

Jan 18, 2022 Board Meeting

Board present: Keeli Brady, Adrienne Montoure, Trevor Goodman, Laurie Jordan, Tom Gnewuch, Nick Jordan, Jason Vongs

Homeowners/others present: Karin Powell, Sandy Stratton, Amy Ashby

Keeli called meeting to order 6:31pm

No agenda from December but approve from November. Tom motions to approve and Jason seconds.

No minutes from December but approve from November. Jason motions to approve and Adrienne seconds.

Homeowner concerns:

None presented

Treasury:

Bank statements read by Amy since our meeting was on zoom. Tom hadn't received statements yet. Balance was \$22,698.86 in general funds.

Admin:

Quick books has been cleaned up. The accountant and Amy worked together to clean up bad debt that was untraceable prior to 2020. Homeowner invoices have been sent and Amy is starting to hear back from homeowners. Amy worked with at title company, QuickBooks records and the assessor's office website to gather information and create a homeowner list. The HOA now has an excel document with the most up to date information.

Maintenance:

Nick feels likes snow plowing is too expensive and parts of the ranch could receive a second go over but not all and we shouldn't be charged in full. Parts of the ranch are worse than others as far as how the snow falls and weather hits. Keeli explained how flexible Evergreen company is and is willing to discuss this with Zack. She explained they are the cheapest company in the county. Keeli does need board approval each time they want to have the roads plowed as this is a \$1,500 each time. Amy will create a group text for board members to use during more emergent situations such as this to make decisions.

Board discussed hiring a maintenance person with minimum hours possibly just for the winter months possibly back up to pool maintenance later in the summer. Board members will send list of job duties they'd like to see accomplished and board will discuss hours and pay.

Bathroom: Will discuss possible upgrades to fix things that are broken. Nick and Trevor will help with replacing the toilet as recommended by the plumber.

Pool: Need to get on the calendar to get repairs done before its time to open. Keeli and Trevor are working on contacting past contractor to get quotes.

Old Maintenance:

Moveable speed sign Adrienne presented information via email with quote. Tom feels like it was too expensive. The speed sign will keep track of problem areas i.e. how many speeders come thru an area. Amy will create a letter to send to homeowners explaining the alternative will increase dues.

New Business:

Construction application spreadsheet was reviewed with a couple homeowners requests still pending. It was determined that after 14 days Amy will send text to the board when not heard from. It is up to the homeowner to submit the request and respond with any additional information.

The board went into executive session at 7:40pm

Double R Ranch HOA Board Meeting Minutes February 15, 2022

Board members present: Adrienne Montoure, Keeli Brady, Trevor Goodman, Jason Vongs, Tom Gnewuch, Nick Jordan, Laurie Jordan

Others present: Caroline Applebee, Rosemary Green, Dan Prociuk, Amy Ashby

Keeli called the meeting to order at 6:31pm

Adrienne made a motion to approve the agenda. Trevor second.

Adrienne made a motion to approve the minutes. Jason second.

Treasury:

Main account: \$36,080.62 and Road Funds: \$22,319.36.

Bank statements read by Amy as Tom was on zoom and without paperwork.

Administration:

Not much to report. Amy has been keeping quick books up to date. Homeowners are responding to invoices sent. We have only had one address returned. Amy asked for verification of our website billing as many companies look to be sending spam bills to change our server. Adrienne was able to confirm the bill sent was not legitimate.

Maintenance and Roads:

The board is still exploring ideas about hiring a maintenance person for very part time work. Adrienne was able to provide a list of duties and emailed the board. There's a need to help with potholes in gravel for the busses and other traffic near the office building. The Blaine bus garage has already contacted the office with complaints. Trevor filled the potholes with gravel for now but will need upkeep. There are some funds in the budget for maintenance but not specifically connected to a person. Amy contacted PSE about the flashing light near the mailboxes, but the board now thinks it is a ranch light pole not PSE. Amy will keep the board updated about what they find. Tom agreed to fix the light if it is the ranch's property.

