

HOA Board of Directors July 18, 2024 Meeting Minutes

Board Members present: Laurie and Nick Jordan, Tom Gnewuch, Eric and Jenn Lysen
Homeowners and others: Tiffany Barker, Karin Powell, Jon Graham, Matthew Johnson and Amy Ashby

Laurie Called the meeting to order at 6:48pm. The meeting started late because Amy's computer (used for zoom attendees) was updating.

Agenda: Nick made a motion to approve the agenda and Tom seconded.

Minutes: Tom made a motion to approve the minutes and Nick seconded.

Homeowner concerns: A homeowner brought up the idea of having adult swim hours at the pool. The idea being at least an hour dedicated for adults who want to swim laps and enjoy the pool without kids. The Board asked Amy to reach out to homeowners and ask for input. It was a thing before and sometimes there's push back so put feelers out there and see what people are thinking.

Treasury: Tom read the treasury report. There is \$58,636.07 in the main account and \$16,847.14 in the Roads account.

Administration: Amy had sent out letters for past due accounts and homeowners are responsive. Other items to discuss fall under other categories.

Maintenance and Roads: Vinyl fence- will be repaired soon. Tractor was working and then stopped. Amy found a company in Lynden that would come to the Ranch and service the tractor. Tom and Jon met with the tractor person and found out that pine needles were in the diesel tank. It was cleaned up and tractor works great now. Jon will be able to maintain the tractor and keep it running smoothly. The mower also wasn't moving when put in gear so Amy found a company who works on Toro mowers (which isn't easy to find). The guy thinks he was the person who sold the Ranch the mower to begin with because he use to be a toro dealer. The safety switches had been removed from many places on the machine. The guy was was able to pull parts off a "part mower" he had on site and just needed to order 1 part. When the part comes in he will come to the Ranch and fix it.

Pool: Update- Amy informed the Board of information she received from Taylor's backyards. Jesse finally provided a final quote with a new section for excavation. He was unable to get a company to nail down a price so he decided him and brother would rent equipment and do the work themselves. Amy had been cautioned by other companies and random community members about Taylor's backyard having problems with equipment after the fact and not holding up their warranty. At first the companies saying something Amy thought was just everyone trying to stay competitive in business but while Amy was shopping for repairs to the pool deck for this season she started up random conversations about the pool project and that's how Taylor's came up in discussion. Amy didn't feel right not sharing this information with the Board. The Board discussed what other options we had to repair the pool and the only one was going back to NW Hotsprings who had asked for \$1,200 to do an assessment of the pool in order to have a complete list of the work done. The Board voted to spend this money to obtain a second opinion.

Old Business: Online payments. Amy has everything ready to go but WECU informed her that it was a better option to use Square to process payments. WECU said the fees would be too significant for what we needed and they were always interested in saving their clients money. Jenn Lysen mentioned that she has experience with square and WECU and we really should use WECU. Jenn agreed to talk to Amy later to figure out the best next step. Reserve study- the study will be reviewed at the budget meeting next week. Trees- Legacy tree care came and worked for 2 days at the Ranch and was able to get all the work done they thought plus more. They called me on the second day asking if they could take down some questionable but not dangerous yet because they had more time in their day. All homeowner trees that were of concern were dealt with.

New Business: Homeowner code of conduct- This was brought up by the Board because of recent inappropriate behavior brought to the attention of the Board between neighbors. There's no rules or laws about being mean to your neighbors but it doesn't help the good of the community. Eric agreed to type up a draft and receive input from the rest of the Board about a type of document that could detail the expectations of the community and resources for homeowners who they could call for help or support when neighbors are being neighborly. There's not a lot the Board can do in certain circumstances. Horse pasture rental- a homeowner had called the office to ask about the rules to the horse pasture and wanted to know if she could have a horse. I encouraged her to attend the Board meeting but she was not present today.

7:53pm- The Board moved into executive session.