

HOA Board Meeting Minutes September 20, 2022

Board members present: Keeli Brady, Adrienne Montoure, Laurie Jordan

Homeowners and others present: Karin Powell, Amy Ashby

Adrienne made a motion to approve the agenda and Laurie seconded. The meeting was called to order by Keeli at 6:33pm. There were no homeowner concerns.

Treasury: Amy read the bank statement on behalf of Tom. The main account has \$52,736.27 and dropped over the month because of the large bill for the tree service and insurance bill. The roads fund has \$18,004.52 and increased slightly as there has been some payments received from past due amounts.

Admin: Amy has been preparing the AGM packet with the help of Laurie. Last year's packet was lost in the computer crash so we've been working off a hard copy but now will have it to recreate for next year. The accountant has been working on papers for our yearly reports but ran into some issues dating back to when our QuickBooks file was corrupted. He will have to rework some of the work that had already been done. The goal is to have the packets ready to copy on Friday and filled over the weekend to be mailed out by Monday. Amy has a list of homeowners addresses and will make sure Canadian homeowners also receive their packets at their Canadian addresses.

Maintenance and Roads: Beezer's list- Laurie asked for Beezer to cut back blackberries on the roads and Amy mentioned the Pool-Barn Road cutting back weeds, blackberries or branches as school traffic creates more use of the road and 2 way traffic sometimes gets tricky. Flag poles- the attorney has said the person who does this work must be licensed and bonded as the work is dangerous. Amy will follow up again with Legacy Tree Service who did the Ranch's tree work. They had seemed to think they could but needed to check it out one more time. Office outdoor lights- it's getting darker sooner and Amy needs lights that work on the outside of the building. Keeli was going to ask Tom or Beezer to look into this. It seems like the fixtures are there just may need new light bulbs. Cracks in the road/WRS- Keeli is going to call WRS and ask them to come survey the entire ranch for damages and cracks and provide a new estimate. The current one for about \$1,200 includes only those sent to them via pictures.

Pool: The pool is closed for the season. Troy the pool deck repair guy the Ranch has used suggested contacting Honcoup Gravel to come survey the pool deck issues. They would be part of the excavation crew and they came to look at the pool. They have lots of concerns. Because there is a hill and lots of water flow they said there may not ever be a solution. The quote to fix it would be between \$85,000-\$100,000 and their company could start working and find that there is no actual solution. He suggested

the Ranch keep patching the decking as this can be done for years and years until the Ranch is able to make a bigger financial commitment. A French drain will not work for an issue this large. It was discussed to maybe some day place the pool in a different location but this would be years down the road and savings from dues would have to occur. Pool will be added to the agenda for the AGM so homeowners are aware of the issue.

Old Business: Vinyl fence- this is on Beezers list to do and we have been waiting to hear from Trevor when the auger will be available to rent. AGM pre- Amy has the packets almost done. We are waiting on the final paperwork from the accountant and the goal will be to mail them out this next week. The board decided that Amy will get some Costco muffins and Keeli will help with the coffee maker so there can be some refreshments at the meeting. Office bathroom- We need to give Tom a deadline to complete, or it will never get done. Adrienne and Laurie agreed to go to Tom's house and find out what can be done.

7:05pm the meeting moved into executive session