Pool:

Keeli presented the board with an estimate from the Washboy Pressure Washing company. The pool deck needs repaired before it can open for the season. Parts of the repairs can start now. The estimate includes removing failing grout, pressure clean the entire pool deck and clean the fence around the pool, grout all cracks and reseal entire pool deck. A grand total for this is \$6,385.68. The board approved this amount to be spent on this project and agreed to move forward with the repairs since the health department is requiring this prior to opening. The pool has always been serviced by Brent and many repairs have already been done previous years. Lynden sheet metal is scheduled to come clean and fire up the furnace prior to opening.

Old Business:

None

New Business:

Pool bathroom upgrades will be placed on hold until the pool deck is repaired. Adrienne will look into the cost of simple upgrades and fixing things like the paper towel dispensers that don't work. The board decided to move the topic of communication to executive session as it pertained to only the board members. It was determined that a 3rd signer was needed on the bank account to help expedite signing checks and paying bills. Nick Jordan agreed to be a signer. He is only able to go to the bank Saturday and will do so this coming weekend to get his name added.

The board moved into executive session at 7:15pm.

Board of Directors Meeting Minutes March 15, 2022

Board members present: Adrienne, Trevor, Keeli, Tom, and Nick on zoom

Others present: Caroline Applebee, Rosemary Green, Sandy Stratton, Sue Davenport, David Mireault, Amy Ashby

Keeli called the meeting to order at 6:32pm

Agenda: Trevor made a motion to approve, Tom seconded

Minutes: Adrienne made a motion to approve, Trevor seconded

Homeowner concerns:

It has previously been brought to the board's attention that a grey truck with trailer has been speeding excessively speeding thru the neighborhood. Amy will send letters to homeowners and/or their guests to remind them speeding is not allowed in the ranch.

Treasure:

\$25,119.36 in the road account and \$58,645.29 in the regular account

Administration:

Our website will automatically renew in April with the card on file. Amy will make sure it is the office card and not Adrienne's who set it up personally from the beginning. A homeowner has concerns about dangerous trees in the common area that may fall on his property. Kendall's tree service is no longer. They recommended their climber who started his own business. Legacy Tree Care came and gave a quote of \$2,448 and the board would like Amy to gather other quotes to find the best price. Ken's tree service did work previously so Amy will follow up with them. Homeowners have been great about sending in their contact information as they are paying dues. We added 40 new emails to the list. Homeowners have not been so great responding to the emails about their plans to pay their dues. Amy spent a short amount of time in QuickBooks looking at the history on accounts to determine a pattern of payments and can guess how this year will look. If there's any questions Amy will contact the homeowner directly probably by mail if not email. Tracy has been helping Amy reconcile records in QuickBooks. Both are happy to report that from September 2021 to December 2021 records are matching up and looking great. Uline order came in for bathroom supplies. It was super easy to order and on time deliver however shipping was a higher price, but Amy feels it was worth it. The board agreed it was alright to order from them in the future. Birch Bay Water and Sewer needed verbal confirmation that we understood the credit applied to the account was only able to be applied once

every three years. Amy took care of this as she understood the history of our “leak” that ended up not being a leak during the freeze. Tom discussed the problem with BBWS about our running toilet and show them we fixed it which allowed the credit to take place. The bill will not be over \$300, and they will be mailing a new bill soon.

Maintenance and Roads:

Caroline’s uncle Beezer is interested in the maintenance job. The board agreed it would be about 5 hours per week. Things such as picking up branches in the common area, picking up trash, painting common areas if needed, blackberry control, pressure washing, and various jobs would be assigned. Keeli agreed to be the point person to provide lists to the maintenance person. The light pole at the entrance of the ranch is still flashing. Keeli agreed to help Tom on the weekend to fix it. Potholes on pool and barn road are still present. Lots was discussed about fixing these and Keeli volunteered to call WRS and get a quote for repairs. There was talk about building a French drain to help redirect the flow of water on the road that was also contributing to the potholes and erosion. The busses from Ferndale and Blaine use the parking lot as a place to drop off students. They have complained about the potholes in the past, but they are also part of the cause. The board agreed to see if WRS could fix this but if the cost was too high, they would figure out an alternative.

