

# Sun Mountain Ranch Club

Winter 2012 Newsletter

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## WELL INTO THE NEW YEAR!

Ranch Club Community Brings in the New Year With Fellow Ranch Club Members Around the Bon Fire

About 30 Ranch Club members, friends & family brought in 2012 together at the burn pile by Larkspur Park. The fire was set a blaze earlier in the day and provided PLENTY of warmth for all to learn more about each other and drink their favorite beverages.

## 2012 Ranch Club Budget Approved

By now, all of you have received your statements for dues and the assessment. At the 2011 General Membership meeting held last September, the Ranch Club Community voted in a budget for 2012. After being presented with four options (three via mail, one presented at the meeting) 100 plus members weighed in on the difficult budget decisions for the coming year. When the motion was finally made and the votes were counted, option number four was the option chosen by the majority of votes. Below is a brief summary highlighting the major items of the new budget.

- ◇ Dues will increase by \$50 per year to \$425
- ◇ Lignin will be applied to the roads for the summer of 2012 as it has been in past years.
- ◇ Road maintenance will continue at the current level (main roads problem areas graded and smoothed).
- ◇ \$200 assessment applied to each property to pay off the balance on the bathhouse loan.

If you would like a copy of the full budget that was approved at the meeting, contact the Treasurer. Note: at the advisement of our attorneys, the budget will not be uploaded to the Ranch Club Web Page as with all other Ranch Club financial information.

## Secure Mailboxes Still Available

If you are interested in purchasing one of the secure mailboxes please write, call or email the Ranch Club Secretary at [secretary@sunmountainranch.org](mailto:secretary@sunmountainranch.org) and reserve your mailbox!

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## Other Annual Meeting Highlights

- ◇ Elections of officers found familiar faces returning to the Board. All open positions were retained by those who held them the past year. A list of your Board of Directors with contact information is located on the last page of this newsletter.
- ◇ A great discussion was had about community members wanting to help by volunteering their time when possible. Communication seems to be the key to making this happen. Many wonderful suggestions were given and this Spring the board will begin emailing Ranch Club members who have provided their email addresses to the Secretary when volunteer opportunities arise. *(If you do not want to receive email notifications, just let the secretary know and your name will be taken off the volunteer list!)* This will be in addition to all the current means used to provide volunteer opportunities which include the newsletter, the SMRC website, and the white boards at both entrances (the white boards will be replaced this spring to allow for clearer viewing). Also, if you have a specific talent or skill that could be utilized, please let us know!
- ◇ An Accountant/CPA will be hired to conduct a financial audit for the Ranch Club this year. This will become an annual audit as required by Washington State law unless Ranch Club members determine and vote at the annual meeting to conduct an internal audit.

SEE WHAT IS  
GOING ON IN  
YOUR  
COMMUNITY BY  
VISITING YOUR  
RANCH CLUB  
WEBSITE  
[WWW.SUNMOUNTAINRANCH.ORG](http://WWW.SUNMOUNTAINRANCH.ORG)

## Board Business for the Coming Year

With the new year already here, your board of directors will be taking on several tasks in maintaining ranch club business.

- ◆ Both the snow plowing contract for the ranch club roads and the janitorial contract for the cleaning of the bathhouse, pool maintenance, and keeping the garbage dumpster area clean, are up for bid this year. The board will stick with the same process that has been used for several years now and will advertise the request for bids through the Methow Valley News, the Omak Chronicle and on the Methow Community Board. Copies of the Job Description and Duties are available from the President for anyone who would like to bid on the contracts. Also included will be the required certification(s), license(s), insurance/bonding, etc. required to be a qualified bidder.
- ◆ Work will also be spent this year developing a long term road maintenance plan detailing where, what, when & how to accomplish long-term road maintenance goals.
- ◆ The Trails Committee hopes to make progress on building the first trail this spring and will request feedback by contacting property owners adjacent to the green belt where the first trail has been identified with stakes. Information will be posted on the website as well as emails sent when work parties begin. For more information, contact Doug Smith, [director1@sunmountainranch.org](mailto:director1@sunmountainranch.org)
- ◆ The Board will also be working to implement a reserve fund to financially protect the association from future unknown expenses.

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## Bathhouse/Grounds Janitorial Contract Out For Bid

The Bathhouse Janitorial and Grounds Maintenance Contract with the current contractor will expire this spring. As we have done for past postings, advertisements for bid requests are running in the Methow Valley News, the Omak-Okanogan Chronicle and also posted online on the methownet.com bulletin board. If you are interested or know of someone who is, please contact Paul Tillman for more information at [President@sunmountainranch.org](mailto:President@sunmountainranch.org)

The Snow Plowing Contract Will Be Advertised Prior to Winter of 2012/2013

### \*\*\* Reminders\*\*\*

2012 Dues \$425 per lot.

First half dues (\$212.50 per lot) are due on or before 4/10/12

Second half dues (\$212.50 per lot) are due on or before 10/10/12

Assessment

\$200 per lot

First half of assessment (\$100) due on or before 4/10/12

Final payment of assessment (\$100) due on or before 4/10/13

**Note:** full years dues and/or full assessment can be paid at time of first payment.. *If dues or assessments are not paid on time, late fees and deactivation of your key card is possible. If you will have trouble making the payments, please contact the treasure, [treasure@sunmountainranch.org](mailto:treasure@sunmountainranch.org), PRIOR to the due date. It may be possible to set up a payment plan.*

Sun Mountain Ranch Club  
33 Larkspur  
Winthrop, WA 98862

# Sun Mountain Ranch Club



## Building a Better Community

### Your Ranch Club Board of Directors' and New Email Addresses

President, Paul Tillman, [President@sunmountainranch.org](mailto:President@sunmountainranch.org)  
Vice President, Stan Hillier, [VicePres@sunmountainranch.org](mailto:VicePres@sunmountainranch.org)  
Secretary, Julia Smith, [Secretary@sunmountainran.org](mailto:Secretary@sunmountainran.org)  
Treasurer, Jeanne Walton, [Treasurer@sunmountainranch.org](mailto:Treasurer@sunmountainranch.org)  
Director, Doug Smith, [Director1@sunmountainranch.org](mailto:Director1@sunmountainranch.org)  
Director, Joan Bassen, [Director2@sunmountainranch.org](mailto:Director2@sunmountainranch.org)  
Director, Dave Sandoz, [Director3@sunmountainranch.org](mailto:Director3@sunmountainranch.org)  
Director, Steve Smith, [Director4@sunmountainranch.org](mailto:Director4@sunmountainranch.org)

Visit the Sun Mountain Ranch Club Website!

[www.sunmountainranch.org](http://www.sunmountainranch.org)

