

## Board of Directors HOA Meeting Minutes March 21, 2023

Homeowners and others present: Joe Snow, Diane Jeffery, Jessie Canfield, Joe Russell, Patty Macheras, Griselda Contreras, Jose Contreras, (zoom homeowners) Robyne Sapp, Sheri Murphy, Jenn Lysen, Juliet Kalazuniaki, Vikkie Farrell, Amy Ashby

Board members present: Adrienne Montoure, Laurie Jordan, Tom Gnewuch, Nick Jordan

Adrienne called the meeting to order at 6:33pm.

Agenda- Laurie made a motion to approve it and Tom seconded.

Minutes- Laurie made a motion to approve it and Tom seconded.

Homeowner Concerns: Second dwellings- There was lots of opinionated discussion regarding the topic of second dwellings. It was difficult to track who was saying what. Homeowners were concerned about the water sewer system and its ability to withstand more use. Amy was able to read emails from the Birch Bay Water and Sewer company that assured it would be able to withstand the use as long as the land was meant to be built on. The Board had spent time creating a document (later was emailed to all homeowners) that explained the potential change in bylaws. Currently the Bylaws and rules state that second dwellings are not allowed on half-acre lots. This change would not affect the full acre lots. There was much discussion about homeowners being charged a second set of dues if they are to have a second dwelling. More housing means more people and more people is more usage to the facilities and roads at the Ranch. This document addressed that concern. The park model discussed at the previous meeting was brought to the attention of homeowners. Park models are not allowed at the Double R Ranch. Homeowners who do not fill out a construction application, communicate with the county regarding permits and still proceed with work on their property without approval from the county and the Board are in violation of the rules of the Ranch. Homeowners are responsible for providing paperwork to the Board. There were a lot of emotions and a lot of opinions it was difficult to track the discussion but the general topics were covered in notes above. Juliet K's fence redesign was denied. Homeowners were concerned as to the reason why but this was a previous Board decision. Juliet presented many photos explaining her ideas. The Board appreciated the presentation and would discuss their decision in executive session.

Treasury: Tom read the bank records. There is \$18,004.52 in the Roads account and \$72,314.28 are in the general account. No major expenses have been taken from either account.

Administration: 21 letters were sent out regarding dues. Security solutions required the Ranch to pay the full bill for a service charge that ended up being something they couldn't fix. The tech came out and found out they did not have remote access to our system because it is an older system. Since they were here they fixed a camera that was offline and then charged the Ranch for it. Amy is not sure if it is something she could have done or not as she's never tried before. Amy explained the technical troubles that have been occurring with Security Solutions equipment and had someone come look at them free of charge to provide information about an upgrade. He told Amy that he would have information to the office before the Board meeting and has not. Amy explained each trip out cost over \$100 and every technician that's been here has said "this system is so old" and then has to call back to their office to talk to the one person who knows how to work with this system. The Board asked Amy to find another company and find out pricing options.

Maintenance and Roads: Beezer's list to do- trim blackberries, flag pole and fence. Ditch work to be completed if homeowners haven't responded to their letter. He has been working on clearing larger branches and trees from common areas so the landscapers can mow. WRS- They came and fixed the pot holes on Pool-Barn road under warranty. There was no cost to the Ranch for this repair work.

Pool: Pool decking- Amy will call Troy. Tom suggested we use a product called "2 part epoxy" so it doesn't chip away like previous years. Keeli can provide the order of events and who to call to get things up and running. Amy will take over some responsibility for the pool prep as Keeli has now stepped down. The Board asked Amy to start looking for pool workers for the season. Wages will be minimum wage for pool work.

Old Business: Vinyl Fencing- Beezer is working with Nick. Amy will order foam and supplies. Flag pole- Beezer will install this when weather is nicer. It will require cement base. Lot clean up- specifics will be discussed in executive session.

New Business: Spring clean up day- because of the length of the meeting it was decided this can be discussed next month with the plan to have one in May. Second dwellings- they were discussed with homeowner concerns.

8:20pm the Board moved into executive session.