

# Double R Ranch Annual General Meeting

November 5, 2022

Keeli Brady called the meeting to order 9:06am

Quorum was not met we have 33 in person and online and need 42. Can set a time limit to wait for homeowners to show up or continue. Voted to continue.

There are no motions to be made, no voting, and the budget automatically passes according to bylaws.

## **Funds:**

\$18,004.52 in Road account

\$47, 646.38 General fund

Keeli asked for budget questions. Sue asked if we still have a roads fund and yes, we do.

## **Keeli's President Report:**

Purchased vinyl fencing to complete rest of pasture field. Horse got out a few times. Attorney said it is our responsibility to replace and fix it. Nick and Beezer to complete this project before the ground freezes. Evergreen landscaping continues April to October does the main common area. Snow removal will come again this year. Hopefully there will not be a salt shortage this year. Adrienne took charge of tree removal in common areas and had a company come out and took down the dangerous ones. Purchased a new pool vacuum for the pool. Purchased a new pressure washer. The bathrooms were upgraded cleaning and painting. We trained many people to run the pool and keep it open. We rallied a bunch of people to help. Carella, Laurel, Amy, Stephanie when she could all helped keep the pool open. Carella did most of it and was amazing. The office had some upgrades done. We got some blinds and computers crashed so we purchased new computers one by one. Homeowners reached out about roads cracking. We knew that the roads would need to be repaired so we called WRS to come repair. If you see anything contact the office and send pictures so they can be repaired. Purchased a new printer. Will be purchasing new light bulbs as they are burnt out. WRS did road repairs to the pool barn road to fill the potholes and resurface. The painting of lines was done for free for us as good customers. The flag poles are still a work in process. Attorney told us person who is licensed and bonded needs to cut down the flag poles. Homeowners contact the office if you know any handyman. A new reader board for homeowners to be able to post information. Keeli's husband in the process of creating a new one.

Pool: The pool deck is constantly repaired each year. Honcoup gravel came out and did an assessment of the whole area. The pool was built on a hill, its constant moisture and the subgrade was put in wrong.

The water gets in under the pool, it moves and cracks the decking. Estimated \$110,000 plus to fix and it's not promised to fix the problem. Lots of different companies would need to be involved including a general manager to coordinate the moving parts. They don't know if its fixable because of the location. They could try and fix it and be \$40,000 plus in and find out it can't be fixed. This is why we keep fixing the pool deck each year. Each year its \$3,000-\$6,000 to repair the pool deck. We could put the pool and a new pool fund on the voting for next year. Homeowners be aware that kids must not pick at the pool deck and take pieces out of the cracks and do not close windows. Someone closed the windows in the pumphouse this year and it cost thousands of dollars to fix it. The heater needs to be repaired still it will come out of next years budget. The whole pump house probably needs to be repaired.

Homeowners: How much does it cost to repair it? How much does it cost to build a new pool?

### **Homeowners introduced themselves and present concerns or problems**

#### **Community gatherings/Community building:**

Tom suggested we have a community gatherings and picnics in the summer. Amy will put on the list of things to do in springtime. Donna suggested community clean up day and include being able to give away things they don't need anymore. Bob Jones would like to see more family friendly area at the common areas like playground or build a building to be able to hold parties and even rent out. Playground equipment is very expensive to install. We can put this on next years AGM. Our HOA dues are very low considering we have a pool. The bridal trail for horses has been covered over by the blackberries. Want to turn them into a bike trail.

#### **Blackberries/Roads/Ditch:**

Maintenance of blackberries in front of homeowner's property is the responsibility of the homeowner. This is part of ditch maintenance. If you see concerns, contact the office and the board can send letters. The Board will give the homeowners time to get it cleaned up and if they don't then the maintenance person will do the work and charge the homeowner.

#### **Snow:**

Snow removal concerns about snow removal company not getting the full ranch. Legally homeowners cannot just jump on a tractor to remove snow. If there's concerns send the office an email and the Board members can run some salt and sand around the ranch on their quads. Each time they come out and do the ranch it is \$1,500 each time and that is cheap. It is a 1" trigger. Keeli said just for the hills is was \$700 an hour for the last company.

Meeting was adjourned at 10:10am.