

Double R Ranch HOA Board Meeting Minutes June 21, 2022

Board members present: Adrienne Montoure, Keeli Brady, Trevor Goodman, Tom Gnuewech, Nick and Laurie Jordan

Homeowners and others present: Heather Hill, Sandy Stratton, Amy Ashby

Keeli called the meeting to order at 6:31pm

Homeowner concerns: Heather Hill presented her case regarding her financial situation and the board made a decision regarding a payment plan. More detail discussed in executive session.

Treasury: Tom read the bank statement. \$27,919.36 in the road fund and \$75,616.23 in the regular fund.

Admin: The homeowner with the horse had asked if the Ranch could purchase and install more fencing on the office/pool side of the pasture area. The horse has been able to get out. After checking with the attorney, it was found to be the Ranch's responsibility to fence the area properly. Amy presented the cost of supplies from Home Depot. They sell the vinyl ranch fencing in kits and it's more cost effective to purchase a kit with more than needed fencing to store in the barn for later. It would cost about \$3,200 to purchase supplies and Beezer has said he would install it. Amy will follow up with a couple local places to make sure there's not a better option.

Maintenance: Beezer has washed the recreation area, worked on cleaning out the side of the barn and will keep putting garbage cans to the side of the road or do dump run if necessary. The maintenance needs are to weed whack inside of pool fence, weed whack berry bushes on Pool/Bard Road and Crockett and Masterson Rd as well as across from pond by Keeli's. Tom will look at the weed wacker to see if there's a head for blackberries.

Pool: Pool keys- homeowners have been slowly coming to reactivate their key cards. There is now a pool cleaning schedule and there are 3 employees hired to share the workload. The schedule is posted in the pump house. Keeli presented information about a new pool vacuum. The old one is just old and takes too much time to use. It is not effective. Brent our pool expert recommended one called the Dolphin. The board voted to purchase the \$849 option. It will work with our size pool and can clean 1,100 square feet in a couple hours. It's like a rumba but for the pool. Keeli made a motion to purchase, and Laurie seconded. Everyone was in favor.

Old Business: Bathroom upgrades are done. Amy will follow up with the plumber to find out if the shower and toilet leaks were fixed. There will need to be some touch up painting done at the end of the season, but it will require no one to walk on it for a while. Tree quotes have been reviewed by the board. Legacy quote was reviewed, and Adrienne was torn between them and the arborist. The arborist is out of the price range but was extremely knowledgeable. Adrienne made a motion to hire Legacy Tree. Trevor seconded. Keeli, Trevor, Tom, and Laurie were in favor.

The Board moved to executive session at 8:08pm