

Double R Ranch HOA Board of Directors June 20, 2023 Meeting Minutes

6:36pm Meeting called to order.

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

Homeowners and others present: Bob Jones, Joan Nadeau, Sandy Stratton, Sue and Darrin Davenport, Amy Ashby

Agenda: Tom made a motion to approve. Laurie seconded.

Minutes: Tome made a motion to approve. Nick seconded.

Homeowner concerns: The burnt trailer on a lot off Crockett Rd it looks pad and animals (wild) were inside. Homeowner was concerned about the owners of that property needing financial help. Is there anything the community could do to help them. Someone mentioned the trailer was moved this morning. Amy will investigate the situation and if there's a need. The property as you come into the Ranch has a truck and trailer sitting in an extremely overgrown field.

Treasury: Tom read bank report Regular account \$78,206.55 and Roads Funds Account: \$18,004.52 The pool is our most expensive cost, and that season has started, and costs will ramp up so funds will go down.

Administration: There was a lot to do over the past month and by a miracle the pool opened on time! Lots of moving parts working with different companies to coordinate repairs and yearly start up maintenance. Amy's hours will be changing to add more time. Homeowner's office hours will remain Tuesday and Thursday 1:30-6pm.

Maintenance and Roads: Beezer's list to do- Beezer has been injured and not able to do all the work required since he was put on light duty by his doctor. He will continue to work on blackberries in common areas and mowing the field.

Pool: There has been much discussion about the pool and its current condition. The new pool maintenance person has done a great job keeping it clean but has found some cracks in the pool itself. The plaster is cracking in corners, on the steps and in the skimmers. Amy will follow up with concrete repair companies to get quotes on work that needs done. At this point the pool is working as is but not

sure how many more years it can get bairdaid fixes. This will definitely be a topic of discussion for the AGM.

Old Business: Vinyl fencing- Beezer will start work once his wrist is better. PSE light- Rosemary has a connection to someone at PSE and was looking into a light for the entrance. Security company- security solutions has had poor customer service and our equipment is outdated. Only one technician knows how to work with the system we currently have. We need a company who can help remotely with constant software updates. Of the 3 quotes provided to the Board last month, Guardian security was selected by the Board to be the new security company. Amy will follow up with them regarding quotes and getting work done. Darrin had the name of another security company to explore as well.

New Business: Property Management- of the 2 companies the Board met with neither one could meet the needs of the community while staying in the right price range. The Board is seeking someone to handle violations and complaints. This seems to create high tension between homeowners, office staff and the Board. Amy will look into finding someone to work with the Ranch to provide these services.

7:43pm Board moved to executive session.