

Double R Ranch HOA Board Meeting July 18, 2023

6:30pm Adrienne called the meeting to order

Board members present: Tim Stratton, Tom Gnewuch, Adrienne Montoure

Homeowners and others present: Sandy Stratton, Keeli Brady, Karin and Don Powell, Amy Ashby

Homeowner concerns: Two different homeowners came to the office to talk about speeding. Both homeowners on different days could identify one specific vehicle but it was not just one incident and one vehicle. The biggest concern is that a child will get hurt. The corner of Masterson and Carson is a huge problem with people flying around the corner. Amy explained to the homeowners that solutions have been looked into several times but the cost is the hesitation. Speeding cameras with radar and license plate ID are extremely expensive (\$18,000 and up after a quick google search). The homeowner suggested stop signs and this idea was given to the Board. The Board agreed to have stop signs placed at the corner of Carson and Masterson both ways. No other homeowner concerns at this time.

Treasury: The bank account records were read by Tom. Road funds has \$20,804.52 and the main account has \$70,868.54. Tom stated this isn't bad for this time of year. A recent payment towards the roads assessment was transferred from the main account into the Roads which accounts for the increase in that account. The Board is beginning to discuss what to do with the Roads funds money as there is not a great need nor any roads to be added anymore.

Administration: Amy has sent out letters informing homeowners of the Association Enforcement Agent hired by the Board to handle complaints and violations. The workload this entails is too heavy for the Board to carry as volunteers. The property management companies the Board has been meeting with are too expensive for the dues/funds available at the Ranch so this agent was a good fit to help meet the needs. The letters will explain more detail. Board members were given papers with his contact info in the event a homeowner shows up on their property they can provide them with contact information and direct them to the person in charge of processing violation notices. The Board has asked that people don't come to their private residence to discuss these matters. Amy cancelled the stamps subscription that was set up previous to her employment and will visit the post office for any mailing needs. It was not worth the \$20 a month to access stamps.com. Amy reached out to the insurance agent to review policy on play equipment. The swings broke and the Board asked Amy to find a replacement but wondered about what it could be replaced with. The insurance agent explained that if we are simply replacing the swings there's no need to change anything. If a larger play structure was added it would need to be noted and the insurance agent would question more things regarding the safety of the unit and those who use it. At this time the Board asked Amy to keep chugging away at finding a comparable swing set and someone licensed and bonded to install it. Amy ran into a handy man service van while

shopping in town and contacted him. He is going to come visit the Ranch to discuss the swing set and the pool project too.

Maintenance and Roads: Roads- Adrienne asked Amy to contact WRS and have them fix a crack that is on Cody Road and wondered if there were any others? Beezer's list- Blackberries, behind the pool fence cut back and fixing the women's restroom sink (broken from homeowner's young guests being in appropriate) have all been completed. The vinyl fence needs to get done. The Board didn't think the Ranch had an auger. Amy will look into renting one and nailing down a date for Nick and Beezer to do the fence. The current vinyl fence needs washed but cannot pressure wash because of lack of access to water. Keeli said she use to do it with a 5 gallon bucket and a big broom brush. It should take 4-5 hours to wash the front side of the fence. The Board agreed that Beezer needs to come to Board meeting so he can report work and hear what's next. There was concern about not getting enough done while this weather is nice. Amy will let Beezer know. The Board agreed that if work cannot be completed on time Amy will need to post a job listing looking for a new person. Blackberries were done on the corner of Crockett and Masterson but need to be done by the homeowner. Beezer will be responsible for the blackberries if the homeowner does not and the homeowner will be charged. Amy will find out who owns 11A and make sure work is done on that property to be kept up as well.

Pool: Amy is working with various companies to come look at the pool and provide input. One company wanted \$100 for the trip to the Ranch and share experience. He agreed to come the 3rd week in July but when Amy asked for a date he has not replied. Another company is south of Seattle and because of travel requires a \$300 fee. The Board has not approved this yet. The handy man van Amy spotted while out shopping did say he would come look at the pool just needed to finish up some bids in the next couple weeks. A company in Lynden has seen photos and videos of the condition of the pool and the tech remembers the Ranch from years ago when someone else reached out to them for a bid. Amy has not heard back from them about visiting the Ranch to assess the project yet either. Amy will continue to work on this as options will need to be presented at the AGM for homeowners to vote on.

Old Business: Vinyl fencing- Amy will work with Nick and Beezer to pick a date to work on that project. PSE light- Rosemary was working with a contact at PSE to find out if it was possible to install a new pole at the entrance and the Board has not heard back. Tom will follow up with the light and see what can be done. Security company- Last Board meeting the Board approved Guardian Security's proposal from the 3 Amy collected. Amy followed up with Guardian Security and at this point the company is saying they cannot promise that they will be able to take over the cameras. The first proposal the Board approved is no longer accurate and the Rep asked Amy for the Ranch's budget. That was a hard question to answer as this is not budgeted but is a necessary expense. It will have to wait until the Board meets to discuss the budget for the upcoming year. Keeli suggested a smaller unmanned company like Ring. The Board will explore this topic later.

New Business: Water heater- When Gary's plumbing was here to unclog the showers/toilets and reopen the pool it was discovered that the water heaters for the bathrooms and showers at the pool house were

outdated and not functioning correctly. They were doing the job for now but will need to be replaced as they are from the early 1990's. Tom has experience with this and suggested a couple options. Trevor also has experience and Amy will reach out to him to see if he would be interested in installing one. Keeli mentioned Lynden Sheet Metal and Barron heating as options as well. Amy will follow up with options and provide the Board information. Swing set- as mentioned before the swing set broke. Amy found wooden and metal replacements with 2-4 swings ranging from \$1,500- \$2,500 which was higher than expected. Amy was asked to keep finding options and figure out pricing for the Board to approve. It was acknowledged that the swing sets although a small project are an important part of the Ranch and kids do love them. Enforcement agent- also mentioned previously under Administration. The Board has hired an enforcement agent to help manage complaints and violations. Homeowners will be receiving letters shortly with more information.

The Board moved into executive session at 7:50pm