

Double R Ranch Monthly Board Meeting January 21, 2025 Meeting Minutes

Board Members present: Nick and Laurie Jordan, Sandy Stratton, Eric and Jenn Lysen, Bob Jones and Tom Gnewuch

Homeowners and others present: Monique Reeder and Amy Ashby

6:41pm Laurie called the meeting to order

Agenda: Approved Jenn made a motion, Nick seconded

Minutes: No December meeting was held

Homeowner concerns: None at this time.

Treasury: Tom was joining by zoom so Amy read the bank account information. At the end of December \$23,703.43 remained in the main account and there were no changes to the Roads fund. Amy agreed to provide the Board with a year end amount to account for December bills clearing the bank account. Amy's best guess would not be far from the amount left in the account. Not much was left to clear and most larger expenses were accounted for.

Admin: Payments for dues and the pool assessment have been coming in faster than expected. Amy has seen several homeowners over the past few weeks. Some days the parking lot is full of homeowners visiting the office. A few homeowners have contacted the Board to ask for more time to pay their pool assessment. As requests have come in Amy has sent them via email to the Board. The pool contract has been created, there are a couple concerns Amy had but is still waiting to hear back from the attorney.

Maintenance and Roads: Not a lot going on. Jon is keeping the pool as clean as it can be. There's been ice on the top and Jon keeps it broken up. Tom would like Jon to have some more work hours to keep him employed. There's a need for a work bench in the barn and Tom agreed to plan that out and coordinate with Jon to complete the project.

Pool: The contract was discussed and still waiting on feedback from the attorney. Biggest concerns are the liability of NW Hot Tubs and it's subcontractors causing damage to the property and not held accountable to fix it. Amy met with the Board to plan reduction of pool deck size to save costs on bids. The Board physically walked the pool deck with chalk, string, and measuring tape to redo the size of the deck. It will save thousands to reduce the unnecessary space. Amy drew an approximate estimate of what was determined and it could save up to \$10,000 on the bid.

Old Business: Homeowner code of conduct- this was brought up to help the community be good neighbors when there's conflict. It was determined that a code of conduct won't be created because of its inability to be enforced. The idea was great and homeowners should do their best to be civil during conflict but the Board will no longer be pursuing the idea of creating a document to

help with this. Online payments- they are set up and ready to run thru square but there will be fees associated. Amy has been providing homeowners with other ideas to make payments to avoid fees. No one has utilized online payments yet. Snow plow- the joke is now that the Ranch has purchased a plow it wont snow. There's been talk of snow coming but keeps disappearing on the weather apps. The snow plow and Jon are prepared and ready to go if we do get snow.

New business: The Board was provided a quote for new cameras at the Ranch. It was determined almost a year ago that Security Solutions was not providing good customer support and overcharging for service calls. The Board agreed to go with Guardian security and a quote was provided then. This is an updated quote to bring to the table and make a decision on. The Board would like to know an itemized quote to determine the cost of the "license plate reader" camera would like the Roads funds to cover the costs for that camera. A homeowner did bring up the air bnb and second dwellings issue from months ago when other homeowners presented information on their air bnb. After consulting with the Ranch attorney, it was clear that air bnbs cannot be restricted in the HOA community however the majority (all but one in attendance at the AGM) was not in favor of air bnbs. The majority of the community does not want the Ranch community to turn into short term rentals. The concern being people visiting the Ranch do have the same level or respect or care for the neighborhood and its amenities. The Board strongly discouraged the idea of an air bnb at the Ranch. Laws and court cases are constantly changing. It's a bigger issue outside of the Ranch and it would be unfortunate for someone to count on their lively hood and income coming from an air bnb if later down the road laws changed and they would be restricted. It was also confirmed that there is no lawsuit occurring that previous homeowners had threatened.

7:51pm Meeting moved to executive session.