

Double R Ranch HOA Board Meeting January 17, 2023

6:30pm Keeli called the meeting to order.

Board Members Present: Keeli Brady, Nick Jordan, Adrienne Montoure, Tom Gnewunch

Homeowners and others: Dale Newell, Robynne Sapp, Sandy Stratton, Rosemary Grooms, Samriddhi Chaturuedi and Amit Shukla

Agenda- Laurie made a motion to approved and Nic seconded.

Minutes- Adriane made a motion to approve. Laurie seconded.

Homeowner concerns:

None

Treasury

Tom was not present yet at this time. Amy read the bank statement totals. The regular account has \$54,028.17 and the roads account has \$18,004.52. There were no major expenses but as it's the beginning of the year homeowners are paying dues and the regular account is increasing.

Administration

Amy reported that all invoices have been sent out for the 2023 year. Homeowners are turning in their dues and on time. Amy has been keeping the office organized and sent out new homeowner letters and packets to those who have joined the Ranch in the past year.

Maintenance and Roads

Beezers list to do: Vinyl fence- Beezer has dug holes for fence posts and is requesting the Board to purchase expandable foam for the posts. It cost more per post but cuts the labor costs and amount of time greatly. The board ran numbers and compared cost and approved the request to purchase foam instead of cement. Roads- During our last snow storm the homeowners were satisfied with the snow plow and sand on corners of the road but not the hill. The biggest concern was emergency vehicles having access to the Ranch and the hill is the biggest problem. Using the tractor to plow the hill was discussed and the Board is hopeful that Sue's husband can train Beezer how to use the tractor as he has done this in years past. Amy will reach out and see if this can happen.

Pool

The pump may or may not be working and the electrical outlet may or may not be working in the storage room. Amy will contact an electrician to come diagnosis and fix the problem.

Old Business

Flag poles- Adrienne made a motion to hire Legacy Tree Care to remove flag poles. While discussing this the Board decided all flag poles will be taken down and a new one purchased to be a height that our maintenance staff could maintain. It was difficult to find a company to take down the poles in our county. It was decided a tree company would be best since they had the equipment however they did not have the skills to restring and or paint the current pole. Amy will find out from Robynne Sapp which flag pole she has as it looks amazing at her house and will be a height anyone can maintain. This new pole will fly the American flag as voted on in 2021 at the AGM.

New Business

Dog poop- There are many offenders around the Ranch who are not cleaning up their dog's poop. It needs to be cleaned up and if not treated as though its litter according to the rules of the Ranch. Homeowners who are caught will be fined. Amy will send out an email and put a sign on the bulletin board. Also remind homeowners to keep their dogs on a leash or they will be fined. There are 2 labs (a yellow and black) that are seen of leash often and have even destroyed other homeowners property.

Short term rentals- Amit and Robynne spoke about the positives that come to the Ranch with rentals. According to our attorney the air b&b rentals are not considered a business. There was a federal case in supreme court that established this. The Ranch has to allow this to happen but there are rules to follow with renters. Amy will convert the current rental information form into a PDF and email homeowners who decide to list their home as a short term rental so there is emergency contact information on file. The homeowners were both informed that they are always responsible for their guests. If guests and renters are to do anything against the by law or rules that the homeowner will be responsible.

Keeli announced she will be stepping down as president. She said she would still be involved with the Board as things transition and new board members are found. She has served on the Board for 10 years and it's time for her to step down and take a break.

7:31pm- the Board moved into executive session.