

Double R Ranch HOA Board Meeting Minutes February 15, 2022

Board members present: Adrienne Montoure, Keeli Brady, Trevor Goodman, Jason Vongs, Tom Gnewuch, Nick Jordan, Laurie Jordan

Others present: Caroline Applebee, Rosemary Green, Dan Prociuk, Amy Ashby

Keeli called the meeting to order at 6:31pm

Adrienne made a motion to approve the agenda. Trevor second.

Adrienne made a motion to approve the minutes. Jason second.

Treasury:

Main account: \$36,080.62 and Road Funds: \$22,319.36.

Bank statements read by Amy as Tom was on zoom and without paperwork.

Administration:

Not much to report. Amy has been keeping quick books up to date. Homeowners are responding to invoices sent. We have only had one address returned. Amy asked for verification of our website billing as many companies look to be sending spam bills to change our server. Adrienne was able to confirm the bill sent was not legitimate.

Maintenance and Roads:

The board is still exploring ideas about hiring a maintenance person for very part time work. Adrienne was able to provide a list of duties and emailed the board. There's a need to help with potholes in gravel for the busses and other traffic near the office building. The Blaine bus garage has already contacted the office with complaints. Trevor filled the potholes with gravel for now but will need upkeep. There are some funds in the budget for maintenance but not specifically connected to a person. Amy contacted PSE about the flashing light near the mailboxes, but the board now thinks it is a ranch light pole not PSE. Amy will keep the board updated about what they find. Tom agreed to fix the light if it is the ranch's property.

Pool:

Keeli presented the board with an estimate from the Washboy Pressure Washing company. The pool deck needs repaired before it can open for the season. Parts of the repairs can start now. The estimate includes removing failing grout, pressure clean the entire pool deck and clean the fence around the pool, grout all cracks and reseal entire pool deck. A grand total for this is \$6,385.68. The board approved this amount to be spent on this project and agreed to move forward with the repairs since the health department is requiring this prior to opening. The pool has always been serviced by Brent and many

repairs have already been done previous years. Lynden sheet metal is scheduled to come clean and fire up the furnace prior to opening.

Old Business:

None

New Business:

Pool bathroom upgrades will be placed on hold until the pool deck is repaired. Adrienne will look into the cost of simple upgrades and fixing things like the paper towel dispensers that don't work. The board decided to move the topic of communication to executive session as it pertained to only the board members. It was determined that a 3rd signer was needed on the bank account to help expedite signing checks and paying bills. Nick Jordan agreed to be a signer. He is only able to go to the bank Saturday and will do so this coming weekend to get his name added.

The board moved into executive session at 7:15pm.