and if satisfactory he will sign off on the testing.

The new door lock on the pump-house will be installed this summer sometime.

New Business- Denice Town

Denice will bring up at the annual meeting the enforcement of the covenants, and whether amending the CCR'S should be pursued.

Director positions and committee appointments were discussed.

Safety and Fire wise-Holli Sullivan

Chipping Community Kittitas County Fire wise stated we are on the schedule first in June. Information is out on this and by doing this process it recertifies the community.

Holli has placed on the website fire safety recommendations as provided by Pat Nicholson the Fire Marshall. It is up to each individual to figure out their escape plan in the event of a fire. These are just some things that can help make things safer on your property. No further action required by the board on this.

Meeting adjourned 10:10 AM

Next meeting will be June 8th, 2019 @ 10 AM @ the Senior Center in Cle Elum for the annual board meeting.

Minutes prepared by Sandy DeBoer, Secretary