

Double R Ranch HOA April 16, 2024 Meeting Minutes

Board members present: Adrienne Montoure, Tom Gnewuch, Tim Stratton, Nick Jordan, Laurie Jordan, Bob Jones

Homeowners and others present: Karin Powell, Sue Davenport, Ray Froenberg, Sandy Stratton and Amy Ashby

Adrienne called the meeting to order at 6:30pm

Agenda- Bob made a motion to approve and Laurie seconded.

Minutes- Bob made a motion to approve and Laurie seconded.

Homeowner concerns: Adrienne asked if any homeowners had concerns. Issues were raised about the cost of pool repairs. The homeowner would like to see the quote and try and find a cheaper option. The Board discussed the work that's already been done to find a company and the tricky parts of finding someone to do the work but homeowners are always encouraged to help out and find better options. Amy created a spreadsheet that includes every possible option in repairing the pool and there's a great difference in prices because some are optional.

Treasury report: \$16,847.14 in the Roads account and \$64,290.46 in the regular account.

Administration: Amy brought up the fact that new homeowners aren't getting the correct information from title companies when purchasing homes at the Ranch. Amy sends every title company the documentation they request for dues accounts and tell them homeowners need to come to the office to pick up new paperwork, but its rare for homeowners to do so. The Board suggested that Amy create a new letter and include the fact that the Board is always looking for new members as well.

Maintenance: First mow of the season completed and looks great. The zero turn mower needs new blades or needs them sharpened. The budget includes the funds for professional to be doing lawn care so there's room to purchase new items but is it allowable by the Board. New blades could be up to \$300 and Amy wasn't comfortable making that decision. The Board discussed Darin and Bob being able to sharpen them. Post hole digger is leaking gas. Nick remembered it has a warranty and Amy will look into it. White vinyl fence needs to be fixed with appropriate holes and cement. Will need to rent or purchase a bigger auger for this project. Amy will follow up and find the equipment

needed. Green mower in the barn doesn't work well. It needs a new carburetor. The Board decided it can be given away. Darrin asked to remind Jon that the tractor pullies get greased each time for maintenance.

Pool: No real updates. Still waiting for health department to respond and give direction where to go for repairs and if we can open or not. Kevin who lives at the Ranch expressed interest in the pool position this summer and is understanding if we don't get to open. Amy will follow up with Kevin when the time comes.

Old Business: PSE light- The Ranch now has a new light installed at the entrance of the Ranch. Online payments- Amy needs to coordinate everyone's schedule to set up a new account at WECU. Reserve study- Rick from Pacific Crest Reserves came to the Ranch and met with Amy and Tom to discuss the reserve study. This was required by a recent law and the Ranch's bylaws. The intentions of the study are to predict in the next 30 years what may need repaired or replaced and help the Board make adjustments to dues/assessments in order to fund these needs. Rick will be emailing the final report and felt like he had a good understanding of the Ranch and how we function. Keri Key Card System- it's a 3 day process set up for the end of May. They will be installing a new system and training Amy how to register and use the key cards. Clean up day- the Board decided to hire a dump service and allow homeowners to pay a flat fee and have their junk hauled away. Amy will coordinate this with Dump Rats trash removal who came last year to clean up the common areas.

New Business: no new business

Board moved into Executive session at 7:26pm