

SUN MOUNTAIN RANCH CLUB
MEMBERSHIP ASSOC. INC
P.O. BOX 24 WINTHROP, WA 98862



SUMMER 2010 NEWSLETTER

Several issues of interest to members will be explained in this newsletter.

As always the Board welcomes your response as to how you feel these issues should be dealt with.

Security System

The security system was brought on line 4-15-10 and is functioning as planned. There are instructions posted at the dumpster as to the system functions at that location. There have been a couple of instances where an individual card has not functioned. If this happens to you please contact the president, treasurer or director Smith and a new card will be issued. The camera system has been used on several incidents to identify violators of SMRC rules. Since the camera system was brought on line, incidents of vandalism have decreased substantially. The \$5.00 for a 2nd key card offer ends 7-31-10. After that date a new card will be \$50.00.

Covenants Enforcement

After several complaints from property owners regarding the non-compliance letters that were sent previously, the Board is in the process of re-evaluating the criteria used when sending out a letter. Hopefully the revised criteria will be finished in time for presentation and discussion at the General Membership Meeting on September 25.

ATV's/Motorcycles/ Go-Karts

Sun Mountain Ranch Club is not an ORV park. ATV's must stay on established roadways and obey the 15 mph speed limit. ATV's cannot be ridden in the park area or on the greenbelts. The majority of ATV complaints last year involved younger drivers operating ATV's in an inappropriate manner. It is the property owner's responsibility to supervise their children and guests when they are operating ATV's in the Ranch Club.

Pets

There continue to be complaints about persons allowing their pets (dogs) to run free and chase deer in the Ranch Club. Allowing dogs to chase deer is a violation of state law. Please be a responsible pet owner. Keep your dogs and cats on your property and under your control.

Dumpster

Overall compliance with dumpster rules has been very good. Some property owners are still failing to follow the rules. They are being identified through the use of the security system and dealt with on an individual basis.

Burn Pile

On several occasions last year inappropriate items (e.g. sheetrock, plastic planters, and construction debris) were left in the burn pile. If Department of Natural Resources (DNR) were to find these types of items in the pile, we could be fined and our burn permit would be revoked. Your contributions to the burn pile should be limited to natural (e.g. pine needles, branches, stumps) materials only.

Internal Audit

Director Dave Sandoz introduced the idea of creating an internal annual financial audit team. The team would be made up of members to conduct an annual audit for possibly two years after which a formal independent audit conducted for the third, fourth or fifth year. The most recent annual audit cost the SMRC \$2,000. The idea should save members money, find ways to improve how we manage our finances and get more of us more actively engaged in the financial management of the SMRC. State law for home owners associations our size requires a 67% vote to waive the normally required independent audit by a CPA. There will be more information about this issue in the General Membership Meeting package you will receive later.

The auditing process has three components – a) monthly reviews at Board meetings comparing receipts with amounts paid and check register to monthly statement, b) monthly account balancing, and component c) which involves both an internal annual audit -- which is led by an assigned Board member and SMRC members who are not officers -- and an external audit performed every few years by an agency hired by the SMRC.

For the monthly reviews during Board meetings, the Treasurer prepares a package which included check copies, the monthly bank statement, receipts, and other documents and explanations. Two Board members (other than those who routinely pay bills and take in money) review the package after the Board meeting has been adjourned. These monthly packages will be kept for use during the internal audit.

This newsletter will be the first notification and call for volunteers interested in participating in the annual audit. The audit will normally be conducted in February or March of the following year. A Board member will be in charge of organizing and seeing the audit is completed each year. The Board is looking for volunteer members to help with the annual audit who have financial credentials, accounting experience, business experience or other related background. However, anyone interested who has balanced a checkbook will be welcome on the team. The Board also welcomes a different audit team makeup each year.

The time commitment for the audit is expected to be a one time four-hour session per year, but the first time through might take a bit longer. The Board also welcomes input from members who are CPAs, who have applicable business or not-for-profit experience in formulating the audit plan.

To volunteer to help please contact Director Dave Sandoz at (509) 996-3495 or email the SMRC secretary (secretary@summountainranch.org).

Recycling

We have listened, the recycle bins are in place! We have hired Methow Recycling Round-up to provide recycling services for a 6 month trial basis. Recyclables are picked up weekly and include flattened cardboard, newspapers and magazines, aluminum cans, rinsed tin cans, #1 and #2 plastic bottles (no lids). Please read the instructions on the containers. We are not recycling glass at this time, but you can take your glass to a recycle center or contact Methow Recycle Round-up for individual fee-based curbside pick-up. At the end of the 6 month period, the contract will be re-evaluated based on the commodities collected, the level of sorting that is required, and if any price change is required. So, as they say, reduce, reuse, and recycle!

Trails Committee

Last year one of the Directors of the Ranch Club brought an idea to the Board to develop a trail system in the greenbelt/common areas of the Ranch Club. The idea came about so property owners could access the lakes, pool/bathhouse and scenic areas around the Ranch Club without having to walk on the roads. After a favorable response from the Board, the idea was presented to the membership at the 2009 General Membership meeting where a majority of those attending responded positively to the idea.

A trails committee has since been formed, trail guidelines developed to keep consistency and order to trail construction, and the first greenbelts/common areas identified for the first trail system. The trail path has/will be marked with flags and all property owners adjacent to the proposed trail will be notified by phone and informed of the location of the trail. The hopes of the committee are to have the first trail accessible to Ranch Club Members this summer.

For more information on the trails program or if you are interested in volunteering to help construct the trails, you can contact Director Doug Smith at (253) 864-0674, or look for more information on the Ranch Club website.

Mail Boxes

At the request of several property owners the Board has researched putting cluster style mail boxes at both entrances. Theft and increasing demand for mail boxes were the major catalysts for this idea. There would be 16 mail boxes in each cluster with 2 package bins. The approximate cost would be \$100 per mail box. If you are interested contact any Board member. All costs would be the responsibility of the mail box owners; no SMRC funds would be used.

Peoples Action Committee (PAC)

One of our property owners is forming a Peoples Action Committee (PAC). By the time you get this newsletter you will have received or will be getting a mailing from the PAC. Enclosed in the mailing will be a proxy form for the September 2010 General Meeting. This is a legal proxy form. You may designate anyone you wish, including the PAC, to cast your vote for you at the meeting. SMRC will also be sending out a proxy form with the General Meeting notice. Either proxy form will be recognized as valid, but if 2 proxies are sent in by the same property owner both could be invalidated.

Miscellaneous

Reminder that 2nd half dues are due in October 2010. We now have 130+ email addresses for members, which allow us to send out monthly Board meeting minutes and this newsletter – all for no additional cost to the SMRC. If you would like to be added to the email list please contact the SMRC secretary secretary@sunmountainranch.org. The 2010 General Membership Meeting will be on September 25, 2010 followed by a potluck dinner at Larkspur Park later in the day. Mark your calendars! More information about the General Membership Meeting will be sent in August. Please plan on attending both if you can make it; we look forward to seeing you there.

As always, feel free to contact any of your Board members with concerns, complaints, ideas, compliments or if you would like to volunteer for any of the committees.

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