Pool:

Pool deck has had cracks cleaned out, pool stairs have been removed and everything is on track to have met health department requirements established last year. The pool deck repairs will be finalized once there is dryer weather. They can not do the rest of the work in the rain. The board has mentioned allowing ranch employees and their immediate family to have access to the pool. They have asked that Amy look into the bylaws with the attorney and see what needs to be changed to allow this. The board approved that Amy and her children should be allowed to use the pool. Amy expressed she would follow all rules applied.

Old Business:

Nick has gathered supplies to start work in the pool house bathrooms. The paint is ready but the bathrooms need to be pressure washed first along with the walls and ceilings. Adrienne volunteered to work on this on Friday.

New business:

Adrienne has been working with the county and the department of ecology to locate or create a topographical map of the area. This map does not actually exist and the lady who’s job it is, is the only person doing her job. It will take some time for information to be gathered and processed. The county is going to be able to help with recommendations for flooding issues. After walking around the ranch the county worker pointed out the numerous ditches that needed work. There are companies who can

come out and blast the pipes and drains clear but Adrienne mentioned in years past the office manager would send out notices to homeowners to clean their ditches. It is in the rules of the ranch for homeowners to properly maintain ditches. Amy will be sending out letters soon with information to all homeowners. Some ditches need dug deeper and some need cleaned out. Amy will provide a checklist for homeowners to complete. If the work is not done by homeowners or cannot be done by homeowners there are options for the homeowners to hire help to complete this task. All homeowners should remember to call before you dig!

The board moved to executive session at 7:44pm

Double R Ranch HOA Board Meeting April 19, 2022

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

Others present: Amy Ashby, Sandy Stratton, Rosemary Green

Keeli called the meeting to order at 6:30pm.

Trevor made a motion to approve the agenda. Tom seconded.

Tom made a motion to approve the minutes. Trevor seconded.

Treasury:

Main account: \$70,670.14

Road account: \$25,119.36

The board noted this was the most money our account has had for a while. It shows homeowners are paying their dues.

Administration:

Our QuickBooks computer crashed but the new one is doing amazingly well. Amy was able to remove Cathy's name from QuickBooks and add her own so that she can receive technical support when needed. QuickBooks had been giving her some problems, but with this access it will all get sorted out. Homeowners are responding well to letters sent out regarding dues still owed.

Maintenance and Roads:

WRS gave a quote to repair potholes on Pool and Barn Road. It will be a little over \$11,000 to grade the road, add gravel and level out the drainage "wet swampy area" on the walkway to the office. Tom asked about adding a French drain along the side of the gravel roadway. Keeli was going to look into this. A sign is up at the front bulletin board informing homeowners it is time to clean out ditches. There is verbiage in the CC&R's to discuss homeowners responsibility to maintain their property and this includes ditches to help with natural water run off and flow. Amy will also be sending an email to all homeowners.

Pool:

Security solutions informed Amy there is not a portable key fob reader to allow the office to activate key fobs at the desk. Currently homeowners would have to reactivate their key card using the box outside the restrooms. To make it more accessible for homeowners it was suggested that Amy pick a day to be downstairs and have homeowners come to activate their key card during a selected time. Amy will plan this and inform the homeowners appropriately. The deck repair is in progress. They will be out the 1st week of May to finish up. Keeli is taking the lead to make sure this gets done and will continue to stay in touch with the company to confirm solid dates to be completed. The board voted and all agreed that employees and their families can use the pool for \$50 per season fee. The board also voted and approved Amy be given a \$50 bonus for summer as she will be dealing with more homeowner concerns and traffic at the office. Adrienne made the motion to award the bonus and all board members approved. The ranch needs a pool employee for the upcoming season. The hours are 8:30-9:30 am and 8:30-10pm. They are slightly flexible but need someone to open and close the pool. They'll need to also vacuum the pool once a week and test water twice a day. Pay is \$15 per hour and can be split among people to accommodate needs. Amy will post the job listing on social media and email the homeowners.

