



Sun Mountain Ranch Club

Summer 2011 Newsletter

Annual Meeting September 24th!

PLEASE ATTEND OR SEND IN YOUR PROXY SO YOU CAN HELP DETERMINE THE DIRECTION OF OUR ASSOCIATION!

This is a very important year for both full time and part time members. As the economic climate continues to take its toll on many individuals and organizations, the Ranch Club is not immune. This year's meeting will pay more attention to the budget and where YOU want your money to go. With rising costs and people needing to spend more time working and having less free time, it is hard for many to be as involved as they may like to be. This is beginning to show with fewer and fewer volunteers within our Sun Mountain Ranch Club community.

This year, the board has chosen to provide the membership with three budget options. This way you have more input on how your money should be spent. The options will include what will be forgone if we keep dues at the current rate, what will be maintained at a slight increase in dues, and what could be added with a larger increase in dues. Very shortly you will be receiving your General Membership Meeting Notification which will include a breakdown of the 3 options.

Anything and everything is open for discussion and will be up to the membership to discuss and decide on the best use of our dues.

We look forward to seeing as many of you as possible at the meeting! Please attend or proxy someone you trust with your vote if you cannot attend!

SUN MOUNTAIN RANCH CLUB

2011 Annual Membership Meeting

September 24th, 9:00 A.M.

at The Church On The Rise

What's Inside:

- Annual Meeting
- The Proxy Process
- Potluck Returns
- Mailboxes
- Volunteer Work Day
- Is it Time For A Manager?
- Two Year External Audit to replace Internal Audit

Save the Date!

Sun Mountain
Ranch Club Potluck

September 24th

4:00 a.m.

At Larkspur Park

The Proxy Process!

The "Proxy" has come to be a much discussed issue lately, and we want to make sure everyone is clear on how the proxy process works.

The term "proxy" has two meanings:

First, it refers to a person who is given the authority to represent, vote and exercise the powers held by the person who designates the proxy (in this case, the property owner).

Second, the term "proxy" also refers to the document under which the Property Owner gives the power to the person who will represent the Property Owner at a meeting of the Homeowners' Association.

Many people have been approached by individuals in the community to give them your proxy vote. Be sure that you agree with everything the individual/individuals stand for and that you want them to cast YOUR vote on anything and everything that will be voted on at the meeting. Make sure any promises they have given you are actually allowed within the By-Laws and Covenants of the Association. Also, be sure that you only provide one proxy. If 2 different proxy's from the same property owner are provided at the annual meeting, the proxy which has the most current date will be counted.

The official Ranch Club Proxies will be mailed with the General Membership Meeting Notification for you to return if you are unable to attend the meeting.

It is very important that your voice is heard, so you are encouraged to send a proxy if you are not able to attend the meeting to make sure your vote is counted.

Potluck Returns Again This Year!



The 2010/2011 Board of Directors will be hosting a potluck at Larkspur Park again this year. Last year, it was well attended and showed that our community enjoys getting together and meeting fellow property owners and making new friends.

The potluck will be on Saturday, September 24th and begin at 4:00 p.m. at Larkspur Park. All property owners and their friends and family are welcome to attend. This year, instead of using Ranch Club funds to purchase the chicken, burgers and hot dogs, your 2010/2011 Board of Directors will be providing these items with their personal contributions. Everyone else who is attending is asked to bring their own beverages and their favorite potluck item!

Look forward to seeing everyone there!

New Mailboxes Installed

The new mailboxes were installed at both entrances of the Ranch Club last month for those wanting to change out their old box for a new, secure box. This also provides those property owners who pay for secure PO boxes in town to have a secure box closer to home! There are still a few boxes left at both entrances, if you would like to purchase a box, contact Director Joan Bassen at director2@sunmountainranch.org, and she will get you set up!

Volunteer Work Day Follows National Trend

In June of this year, the Board of Directors wanted to provide an opportunity for property owners to pitch in and help make a positive difference in our community and participate in volunteer projects. The well advertised work day followed the national trend for 2010. As shown by the United States Department of Labor's Bureau of Labor Statistics, the volunteer rate in our country has steadily declined. After promoting the event in the Spring Edition of the Ranch Club Newsletter, on the Ranch Club Website, and posting on the bulletin boards at both Ranch Club entrances, of the 275 property owners, only two non-board member



You would think we were building a major structure!

property owners were able to participate. Because of the small turnout, we were only able to attack a few of the projects on the list

which directly benefit our community and help remove added costs that would otherwise be paid for through our dues! As the national trend is showing, we all have busier schedules, work harder for the money we have and don't have the same amount of free time we used to have in better economic times. Some have also advocated that they have volunteered in the past or elsewhere and feel it is up to others to do the work in their community.



Treasurer Jeanne Walton and Secretary Julia Smith using power tools to decapitate the Post

Some of the items that were accomplished during the volunteer work event included:

- New split rail fence around the bathhouse septic system to protect from possible damage by traffic...
- Excavation of the new mailbox location at the South Entrance to the Ranch Club...
- Weed pulling in the playground area at Larkspur Park so our youngsters have a friendly place to play...
- Clean up around the burn pile area...
- Final installation of the solar panels for the pool...

