

Double R Ranch HOA 2024 Annual General Meeting

Board members present: Tom Gnuewch, Laurie Jordan, Nick Jordan, Tim Stratton, Sandy Stratton, Bob Jones, Jen Lysen (Eric Lysen not present).

Homeowners and others present: See attached sign in sheet for homeowner attendance.

9:16 Laurie called the Meeting to order

Amy provided notice sent out to homeowners in packet

32 Homeowner/households currently in attendance, 25 absentee ballots previously received and on file.

We reached a quorum which was confirmed by Sandy Stratton Member at large.

Laurie asked the Board to introduce themselves. One by one each member introduced themselves to the homeowners.

Approval of agenda: Laurie makes a motion to approve the agenda. Approved no one opposed.

Approval of minutes: Laurie makes motion to approve minutes. Approved no one opposed.

Tom read the treasury report. There is \$28,000 in the bank account in general funds. There are still quarterly taxes to come out still and monthly common expenses. Tom announced financial information is available and copies can be obtained at the office. A homeowner asked about a Roads account. We still have it about \$15,000 and use that to maintain the roads.

Laurie gave the presidential report and mentioned all the good things that have been happening around the Ranch this past year.

- New swing set
- Several repairs to pool and moved repairs inhouse to save money
- Pool assessment to determine exactly what is needed. Amy worked very hard to find the information we were provided
- Moved landscaping in house to save money
- Fixed the tractor and lawn mower to be able to maintain
- Clean up day- dump service came in to take a way tons of garbage
- Tree work done in common areas- dead and dangerous in common area and away from power outages
- Reserve study- legally required
- CJ- enforcement agent who sends violations, he provided a buffer between angry homeowners and the board and office staff. Way less enforcement letters sent out this year from last.
- Several new homeowners joined the Ranch this year.
- Snow plow will be purchased this year to maintain the Ranch inhouse for more timely service.

New Business:

Pool- The Board had the pool evaluated and an assessment completed by NW Hot Tubs. The company who did the assessment came to a Board meeting and presented for almost 3 hours. There was and is a significant amount of information that was provided. It is inevitable that something needs to be done with the pool. They

provided a couple options which are on the Ballot. Option 1- fix and repair the pool at the current size and shape it is. Option 2- fix and repair a smaller sized pool within the footprint of the current pool shrinking it down to 20'x40'. We've not done extensive quotes on the option to fill it in. We do not know what the EPA will require us to do. In order to pay for repairs to the pool homeowners would get assessed about \$2,800 over the next year. When that money runs out the Ranch can go to the bank and get a loan for the rest. Filling the pool in does not give us the option for a loan and would be about \$1,800 per homeowner. Homeowner question- what would the loan be. The numbers can be overwhelming without knowing the details. There are too many factors with terms of the loan and variables within the quote to provide a solid answer.

Homeowner concerns: A couple homeowners spoke about the concern of the cost of the assessment and some not being able to afford it. There is concern about the long term maintenance costs but the Board presented the information that it will actually go down without having to do repairs or the start up costs to clean (chemicals and labor). Chemical costs- aren't the biggest part of the budget, and the most goes to the startup costs. Keeping the pool will increase the property value. Homeowner concerns about nailing down to the penny on contacts but that will never happen. Homeowner spoke about professional experience in the field of providing quotes and stated you'll never get a company to give you a quote to the penny. The Board encourages everyone to come to monthly meetings so we aren't repeating the same questions and concerns over and over. There was notice that the Board made a resolution regarding rental fee and employee rates charged to homeowners and it will go up to match current rates. The specific resolution will be mailed with invoices for the year 2025.

Amy Ashby, Sandy Stratton, Laurie Jordan and randomly selected Sue Davenport stepped aside to count and validate votes. Homeowners who were not current on their dues as of Oct 15th were not able to vote. Names were checked off a master list to eliminate the chance of double voting. The vote was very close.

Homeowners mingled and some left during this time. After the votes were tallied an announcement was made about the pool. It was determined to fix and repair the pool at the current shape and size. Homeowners erupted in applause and cheers.

Bob Jones made a motion to adjourn at 10:51 am and Anthony Moore seconded.