Old business:

Bathroom update- Need to have walls painted at minimum to install toilet paper and paper towel fixtures for use. Keeli committed to doing this project in the women's restroom and Adrienne said she would do the men's restroom the following weekend.

New business:

Trees in the common areas are dangerous. The last windstorm took one down by Adrienne's house. A few different homeowners had also notified the office with concerns. There was discussion about having all common areas surveyed or just the specific homeowners that asked. There is not a set amount established in the budget currently and the entire ranch survey may be too costly. This may be something to discuss in next years budget. Tree companies have been hard to get ahold of. Amy has called 5 and only one responded. It was suggested to call other HOA's to ask about who they use for tree service. Leased lots were discussed as the county has contacted the office asking what lots are still leased. Amy was able to find a very old file but unsure what information was still pertinent. Amy had

sent over the information our lawyer had to the county and they have not contacted her since. The board believes there is only one leased lot left at this time and that is lot 96.

7:25pm the board went into executive session.

HOA Board of Directors Meeting Minutes May 17, 2022

Keeli called the meeting to order at 6:32pm.

Homeowners present: Keeli Brady, Adrienne Montoure, Tom Gnewuch, Nick Jordan, Laurie Jordan, Vicki Farrell, Caroline Applebee, Sandy Stratton, Rosemary Grooms

Others: Amy Ashby

Agenda: Tom made a motion to approve Adrienne seconded once "potholes" were removed.

Minutes: Tom made a motion to approve Adrienne seconded.

Homeowner concerns: It came to the attention of the board that a homeowner had been harassing a neighbor, their guests and dogs. The board has asked Amy to ask our attorney what can be done about this matter as it has escalated to something serious.

Pool company report: The company who had planned on attending was not able to. Keeli did her best to report what they had explained to her. The board hired a company called "wash boy" to work on the pool deck cracks and necessary repairs the health department had required before opening the pool. This company stopped their work as they realized what they could do is only put a band aid on a more serious issue. The water run off from the hill/grassy area was causing the pool deck to shift and crack. The ground below is always moving due to the flow of water in the soil. Wash boys said they could complete their work and charge the original price, but it would only make it pretty for awhile before needing more serious repairs. The board voted and agreed to stop work on the pool deck. The work that was done will pass the county requirements for opening the pool it just isn't "pretty." The board agreed this will need to be discussed further at the annual meeting.

Treasury: Tom read the bank statements. Regular account \$73,631.64 and Road funds \$27,919.36. There was an increase in road funds because a settlement from a past due account came in and was placed in the road funds account appropriately.

Administration: Amy reported that QuickBooks was once again up to date after the crash. Security solutions had called to say our system for the cameras needs an update and it required a 2-hour appointment to work on the computer. Amy got that scheduled and will be done this month.

Maintenance and Roads: Tree companies have all come and with Adrienne's help they've identified the problem trees in the ranch. One tree company was an arborist and gave very detailed information about removing trees properly. The 3 companies were significantly different in pricing. The board will review bids and ask questions within one week and decide within two weeks. Amy will forward the information to the board.

Pool: Deck repair mentioned prior. For now, the pool will be able to open as is and further repairs will need to be discussed later. We still need a pool maintenance employee. They must be 18 years old to handle chemicals, but a teenager is able to do the other parts of the job. This was confirmed by the health department. Amy will put the word out again on social media and email homeowners.

Old Business: The pool bathrooms are almost done. The paint has been applied to the walls and ceiling. Needs more work on the floor and metal stall doors. Beezer will be helping with this work.

