

Double R Ranch HOA Board Meeting April 19, 2022

Board members present: Keeli Brady, Adrienne Montoure, Tom Gnuewuch, Trevor Goodman

Others present: Amy Ashby, Sandy Stratton, Rosemary Green

Keeli called the meeting to order at 6:30pm.

Trevor made a motion to approve the agenda. Tom seconded.

Tom made a motion to approve the minutes. Trevor seconded.

Treasury:

Main account: \$70,670.14

Road account: \$25,119.36

The board noted this was the most money our account has had for a while. It shows homeowners are paying their dues.

Administration:

Our QuickBooks computer crashed but the new one is doing amazingly well. Amy was able to remove Cathy's name from QuickBooks and add her own so that she can receive technical support when needed. QuickBooks had been giving her some problems, but with this access it will all get sorted out. Homeowners are responding well to letters sent out regarding dues still owed.

Maintenance and Roads:

WRS gave a quote to repair potholes on Pool and Barn Road. It will be a little over \$11,000 to grade the road, add gravel and level out the drainage "wet swampy area" on the walkway to the office. Tom asked about adding a French drain along the side of the gravel roadway. Keeli was going to look into this. A sign is up at the front bulletin board informing homeowners it is time to clean out ditches. There is verbiage in the CC&R's to discuss homeowners responsibility to maintain their property and this includes ditches to help with natural water run off and flow. Amy will also be sending an email to all homeowners.

Pool:

Security solutions informed Amy there is not a portable key fob reader to allow the office to activate key fobs at the desk. Currently homeowners would have to reactivate their key card using the box outside the restrooms. To make it more accessible for homeowners it was suggested that Amy pick a day to be downstairs and have homeowners come to activate their key card during a selected time. Amy will plan this and inform the homeowners appropriately. The deck repair is in progress. They will be out the 1st week of May to finish up. Keeli is taking the lead to make sure this gets done and will continue to stay in touch with the company to confirm solid dates to be completed. The board voted and all agreed that employees and their families can use the pool for \$50 per season fee. The board also voted and approved Amy be given a \$50 bonus for summer as she will be dealing with more homeowner concerns and traffic at the office. Adrienne made the motion to award the bonus and all board members approved. The ranch needs a pool employee for the upcoming season. The hours are 8:30-9:30 am and 8:30-10pm. They are slightly flexible but need someone to open and close the pool. They'll need to also vacuum the pool once a week and test water twice a day. Pay is \$15 per hour and can be split among people to accommodate needs. Amy will post the job listing on social media and email the homeowners.

Old business:

Bathroom update- Need to have walls painted at minimum to install toilet paper and paper towel fixtures for use. Keeli committed to doing this project in the women's restroom and Adrienne said she would do the men's restroom the following weekend.

New business:

Trees in the common areas are dangerous. The last windstorm took one down by Adrienne's house. A few different homeowners had also notified the office with concerns. There was discussion about having all common areas surveyed or just the specific homeowners that asked. There is not a set amount established in the budget currently and the entire ranch survey may be too costly. This may be something to discuss in next years budget. Tree companies have been hard to get ahold of. Amy has called 5 and only one responded. It was suggested to call other HOA's to ask about who they use for tree service. Leased lots were discussed as the county has contacted the office asking what lots are still leased. Amy was able to find a very old file but unsure what information was still pertinent. Amy had sent over the information our lawyer had to the county and they have not contacted her since. The board believes there is only one leased lot left at this time and that is lot 96.

7:25pm the board went into executive session.