

Double R Ranch HOA Annual General Meeting 2023

Minutes

November 4, 2023

Homeowners present: Rafael & Iris Cruz, Daria Savenova, Jeff & Geneva Wick, Nick and Laurie Jordon, Robert Jones, Brian Rominski, Sue Davenport, Jim Boudeusquie, Caroline Applebee, Lynn Pearson, Larry & Frances Sweet, Lourdes Gormon, Jason Yaretz, Barbara Booher, Sena Ellis, Linda Mobley, Wesley Brown, Dale Mason-Newell, Kelli & Greg Brady, Lynda & Tim Klingman, Karin Powell, Jason & Monica Catrain, Jason Vongs & Laurel Nickerson, Daryl Blankers, Kevin & Cindy Hulst, Scotty & Tiffany Barker, Jesse Canfield & Diane Jeffery, Donna & Tom Gnewuch, Serge Samoylenk, Pavel Golovashev, Donna Laws & Yvonne Rudd, Marvel Collings, Patty Macheras, Jen Lysen, Erin & Rebecca Gardner, Don Procuik, Serge Streltsov, Lisa & Joe Snow, Robert Book, Suzanne Lynch, Anthony & Rebecca Moore, Joan Nadeau, Whatcom Developers, Adrienne Montoure, Sandy Stratton, Guy McDonald (zoom), Stephanie Fehr (zoom), Robyne Sapp (zoom) (48 with 45 able to vote).

Homeowners with ballots turned in prior to meeting: Brian Forsyth, Jessica Sturtz, Sheila Hirsch, Bryan Bellingar, Wayne & Angela Tupper, Don Hill, Lynn Pearson, Richard Groom, Adrian Finkbonner, Anthony Bredberg, Miriam Sapp, Barbara Nevitt, Michelle Hoving, Leanne Harmon (14 with 13 able to vote).

9:15 am a motion was made to wait 5 more minutes to start the meeting as lots of homeowners were checking in. Adrienne made a motion and Laurie Jordan seconded the motion.

9:20 Adrienne Montoure called the meeting to order.

Laurie Jordan presented the homeowners and Board with a notice of the Annual General Meeting. It was established that with 45 homeowners in attendance and 13 mailed in ballots a quorum was met.

Agenda: Laurie Jordan made a motion to approve the agenda and Nick Jordan seconded the motion.

Homeowner discussion

Enforcement Agent:

Concerns about the newly hired Enforcement Agent were discussed. Homeowners were concerned about the cost of hiring him. Concerned about having homeowner information. The Board explained there had been volitional behavior and threats to the Board and staff and homeowners had been showing up on Board members properties to discuss violation matters. Quick math showed that each homeowner would only be paying a maximum of \$34.78 PER YEAR to keep the Enforcement Agent employed with the Ranch. A homeowner stood up and thanked the Board for all the hardwork they do. Another homeowner stood up and said he had received a violation letter and rightfully so. He had work to do on his property and needed the push to get it done. He took responsibility, talked to the Enforcement Agent about needing more time and he was granted that. A homeowner asked

about any revenue coming from the Enforcement Agent. The Board explained that no money has been seen from fines placed on accounts yet. The Board explains it takes time to collect fines. Most people don't pay and then it gets handed over to the attorney and liens placed on properties before Homeowners pay.

Pool:

The pool was discussed and the work done on the cement was explained. There are 2 layers of cement and the top one was not placed properly. The bottom layer was very old and also not placed properly. It is laying on large rocks with no rebar. Any movement of soil was causing cracks and not having rebar gave the cement no stability. Homeowners discussed the advantages of keeping the pool- property values, fun for families and kids. The current HOA dues are low considering the community has a pool. An assessment will be necessary to repair the pool. Rough numbers were discussed and using 2 quotes received the approximate number for an assessment could be \$1,900 per lot. This could fluctuate based on inflation of supplies. Some homeowners offered to help demolish the concrete but the issue of liability was also brought up. This was something to explore later. The polls sent out with the AGM packet were returned and a few others filled them out at the meeting. The majority of homeowners after hearing about the repairs and the actual costs the Board had received after sending out packets decided they'd like the pool repaired.

Second Dwellings:

Second dwellings on half acre lots were discussed. A homeowner brought up the issue of the impact this will have on the water sewer system. Birch Bay Water and Sewer has a stance of if you can build it they will figure out how to handle the impact. They aren't going to tell people not to build. Second dwellings means more people at the Ranch and more impact on the roads. The vote on second dwellings was determined to be: 9 No, 4 yes by mail and only 8 yes in person with the remainder voting no. The resolution did not pass as the majority voted no. Air bnb's were brought up and discussed. The concern was the guests and renters did not have the same appreciation or respect for the Ranch. Air bnb guests misbehaving in the pool were brought into the discussion. Air bnbs: Linda Mobley made a motion to vote to allow Air BnB's at the Ranch. Bob Jones seconded the motion. There were 2 votes from homeowners present and on zoom to allow air bnb's at the Ranch and 26 voted no. Majority voted not to allow Air BnB's at the Ranch.

Other:

A homeowner asked the Board to put a no soliciting sign at the front of the Ranch. The Board said that could be done but wasn't hopeful it would stop people from going door to door and encouraged homeowners to make their own signs too.

Speeding was brought up again. Majority of homeowners are concerned about the safety of everyone at the Ranch. Speeding thru the roads and around corners is bound to kill someone. The Board explained that they need 2 witnesses to an incident and can send a violation notice. Legally it held the same weight as radar catching the incident.

Only one mail in vote was opposed to one Board member. All Board members approved.

Laurie made a motion to adjourn at 11:33am. Tom seconded. Meeting was adjourned.