New Business: Vinyl fencing around the pasture- the homeowner using the pasture for her horse asked the ranch to purchase vinyl fencing to complete the fence. Currently there are metal posts and wire, and her horse was able to escape. Amy will look into the cost and ask the attorney who is responsible for this.

The board moved to executive session at 8:18pm.

Double R Ranch HOA Board Meeting Minutes June 21, 2022

Board members present: Adrienne Montoure, Keeli Brady, Trevor Goodman, Tom Gnueweck, Nick and Laurie Jordan Homeowners and others present: Heather Hill, Sandy Stratton, Amy Ashby Keeli called the meeting to order at 6:31pm Homeowner concerns: Heather Hill presented her case regarding her financial situation and the board made a decision regarding a payment plan. More detail discussed in executive session.

Treasury: Tom read the bank statement. \$27,919.36 in the road fund and \$75,616.23 in the regular fund.

Admin: The homeowner with the horse had asked if the Ranch could purchase and install more fencing on the office/pool side of the pasture area. The horse has been able to get out. After checking with the attorney, it was found to be the Ranch's responsibility to fence the area properly. Amy presented the cost of supplies from Home Depot. They sell the vinyl ranch fencing in kits and its more cost effective to purchase a kit with more than needed fencing to store in the barn for later. It would cost about \$3,200 to purchase supplies and Beezer has said he would install it. Amy will follow up with a couple local places to make sure there's not a better option.

Maintenance: Beezer has washed the recreation area, worked on cleaning out the side of the barn and will keep putting garbage cans to the side of the road or do dump run if necessary. The maintenance needs are to weed whack inside of pool fence, weed whack berry bushes on Pool/Bard Road and Crockett and Masterson Rd as well as across from pond by Keeli's. Tom will look at the weed wacker to see if theres a head for blackberries.

Pool: Pool keys- homeowners have been slowly coming to reactivate their key cards. There is now a pool cleaning schedule and there are 3 employees hired to share the workload. The schedule is posted in the pump house. Keeli presented information about a new pool vacuum. The old one is just old and takes too much time to use. It is not effective. Brent our pool expert recommended one called the Dolphin. The board voted to purchase the \$849 option. It will work with our size pool and can clean 1,100 square feet in a couple hours. It's like a rumba but for the pool. Keeli made a motion to purchase, and Laurie seconded. Everyone was in favor.

Old Business: Bathroom upgrades are done. Amy will follow up with the plumber to find out if the shower and toilet leaks were fixed. There will need to be some touch up painting done at the end of the season, but it will require no one to walk on it for a while. Tree quotes have been reviewed by the board. Legacy quote was reviewed, and Adrienne was torn between them and the arborist. The arborist is out of the price range but was extremely knowledgeable. Adrienne made a motion to hire Legacy Tree. Trevor seconded. Keeli, Trevor, Tom, and Laurie were in favor.

The Board moved to executive session at 8:08pm

July 19th 2022 HOA Board Meeting Minutes

6:38pm Called the meeting to order

Homeowners and others: Caroline Applebee, Rosemary Green, Amy Ashby

Board Members: Tom Gnewuch, Trevor , Adrienne Monture

Agenda: Tom approved Trevor Seconded

Minutes: Tom approved Trevor Seconded

John Lind may be moving his shop. Amy will send John Lind a letter- where is he moving the shop what was he permitted to do with it, what's going on. Remind him of deposit for roads.

Homeowner concerns about people speeding excessively. The homeowners warn them they will be caught and turned in. Many people coming in and asking if they want to sell their homes.

Treasury: Road: \$27,919.36 Regular: \$72,755.49

Administration: Amy met the new accountant Christine today. Taxes are paid for this quarter. Amy invoiced for the pool fee and with next paycheck this month it will be paid.

