

Double R Ranch Board Meeting May 21, 2024 Meeting Minutes

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

Homeowners and others present: Sandy Stratton, Jenn Lysen, Eric Lysen, Hector Santos, Sue Davenport and Amy Ashby

6:32pm Adrienne Montoure called the meeting to order

Agenda- Tom made a motion to approve, Bob seconded

Minutes- Nick made a motion to approve and Bob seconded

Homeowner concerns: Santos approached the Board to ask about application permit. He would like to put up a deck on his home. The Board approved as long as a permit was obtained and provided to the office. Jenn and Eric approached the Board with interest to join the Board. They said they would write an email expressing their interest and it could be discussed during executive session. Sandy Stratton also expressed interest in joining the Board along with Tim. Adrienne announced that she would be stepping down from the Board of Directors as her family is moving. She served for several years and appreciation was expressed by many for her wonderful service.

Administration: Amy has been working with the Secretary of State to update Board names to then open a new account at WECU to then start accepting payments from homeowners for the pool. Whatcom county health department came and gave the go ahead to open. They required the cracks and dips to be fixed (tripping hazards) around the pool deck, tile to be replaced near skimmers (laceration risk), and a new drain cover to be installed before opening. Amy has been coordinating work around the pool and will continue to do so in order to open.

Maintenance: pool work, replace phone box and tile work. Landscaping- things are looking great and many homeowners have noticed.

Pool: Taylors Backyard was here with Whatcom County Health Department. They talked about a lot of lingo and permits and codes. Jesse seemed to understand exactly what was expected and how to move forward. Pool staff- we have found someone who's committing to the whole season and will be trained soon.

Old Business: Online payments- still waiting for paperwork to process at the state to open a new account. Reserve study- Amy emailed the reserve study to the Board. This information was provided to the Board via a professional company who looks at the upcoming expenses over the next 30 years and suggests how to collect that money and keep a reserve for those expenses. The reserve study was required by law but the information provided are suggestions. Keri Key Card System- installed and homeowners can start getting their keys. Clean up day- it was successful. We had 9 homeowners participate in dump removal services and several took the time to clean up their properties and yards.

New Business: Trees- Legacy Tree company needs to come back out to look at Lynda's property and Amy asked the Board for any other concerns. The Board agreed it was time to have them come survey all the common areas again and take care of whatever concerns are found. Amy will coordinate a walk around with the tree company.

7:21pm the Board moved to executive session.