

Double R Ranch HOA Meeting March 19, 2024

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

Homeowners and other present: Jamee Levy, Karin Powell, Keeli Brady, Sandy Stratton, Sue and Darin Davenport, Jesse Taylor with Taylor's Backyards

Meeting called to order 6:30pm

Agenda- Laurie approved and Bob seconded

Minutes- Tim approved and Laurie seconded

The Board decided to have our guest present first since he was on a tight schedule. Jessie from Taylor's Backyards in Lynden presented the quote he prepared since visiting the Ranch pool. He said our pool is not unique and that he could think of at least 5 pools in the county similar to ours and in the same condition. Here's a recap of his presentation and some history from previous companies already contacted:

Before the AGM, the Ranch hired a company to investigate the pool deck. It was determined that the pool decking was shifting and moving from lack of rebar, support, excessive storm water drainage, and thin concrete. This company put a bid together to repair just the pool decking (cement work). That bid was \$235,000. It did not include any work to be done inside the pool (repairing plaster cracks) and it did not include work on the skimmers and plumbing that are also damaged from the shifting/moving of the pool deck. Amy struggled to find a company that would repair the skimmers and plumbing because most companies install new versus making repairs. We have had multiple companies look at the pool and give opinions. Jesse has been very honest, up front and realistic with information provided. The Board voted at the meeting to move forward using his company to make necessary repairs to the pool.

At the Board meeting on Tuesday, Jesse presented information and verbiage regarding rules for commercial pools. The Ranch pool is considered commercial. Anything that is not in your own personal backyard is commercial. Washington State Department of Health is who regulates commercial pools and not just the Whatcom County Health Department. The state DOH requires permits to be obtained for ANY work on any part of a water recreation facility.

Jesse explained that he is able to ask informal questions to the DOH and hopefully provide us with a more detail specific plan to move forward with repairs, but at any point the state could determine the pool is unsafe and could close the pool until repairs can be made. The state could come back with a large list of repairs or just require the decking be replaced. There is no way to know until the process is started. The Board decided to start his process and Jesse will be contacting the DOH soon.

Jesse provided the board a large list of repairs that could be necessary for our pool. He used past experiences to make this list but also said not all of it should be required. Some things are optional and an upgrade to save on costs later. He felt like it was better to think of any and all items instead of leaving something off the list and being surprised with high costs later. Repairs range from deck work, inside pool/plaster work, stairs and handle bars installation, equipment in the pump house and fencing around the pool. There are options to include a different finished look to the decking or use a simple look that does the job at a cheaper price. It's a very inclusive list of repairs. The costs range from \$380,000- just over \$500,000 to complete all of the work on the list. **THIS IS NOT FINAL NUMBER** but it is likely the payment per homeowner will be comparable to the Roads Assessment (\$2,800). It is also likely but not promised you will have more than a year to pay. I know these are the biggest concerns and when there's more specifics you will be updated. These are rough ideas and things discussed at the Board meeting.

The permit process can take 10-14 months and the State is slow to move. Once a permit is established the Ranch would have up to 24 months to complete the project. The positive to this is it will allow more time for homeowners to make payments on an assessment for these pool repairs. As you all are members of the Ranch and a part of the HOA you are required to pay for common area amenities regardless if you use the pool or not. This is a community asset that does increase your property value and is part of the community you live in. With that said, the Board understands this will be make a significant impact on some of your finances. There will be monthly payment options, online payment options and the Board will work with you. Please keep in mind that work cannot be done without payment from every homeowner and the Board could place a lien on your property for non payment. Communication with the Board and office will be extremely important to make this as successful as possible. Liens are expensive and are a last resort for the Board to impose.

Homeowner concerns: Adrienne asked for any homeowner concerns. None were presented to the Board.

Treasury:

Administration: Homeowners with past due amounts will be receiving reminder letters soon. Online payments for pool assessment were discussed. The Board decided to open a new account with Whatcom Educational Credit Union as a lot of homeowners use this bank already and they offer merchant services with better service charges that would allow for online payments.

Maintenance: Plow purchase for snow plowing was discussed. The Board would like to purchase a plow for a truck to better service the roads during snow season. There was discussion about using Jon (maintenance staff) truck and or buying his truck and or buying a new one. The advantage to

having someone living at the Ranch being able to plow early or re do the work as it continues to snow is worth the cost. It would be saving money too because a one time purchase saves on the continual service charges for the company to come plow. The Board would look into buying a “beater truck” that is cheap to purchase but able to handle the plow so that the responsibility isn’t on one person’s vehicle. The plow next to the barn that is for the tractor was discussed. It was decided that it can be sold and the Board asked \$500 OBO. It was suggested that we contact the local farm stores to see if they had any interest or possibly trading it for credit. Paper towel dispensers can go they are no longer useful.

Pool: Discussed earlier in the meeting.

Old business: PSE light-will be installed April 4th. Online payments also discussed earlier. Online reserve study. The Board decided to use the local Anacortes company. Contracts signed. Keri Key card system: Current system is out of date and Security Solutions will no longer support it. It is critical to replace it. The Board has reviewed all quotes and earlier decide to go with Guardian Security. The quotes were reviewed again and there was much discussion since Guardian Security was the more expensive quote. The bigger plan is to eventually switch all security over to Guardian but with Security solutions providing a quote \$2,000 less there was a lot to consider. Amy was asked to find out specifically what the difference was and it ended up it was the electrical components and Security solutions is already aware of our system. Security solutions has not provided the Ranch the best customer service and has billed us for ridiculous things. Board members had personal bad experiences with security solutions also. Because of this the Board decided to go with Guardian Security for our update to the door system. This will allow the bathroom doors to be monitored during pool season.

New business: Clean up day. Last year was successful and the Board would like to organize a clean up day again. There will be an emphasis on helping your neighbor and volunteers helping those who need help. It was decided that May 4th would be the Ranch Clean up Day! Pool employee: It’s time to start listing for a pool staff person. \$17 an hour and 3hrs worth of work each day during pool season. Amy will start looking for a pool person.

The Board moved into executive session at 7:41pm