

Double R Ranch HOA Board of Directors November 15, 2022 Meeting Minutes

6:30pm Keeli called the meeting to order.

Board members present: Keeli Brady, Adrienne Montoure, Trevor Goodman, Tom Gnewuch

Homowners and others: Amy Ashby, Sue Davenport

Adrienne made a motion to approve the agenda, Trevor seconded.

Trevor made a motion to approve the minutes, Adrienne seconded.

Homeowner concerns:

7969 Crockett Rd is unoccupied lot and concerns about dues being paid. Amy looked on the assessor website and seems to be owned by Whatcom County. Amy will follow up with this. The corner lot on Crockett and Masterson Rd overgrown blackberries. Beezer has been clearing them but it should be the homeowner that clears them. Amy will look into this. There is some activity on the front of the Ranch with digging, lines marked on the road and equipment parked on the road. The Davenports explained that Ziply has been there digging to put in fiber optics. Amy had contacted the homeowner and they were unaware of what was happening. Amy will call Ziply to find out what their plan is.

Treasurer

Tom wasn't present yet so Amy read the bank records. The online account was not accessible from Amy's personal computer but Amy had just checked the accounts at the office. The roads fund had no changes from last month and the regular account had no major changes. The account holds approximately \$47,000.

Administration

Amy didn't have much to report. The AGM being over freed up more time and she's been working on contacting handy men for the flag poles and vinyl fencing for the Ranch. The handy man that came out most recently seemed very knowledgeable. His quotes were very high but his work is quality work. The flag poles were going to cost \$2,800 and the fence is about \$13,000 to complete. The Board decided both quotes were too high.

Old Business

Beezer's list- Beezer came into the office and shared his new number which Amy passed along to the Board. He has cleared the blackberries necessary behind the pool and off Crockett Road. Tom was able to

install new outdoor office lights and Keeli installed new indoor office lights. Amy can see in the dark it's amazing! There wasn't anything else for Beezer to do other than the vinyl fence. The Board decided to wait until spring to do the fence. Things are starting to freeze and solidify in the ground. The pieces of fencing may need to be moved for security. Amy will continue to get 2 more quotes for the fence incase this project is too much for the Board and Beezer. Tom suggested killing off the blackberry bushes so it is more permanent without the need for maintenance later. Keeli is going to call the landscaping company to ask about clearing that section and the cost. Office bathroom- Tom will still get this done. It was more important for Amy to have outdoor lights and that is what he accomplished.

Pool

The pool has been winterized. Trevor installed the pump and it has lowered the pool water appropriately. Keeli added extra bottles of water floating in the pool to help stop it from freezing. Pool lights in back of pool house will need to be replaced in spring. It has been difficult to see while cleaning the pool at night. The GFI plug in the storage room will also need to be replaced. Tom said he can do this come spring. There's no emergency to these issues.

7:17pm the Board moved into executive session.