

## Double R Ranch HOA Board Meeting Minutes February 21, 2023

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

Board members in attendance: Lori Jordan, Nick Jordan (zoom), Tom Gnewuch (zoom), Adrienne Mountoure

Homeowners and others present: Diane Jefferys, Jessie Canfield, Keeli Brady, Amy Ashby

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

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

Homeowner concerns:

Diane Jefferys and Jessie Canfield came to the meeting in regards to their construction and moving of a park model on to their property. They wanted to know why the Board was asking for permits for their construction and implied others were not. They explained that Keeli had told them verbally everything was okay to move in the park model and that their movers and contractors never once said they needed a permit. They did receive permits from other attempts at moving in a single wide however that plan fell thru. The Board explained that their job as volunteers was to enforce the bylaws and rules of the Ranch whether they liked it or not. Most the Board agreed they don't like being the ones to tell people no or to stop work, however the homeowners of the Ranch are responsible for following the rules and are aware upon moving into the Ranch. The proper steps must be taken, and it was nothing personal against them in this case. There was much discussion around these issues and at the end it was decided that more discussion within the Board needed to take place in the executive session. Amy did explain the information received from the county stating that why park models weren't allowed. The majority of the reason was because they are not designed to be lived in more than 120 days out of the year. They are built with different building codes, fire codes and standards that do not provide the same life expectancy as that of a home (modular, mobile, single wide, stick built etc...). The homeowners provided addresses of those who also had park models on their property and it was again decided discussion among the Board, the county and the attorney needed to take place to address those concerns. The Board had a few other concerns and decided to discuss specific homeowner properties in the executive session. New homeowner on Crockett Rd has a large rock in the ditch. This is something Amy discussed with him when he came to the office for paperwork. He was unable to remove it. Keeli and Trevor agreed to go over this weekend and try to remove it with their quads. Amy will contact the homeowner to let him know.

Treasury: Regular account \$70,906.92 and Roads account \$18,004.52. No major expenses and majority of homeowners have paid \$744 at once which is significantly increasing the grand total of the main account.

Administrative: Amy was able to confirm with the Assesors office when homeowners combine tax parcel ID numbers. This was something the Board had asked since a few homeowners dues are impacted by the number of tax ID's they hold. A homeowner recently combined theirs and was not given documentation but said the process was free and easy. Files in the office are still being organized to accommodate new homeowners and keeping important records on file from previous homeowners. Amy identified about 25 new homeowners in the past couple years.

Maintenance and Roads: Beezer's list- Beezer has cleaned up the mailboxes, kept blackberries trimmed and will continue to monitor for salt/sand needs during next "storm". Need to add picking up tree branches in the common area/ field and possibly ditch clean up for homeowners that do not respond to letters and clean up their ditches causing overflow rainwater and potential ice spots in cold weather.

Pool: The pump stopped working due to faulty electrical outlet. Pump got overly excited about pumping water and the float malfunctioned and didn't stop at the right level so the pool is lower than normal. Pool decking repairs will be discussed next meeting.

Old business: Vinyl fencing- Beezer is researching cheaper options to purchasing the foam. Work will begin when weather gets nicer. Flag poles- they are gone! Legacy Tree Care came and removed them. The new flag pole is here and Beezer will install the flag pole soon.

New business: Lot clean ups will be discussed during executive session. Park model was already addressed during homeowner concerns. Spring clean up day planning discussion will happen next meeting.

The Board moved to Executive Session at 7:36pm.