Maintenance:

Beezer's List- Need weeds right behind pool fence needs cleared 4-5ft immediately. White vinyl fencing will be ordered, and Beezer will install. Need to continue keeping blackberries off roads. Flag poles: Need to dig up cement, cut with saws all and then refill hole after cement dug out. Tom and Trevor will assess if flag poles are in one slab of concrete if they are they'll need to replan. If they are individual concrete slabs Tom and Trevor will be able to pull out with a tractor. They will let us know next steps by end of the week. Office repairs- Desperately need blinds in the office with the heat and sun. Adrienne suggested amazon shopping with blinds that can pull/roll not venetian blinds. Tom says he will move forward with the toilet and work on plumbing. Trees- Adrienne has said they were professional and fast they did a great job. Amy saw them working in the common areas near the office but unsure how long they were here. They will be scheduling more time to complete the job.

Pool: Signs- the are hung on the fence that state trespassers will be prosecuted. Pool hour signs are also posted all over. POOL HOURS 9am-9pm. Homeowners are graciously working on the pool to open and close the pool and need time to clean the pool and bathrooms. There were trespassers caught on camera. Teenagers being stupid and messing around with the pool chairs. Amy will send an email regarding pool hour reminders.

The pool deck is going to need repair but it will need to be discussed at the AGM. Contact for pool deck repair is Thewashboy.com pioneerpride@frontier.com Troy- Amy will follow up with 9448 Sumas Rd

Sumas, Wa 360-815-5180. Need to set up a time with the board to explain to the board how to fix the pool. Give us the options for the AGM. If he doesn't know direct us to someone who can.

Old Business:

Vinyl fencing- Amy confirmed with Beezer that the area needing replaced is 330 ft the entire length but only 204 feet up to the brier. Home Depot has a 320 ft kit for \$3,485.73. The board approved to move forward and purchase this. Trevor will be able to pick up in his truck. It's about a month out ordering/shipping/ship to store in Bellingham. Amy will order this.

New Business: Amy's hours. Will discuss in executive session.

Board of Directors HOA Meeting August 16, 2022

Board members present: Keeli, Tom, Trevor, Nick

Homeowners and others present: Rosemary Green, Sandy Stratton, Amy Ashby

6:31pm Keeli called the meeting to order.

Treasury

\$66,933.24 in regular account and \$15,204.52 in roads account

Administrative

Amy mailed letters to homeowners regarding dues that are past due and they are responsive. A doorbell for the office was ordered that will be placed at the end of the stairs. It's automatic/motion sensor and will give Amy a heads up when someone is coming up the stairs. A fire escape ladder was also ordered. The budget is being updated and working with the bookkeeper to keep things flowing nicely on QuickBooks and on a chart at a glance. Amy is starting to get things prepared for the AGM.

Maintenance

Beezer's list- Weedwhacker needs to be replaced. Weeds behind the pool fence need to be done ASAP. The weedwhacker will need an attachment to get the blackberries under control. Flag poles- The concrete is all the way around the poles. The plan is to cut it down 5ft from the top. Keeli called some

companies but all are south of Whatcom county. The board thought about tree cutting services and sign companies. Amy will call different companies to see who can do this work. Bathroom- This project needs to start upstairs ASAP.

Pool

Pool deck- Keeli will try and get a hold of Troy and find out what company used to replace the pool deck of a 50,000 pool.

Old Business

Vinyl fencing- The fence is not here. Amy will call and find out where it is. Amy will ask them to redirect the shipment and let the board know when and where. Adrienne or Tom can receive it since Keeli will be out of town. Amy's hours- Amy was given more hours per week to help with increase amount of work needed. Things have been getting "caught up" for over a year and it's been a lot of time spent without ever actually getting caught up.

New Business

Trevors topic- Trevor and his neighbor have a common area between them that floods. They want to put in a French drain and bring the water flow out to the ditch. The neighbor is license and bonded and willing to be hired. Trevor has asked the board to purchase the river rock. He will call around and get quotes and let the board know.

7:31pm the Board moved into Executive session

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 fun 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

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.

Double R Ranch Annual General Meeting November 5, 2022

Keeli Brady called the meeting to order 9:06am

Quorum was not met we have 33 in person and online and need 42. Can set a time limit to wait for homeowners to show up or continue. Voted to continue.

