

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday November 9, 2019 @THE PUMPHOUSE

Meeting called to order at 8:00 AM

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

Additional guests in attendance: Jim Jones, Roger Marley, Shelly Gaviglio and Cindy Williams.

**Reports:**

**Book Keeping- Linda Orndorff**

We have 3 properties delinquent in paying of their dues for the last 3 years liens have been placed on these lots.

**Treasury -Sandy DeBoer**

The minutes for September's Board meeting were moved, seconded and passed and will be sent to be placed on the website.

The transfer from the dues and the left over budget from last year, have been transferred to the Reserve accounts. We currently are above the recommended amount for this year's reserves total.

**Architecture- Dick Pittis**

A lot in the upper division removed trees without approval from the board. They did however speak to the Fire Department and they made the recommendation. After review the board approved. The plans for the house being built here have not yet been approved, waiting for all Architecture committee members to review.

Lot 101, Lot 19 and Lot 7 on Hermitage, 890 Pebble Beach, 1511 Oakmont, requested tree removal still waiting for full Architecture committee to review.

Lot 81 on Hermitage and 241 Pebble Beach, tree requests were approved.

Lot Owners showed pictures of a home they want to put in on Oakmont. Following discussion, they agreed to submit more complete plans of the home and garage before the architecture committee and board would make a decision.

A homeowner came to discuss a water issue she has been having ever since a neighboring house which is under construction began. Due to the extra fill that was brought in to raise this house this has caused

a water runoff issue to her house and property. The water run-off has flooded her driveway and crawl space. Board advised she take this to the county for their inspection as they have final approval of the permitting process on this new house. The board will send a letter to the new homeowners to correct the water run off issue as this will also damage our roads and they need to somehow retain this water runoff onto their property. The golf course also has a drain emptying out on her back yard. Jim Jones stated he would discuss with the Golf Course to see about rerouting this.

### **Properties-Bryan Smith**

Bryan spoke with Wilderness Tree service about removing the dead trees in the right of way between the upper and lower division. The cost would be \$275 an hour to do this. They would take the trees down and de limb and remove the limb brush from the hillside. Due to the costs Bryan will get a proposal of what the costs may be to present to the board. This may have to be done in sections and over several years as budget will be a factor.

When trees are removed from the right of way the cutter will take wood and if sold will give the Association the profit off of the price of the cutting bid. Holli will add this to the tree removal policy.

Sandy will scan and send the reserve study documents to the board and Bryan will reach out about the price and how often this needs to occur.

### **Roads-Jeff Broeckel**

There is a pothole in the upper division that Jeff is monitoring and will then fill before the snow falls. Jeff will notify the neighbors that he is monitoring this before he will have it filled.

Jeff will order a new St Andrews road sign as we are not sure who removed it. Denice will also reach out to Jamie to get the replacement signage for the highlands so it reflects the rest of the signs.

### **Holli Sullivan Update**

Holli will be reviewing the Tree removal policy and getting back to the Board on this.

### **Water- Bill Vertrees**

The water meter was installed on the Augusta property. We are currently out of new meters. The broken meters have been replaced but Evergreen is still unable to read them due to the laptop not functioning correctly. Bill is reviewing Evergreen as they have done a great job for us they have a lot of senior people and it may be time to review contract.

The Fire hydrant testing has not been completed since 2012 and it is time. Bryan is reaching out to another Fire Chief he knows to see if he has the proper equipment to run the testing. Fall is the time to get this done or early spring after the thaw.

A response to Devon Castro was completed.

Lot 7 plans were approved and water certificate given. Bill stated the certificates are on the website.

Lot 87 Oakmont water request was completed.

Bill will work with Encompass on getting the surveying completed. Not sure why it wasn't completed before now.

The keypad will be installed hopefully before year end.

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

A homeowner wants to have their address changed but this is a county issue. Holli will reach out to the homeowner on this.

Denice referred to an email from Mr. Hembree regarding allowing manufactured homes in Sun Country and the architecture committee's process for approving home plans. After discussion, it was agreed that no response was necessary.

The board will retain an attorney to discuss what is allowed under current CCR's, potential amendments, and next steps surrounding both manufactured homes and short-term property rentals.

Meeting adjourned 10:30 AM

Next meeting will be Saturday February 8, 2020 @ 8 AM @ the Pump House.

Minutes prepared by Sandy DeBoer, Secretary