

SUN COUNTRY MAINTENANCE ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

Saturday September 14, 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 and Bryan Smith. Bill Vertrees was out with an excused absence. Linda Orndorff was also in attendance.

Additional guests in attendance: Greg Thomas, Steve Bird, Brant Bengen, Gordie Rattan, Walker Floyd, Gary Fletcher and Jim Reinkens.

Reports:

Book Keeping- Linda Orndorff

We had 33 properties delinquent in paying of their dues, which is now down to 14 lots in arrears. The folks with balances of \$2,000 to \$3,000 are still delinquent from last year as well. There is still a balance from the water piece of the golf course for \$5,429.22.

The check for our water loan was signed and will be sent. The total was \$172,000.

Linda suggested we get Bryan set up on Bill.com so he can now approve the bills for properties. Sandy will contact Marcus to get that set up.

Treasury -Sandy DeBoer

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

On the Financials Marcus changed the formatting a bit to make it easier to read. The bills being paid are now a little clearer.

Architecture- Dick Pittis

There was a request to build a carport on Oakmont, but this request was not approved. There is a lot of new building going on. There was a driveway poured without permission, but they just ripped the old out and poured a new one in its place so it was fine.

A contracting company working on a house on the 17th fairway was taking golf balls from the worksite and machine hammering nails in them and throwing them back on the course. Dick spoke to them about discontinuing this as it is a danger to golfers and workers on the course.

When trees are being removed on any property that belongs to the homeowners the Architecture committee needs to be notified. If a tree is on the right of way the properties person needs to be notified. A house in the upper division had two trees taken down on their property and the Architecture committee granted approval. The tree that was on the right of way Bryan has looked at and even though it is not dead it is leaning towards the home owner's house and does pose a threat to them. It was moved, seconded and passed to have the tree removed by the association.

If it is unclear on the actual right of way and there are no survey stakes it may be required to have the site resurveyed. The cost of who pays for this is determined by the request. It could be the home owner or the Association. One way to also determine the right of way is by locating the water meter boxes as these are on the right of way.

Properties-Bryan Smith

In removing the port a let on the 16th green Sandy will notify them to have this removed. Sandy is already working with Central Nursery to have the water shut off and lines blown out for the season. Sandy will give Brown and Jackson and Central Nursery Bryan's name so he can take over these responsibilities for next year. Holli got new keys for the mail boxes so the requests for a box can be fulfilled. The new Kiosk of mail boxes getting set up will probably be delayed until next spring. We are not allowed to release any boxes until the Post Office has approved.

Roads-Jeff Broeckel

Woodlawn Resources came back and re sprayed in certain areas where the noxious weeds were still growing.

There was a homeowner that cut the asphalt in the cul-da-sac on St Andrews so it will be re asphalted to fix the area. This homeowner is willing to pay for this.

Bogie construction will continue to be our snow removal for this coming season. He will also be removing berms in driveways again. It was discussed that if owners don't want the berm removed than they could place a colored pole on each end of the driveway so he knows not to remove it.

It was mentioned to put on the budget for next year to have the foliage removed that is hanging over the roadway up on Oakmont as the road is narrowing due to the growth.

Holli Sullivan Update

Holli spoke with the golf course about a Limo that has been parked on Oakmont on the road right of way and they stated they had permission from the course. Jamie verified they did not so the Sheriff was called to have them move it out or they would be towed. They have moved on.

Some of the homeowners that had their places mowed during the inspection have not paid these bills yet.

Holly has created a color coded mapping of the divisions so it is clearer as to what each division is. This will be placed on the website.

Water- Bill Vertrees read by Denice Town

We are not able to read the meters therefore still no water report. Sixty nine of the meters have now been replaced. Bill has contacted the master meter company and they are scheduling a meeting with a factory rep. This visit should occur before I return. The hope is to have it all up and running to get the October readings.

The water system has been operating well.

We are still trying to get the water pressure test completed but decided to hold off until a little later as this test drains the water tanks significantly. Still hoping to get this completed this year.

New Business Annual meeting follow up- Denice Town

The question was asked who approved the new Manufactured home on the entrance of the golf course. Dick stated it was approved by the golf course and by him.

A motioned was moved seconded and passed to place a moratorium on any further allowance of these manufactured homes until further review by a HOA attorney with experience to give clarification and review of our Covenants.

With the information attained during the meeting Denice will draft the letter to answer Jim Hembree's questions via his letter. Denice will send to the board for approval before sending.

It was mentioned that our HOA easements for our water towers and wells were paid for by allowing 25 lots with several years of unpaid dues be written off to give us these easement rights. It was agreed that future discussions on these easements should include previous Board members with historical knowledge of these issues.

Holli will be drafting a new tree removal policy for approval to be placed on the website.

We met our Fire- wise financial responsibility for this year and are fully compliant to be acknowledged as a Fire-wise community.

There are a lot of dead standing trees on the slope from the upper to lower divisions. Wilderness will be called to take a look at cutting these down.

It was asked to see if we could get a more prominent sign showing St Andrews drive at the entrance as the current one is very small. Bryan will take this on to review.

Meeting adjourned 9:30 AM

Next meeting will be Saturday November 9, 2019 @ 8 AM @ the Pump House.

Minutes prepared by Sandy DeBoer, Secretary