There are no motions to be made, no voting, and the budget automatically passes according to bylaws.

Funds: \$18,004.52 in Road account \$47, 646.38 General fund

Keeli asked for budget questions. Sue asked if we still have a roads fund and yes, we do. Keeli's

President Report: Purchased vinyl fencing to complete rest of pasture field. Horse got out a few times. Attorney said it is our responsibility to replace and fix it. Nick and Beezer to complete this project before the ground freezes. Evergreen landscaping continues April to October does the main common area. Snow removal will come again this year. Hopefully there will not be a salt shortage this year. Adrienne took charge of tree removal in common areas and had a company come out and took down the dangerous ones. Purchased a new pool vacuum for the pool. Purchased a new pressure washer. The bathrooms were upgraded cleaning and painting. We trained many people to run the pool and keep it

open. We rallied a bunch of people to help. Carella, Laurel, Amy, Stephanie when she could all helped keep the pool open. Carella did most of it and was amazing. The office had some upgrades done. We got some blinds and computers crashed so we purchased new computers one by one. Homeowners reached out about roads cracking. We knew that the roads would need to be repaired so we called WRS to come repair. If you see anything contact the office and send pictures so they can be repaired. Purchased a new printer. Will be purchasing new light bulbs as they are burnt out. WRS did road repairs to the pool barn road to fill the potholes and resurface. The painting of lines was done for free for us as good customers. The flag poles are still a work in process. Attorney told us person who is licensed and bonded needs to cut down the flag poles. Homeowners contact the office if you know any handyman. A new reader board for homeowners to be able to post information. Keeli's husband in the process of creating a new one.

Pool: The pool deck is constantly repaired each year. Honcoup gravel came out and did an assessment of the whole area. The pool was built on a hill, its constant moisture and the subgrade was put in wrong. The water gets in under the pool, it moves and cracks the decking. Estimated \$110,000 plus to fix and it's not promised to fix the problem. Lots of different companies would need to be involved including a general manager to coordinate the moving parts. They don't know if its fixable because of the location. They could try and fix it and be \$40,000 plus in and find out it can't be fixed. This is why we keep fixing the pool deck each year. Each year its \$3,000-\$6,000 to repair the pool deck. We could put the pool and a new pool fund on the voting for next year. Homeowners be aware that kids must not pick at the pool deck and take pieces out of the cracks and do not close windows. Someone closed the windows in the pumphouse this year and it cost thousands of dollars to fix it. The heater needs to be repaired still it will come out of next years budget. The whole pump house probably needs to be repaired. Homeowners: How much does it cost to repair it? How much does it cost to build a new pool?

Homeowners introduced themselves and present concerns or problems Community gatherings/Community building: Tom suggested we have a community gatherings and picnics in the summer. Amy will put on the list of things to do in springtime. Donna suggested community clean up day and include being able to give away things they don't need anymore. Bob Jones would like to see more family friendly area at the common areas like playground or build a building to be able to hold parties and even rent out. Playground equipment is very expensive to install. We can put this on next years AGM. Our HOA dues are very low considering we have a pool. The bridal trail for horses has been covered over by the blackberries. Want to turn them into a bike trail. Blackberries/Roads/Ditch: Maintenance of blackberries in front of homeowner's property is the responsibility of the homeowner. This is part of ditch maintenance. If you see concerns, contact the office and the board can send letters. The Board will give the homeowners time to get it cleaned up and if they don't then the maintenance person will do the work and charge the homeowner. Snow: Snow removal concerns about snow removal company not getting the full ranch. Legally homeowners cannot just jump on a tractor to remove snow. If there's concerns send the office an email and the Board members can run some salt and sand around the ranch on their quads. Each time they come out and do the ranch it is \$1,500 each time and that is cheap. It is a 1" trigger. Keeli said just for the hills is was \$700 an hour for the last company.

Meeting was adjourned at 10:10am