

Board of Directors HOA Meeting October 18, 2022

Board members present: Keeli, Adrienne, Nick, Trevor, Tom

Homeowners and others present: Don Prociuk and Amy Ashby

6:32pm Keeli called the meeting to order.

Adrienne made a motion to approve the agenda. Nick seconded.

Nick made a motion to approve the minutes from September. Adrienne seconded.

Treasury

Tom was not on zoom yet so Amy read the reports. \$47,646.38 is in the regular account and \$18,004.25 is in the roads account. No major changes over the past month reported. Business as usual.

Administration

Amy has placed AGM signs on the big bulletin board at the front and on the one at the office next to the drop box. All packets were sent out and no packets have been returned. Some homeowners have been returning their ballots and the Canadian homeowners received theirs in Canada. The website has been updated to include the AGM and Amy made a few small adjustments to give the front page a fresh look. New homeowner information has been updated in the database spreadsheet and emailed out to the board. Homeowner packets have been made and will be available at the AGM too.

Maintenance

Beezer's list- his phone seems to not be working. Amy hasn't heard from him regarding his hours worked and paycheck. The blackberries around the Ranch have been trimmed in some spots. Crocket needs more attention. Flag poles- the Board believes the quote is too high and a handy man can do the work cheaper. Nick agreed to help find a handy man and call around. The poles are 40-60ft tall and 4 need cut down and 1 restrung. Outside lights- Tom will look into it next week. We might need an electrician to figure out the faulty switch in the picnic area. We do not currently have an electrician so we will need to get 3 quotes and decide. Office bathroom- Tom will work on that next week. WRS- Keeli sent a quote of \$1,800 to the Board it was approved and the work will start this week. This includes fixing the cracks in the roads all around the ranch.

Pool

Keeli gave a recap about the pool. The excavation company that came out said it will be a large expense and it may never actually fix the problem. The natural run off of storm water downhill and under the pool is what is causing it to shift and crack on the pool deck. Keeli will put together a "presentation" to talk about at the AGM so homeowners are aware.

Old business

AGM- Nick and Donna will pass out flyers. Amy will make flyers and email the board to approve before printing. Someone needs to find out if the legion has wifi and if so we can do the AGM on zoom. Vinyl fencing- still waiting on an auger. The Board agreed to purchase one and do the work after the rain.

Homeowner concern

The Procuik responded to a letter they received about keeping up their property. Since they live in Canada their mail is delayed so they are requesting an extension to the 30 days to get the work done. The Board approved and said the most important thing is to keep in touch with the Board and let us know the plans.

7:50pm the Board moved into executive session.