

## **Double R Ranch Monthly Board Meeting March 18, 2025 Meeting Minutes**

Board Members present: Laurie and Nick Jordan, Tom Gnewuch, Sandy Stratton, Jenn and Eric Lysen, Bob Jones

Homeowners and others present: Monique Reeder and Dyllan Vavra and Amy Ashby

6:37pm- Laurie called the meeting to order.

Agenda- Nick made a motion to approve and Eric seconded.

Minutes- Nick made a motion to approve and Eric seconded.

Homeowner concerns. No concerns at this time. Homeowners had joined just to check things out and see what was going on.

Treasury report: Tom was on zoom so Amy read report. The Roads account has \$16,847.14 and the main account has \$68,735.07.

Admin: Amy followed up with Texas Roadhouse and found out there are several fundraising options for homeowners. Amy will send an email to homeowners providing information. There are some issues with quickbooks and it is affecting the taxes in a small way. The accountant would like to have the bookkeeper look deeper into quickbooks. This issue surpasses basic knowledge. It would require 3-4 hours of time. Jenn offered to help Amy and sit down next office day to dig deeper into quickbooks. If Jenn can't help figure it out then the bookkeeper will need to explore more.

Maintenance and Roads: Blackberries are starting to grow and can start to get cut back. Landscaping- the common area needs prepped for mowing. The excavation company came to discuss the work that can be done to help with water problems. It will be a large project that the Ranch does not have money for right now. Amy will get 3 bids on this project when the time comes. The company recommended renting a roller to flatten out the bumps of the common area- it will take care of most issues without the work of making repairs.

Pool: Payments- a homeowner responded to the email about the pool update and suggested we look into other banks. He provided a couple options of banks that are specific to HOA. The Board would like Amy to follow up with these options. Contract with NW Hot Tubs- needs signed and check sent to them.

Old business: Snow plow- insurance on Jon's truck will be cancelled 3/31/25. Cameras will be installed 3/27/25. 2026 Budget prep work- Amy needs to make it easier to read on the Board to "approve" but only in the sense of sending to the bank for a loan not for approving for the 2026 year and 2025 AGM.

New business: Homeowners have been in contact with the office about speeding and trash around the Ranch. The Board discussed putting up more speed limit signs but they want metal posts so the wood doesn't rot and keep replacing. Orange flags can be added to the speed limit signs. Amy will

send email to homeowners about speeding. Same thing about trash and ditches. Clean up day- It was decided that May 17th 10-3pm will be clean up day followed by a BBQ potluck at 5. Nick will BBQ and the Ranch will buy hot dogs/hamburgers. Amy will inform homeowners and make a bulletin board at the front of the Ranch. Bob mentioned that Mormons and other organizations offer free help and volunteer. Amy will share this information with homeowners.

7:50pm The Board moved into Executive Session