A very big thank you to the two properties owners who pitched in to help, Rick Cousins and Robert Walton! It was also disappointing that vocal organized groups within the community who have extensively advocated and promoted themselves as volunteers and "active" members in the community were not represented at the community volunteer event.....actions speak louder than words.



Director Joan Bassen weeding the playground for our communities youngsters.

Is It Time To Hire a Manager For the Ranch Club?

Changing times have lead to busier schedules in peoples lives. Extra time that used to be available for volunteer work has diminished and what little free time people do have, they don't want to spend it working. This has been evident in the turn out for our community volunteer work party. It is time that we acknowledge we all have busy lives and are not as able to spend as much of our time volunteering. There are several people who have graciously donated many hours of their time to make our community a better place and help reduce the costs associated with the volunteer work they have done. We also need to acknowledge that we cannot burden those few who consistently volunteer their time to help save the Ranch Club money.

Is it time to hire help for our community? Is it fair to rely on the few who volunteer to address every complaint of a speeding car, complaints about quads without flags, trash left along side the road, barking dogs, suspicious people, campfires during non-fire season? Is it a volunteer's reasonability to confront suspicious people at the bathhouse, people in the pool after hours, use their personal equipment to move or install a sign, or address a broken water pipe at the bathhouse at 1:00 a.m.? Should they be responsible to police the garbage dumpster area, review security cameras when an issue arises or track down and confront suspected individuals found on the cameras misbehaving? Would you want to do this? Property owners have raised their voices about how long it takes for a project to get done within the Ranch Club, and rightfully so. But if they are not going to volunteer to help with the project, why should the burden be put on a few who have jobs, families and life they want to enjoy like everyone else?

Other local communities have found the need to hire "staff" to manage the daily operations of their communities. Paid individuals who are responsible to address complaints, respond to vandalism, and provide maintenance. In some cases communities have hired more than one employee. The amount of bookkeeping that occurs with an organization the size of the Ranch Club and its budget is very time consuming.

It may not be the right move in the next year or two, but with the increasing duties and requests being put on fewer and fewer volunteers we need to acknowledge that the time has come to pay for our Ranch Club needs. There are definitely options on how this could be accomplished and the right way now may not be the right way in the future. Some options could be to increase the duties and responsibilities of the current bathhouse and park maintenance contract. We could hire out individual items on a case by case basis. For example, if a sign needs replaced or moved, we could hire a contractor for that specific project. We could even go as far as to hire employees.

Just something to think about as many of us expect more of our association.....

New Mail Boxes Still Available!

This is your opportunity to have a secure mailbox closer to home!

If interested purchasing a locked mailbox, please notify Ranch Club Director Joan Bassen at director2@sunmountainranch.org and she will get you set up! There is a one-time \$100 fee per box which covers the cost for purchase and installation of the mailboxes.

Two Year External Audit to Replace the Internal Audit by Member Volunteers

At last year's annual meeting, members in attendance voted to allow a group of volunteer Ranch Club members to perform an internal financial audit for the 2010 year in lieu of paying to have a CPA complete an independent audit. The proposed plan that was passed by vote called for a group of volunteers organized by Dave Sandoz to conduct the internal audit and generate the audit report. It was stipulated that at least one member needed to have financial audit experience. Thank you to all those who volunteered at the meeting to help. Unfortunately, we were not able to complete the audit due to Dave Sandoz having far less time available than he expected and the member with financial audit experience was not able to participate. The board decided to have an external audit completed by an outside agency covering both the 2010 and 2011 years to comply with state regulations. You will see a line item on the budget to cover this state required action.

Sun Mountain Ranch Club

PO Box 24
Winthrop, WA 98862

Thank you to those who volunteered to make our community a better place
for us all!

Volunteers who attended the work party in June included...

Property Owner, Rick Cousins

Property Owner, Robert Walton

Board President and Property Owner, Paul Tillman

Board Vice-President and Property Owner, Stan Hillier

Board Treasurer and Property Owner, Jeanne Walton

Board Secretary and Property Owner, Julia Smith

Board Director and Property Owner, Dave Sandoz

Board Director and Property Owner, Steve Smith

Board Director and Property Owner, Joan Bassen

Board Director and Property Owner, Doug Smith

Building a Better Community

Your Ranch Club Board of Directors Contact Information

President, Paul Tillman, President@sunmountainranch.org

Vice President, Stan Hillier, VicePres@sunmountainranch.org

Secretary, Julia Smith, Secretary@sunmountainran.org

Treasurer, Jeanne Walton, Treasurer@sunmountainranch.org

Director, Doug Smith, Director1@sunmountainranch.org

Director, Joan Bassen, Director2@sunmountainranch.org

Director, Dave Sandoz, Director3@sunmountainranch.org

Director, Steve Smith, Director4@sunmountainranch.org

Visit the Sun Mountain Ranch Club Website!

www.sunmountainranch.org