

HOA Board of Directors August 13, 2024 meeting minutes

Board Members present: Laurie Jordan, Nick Jordan, Sandy Stratton, Eric Lysen, Tim Straton, Tom Gnewuch

Homeowners present: Monique Reeder, Santos Cruz, Joan Nadeau

Laurie, president, called the meeting to order at 6:38pm.

Agenda- Eric made a motion to approve and Tim seconded

Minutes- Eric made a motion to approve and Tom seconded.

Homeowner concerns: Monique provided the Board with an update of her project she had approved by the Board months prior. The Board reviewed information and agreed that the project was approved by the Board's standards and would provide neighboring properties notification of construction that would take place as a courtesy to inform the other homeowners. Santos Cruz had a construction application on file at the office and the Board reviewed his project and approved. No other homeowner concerns.

Treasury: Tom read the bank statements. The main account had \$52,132.39 and the Roads Fund has \$16,847.14. Pool season is going to wind down and the larger expenses would stop soon.

Administration: Amy has been working to prepare the budget for Board review. There were some final adjustments and recalculations based on an increase in dues for 2025. Pool season is ending and Amy suggested the pool team that worked so hard and so well as a team should get a thank you. Some homeowners even volunteered their time. The Board approved Amy to purchase gift cards \$25-\$30 for each worker as appreciation for their work. Annual General Meeting is coming up and Amy is starting to work on those preparations. The Board suggested that we fine tune the voting to make it less complicated for homeowners. Amy will also review the bylaws and book of resolutions to find necessary adjustments to fines and fees that the Board currently loses money on. Example- the tractor. The Ranch loses money from the rental fees because of the cost of labor and gas.

Maintenance and Roads: Vinyl fence is in the works. The Board asked that Jon walk the entire Ranch and take care of the blackberries on or near the roadway.

Pool: Update/NW Hot Tubs: Dan is preparing an assessment of the pool and will provide an estimate for work to be done by August 31st. The Board agreed to pay for this assessment in order to get a second opinion.

Old Business: Homeowner code of conduct- Eric is working on a document to help homeowners better understand what the Board can and cannot do and also provide resources for when neighbors aren't acting neighborly. Online payments- Amy is still working on getting square set up. Reserve study- was left on the agenda so the topic isn't lost. Will need to be addressed in next budget.

New Business: Dues increase 2025. This item was on the agenda to inform homeowners that a change is coming. It was necessary due to the cost of everything increasing. The dues will increase by 15% in 2025. Budget review- the Board needs to review the revised budget.

The Board moved into executive session at 7:50pm