

## Double R Ranch Board Meeting Feb 18, 2025 Minutes

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

Homeowners and others present: Karin Powell and Amy Ashby

6:35pm Laurie called the meeting to order.

Agenda: Tom made a motion to approve and Bob seconded.

Minutes: Tom made a motion to approve and Bob seconded.

Treasury: Tom read the treasury report and bank account records. The main account has \$49,466.09 and the Roads account has \$16,847.14.

Administration: Amy met with Eric and was able to break down specific tasks related to the pool project. It felt more manageable and made some progress. Amy has been working on parts of the pool quote that are being subcontracted out. Amy was able to obtain a quote from Banner Electric. The good news is there is sufficient electricity to run heat pumps if that is something the Board approves for the pool. Tom will follow up with the electricians to make sure the work being done is what is expected with the amount of power ran to the pump house. Amy was asked to see if the Board can do demolition work to save the \$1,600 listed in the quote. Amy is still waiting to hear back from Precision Concrete. No response to calls or email but will follow up again. The idea of fundraising for homeowners to pay for pool expenses. Texas Roadhouse has fundraisers for locals. Amy will look into it. It may not pan out to be a good fit but it's worth a phone call.

Maintenance and Roads: Landscaping plan- it was decided to leave it up to Jon to decide when the common area can be mowed. It's still pretty wet. When landscaping was outsourced they mowed March to October. The field needs some work to allow safer mowing area. Jon can fill in "pot holes" in grass and repair tracks as needed. A homeowner contacted the office to alert us to the cracks in the road from weather. The Board discussed it and decided to bring this up again in April since the weather may not be done yet. We will need to reseal everything at once.

Pool: There's been a decrease in community complaints. Hopefully with direct communication and clarity on the status of the project and funds homeowners will keep cooperating. The pool fund has about \$103,000 collected. This will pay for the deposit to start the engineering and permitting process. The first check to Dan at NW Hot Springs is roughly \$89,000. That doesn't leave much so homeowners who can pay in full should be encouraged to do so. The Board will review email Amy sent for approval and how to approach homeowners regarding this matter. The contract with NW Hot Springs is ready to sign. Tom and Laurie will sign it soon.

Old Business: Snow Plow- mostly successful snow "season" with lots learned. For the most part the homeowners had no complaints and Board was pleased. The roads stayed clear and people were able to get to work. The hill was problematic and there was some faulty equipment and or salt used. Amy spent some time physically throwing salt/sand as well as other homeowners and maintenance staff to help get the problem solved. Moving forward the Ranch has purchased a much better quality salt/de icer. This shouldn't be a problem moving forward. Amy has also contacted the company of the salt spreader to make sure it's not faulty. The costs of maintenance staff providing snow plow services including the cost of insurance was still cheaper than the company coming one time thru. Jon plowed the roads a total of 9 different times (snow removal, slush removal, spreading deicer and sand). One snow storm and twice thru the Ranch last year costs \$2,900 with the Ranch at the low end of the priority list. Cameras- This was discussed last meeting and it was determined to move forward with Guardian security but there was mixed discussion as to when. This meeting established that the Board would like to move forward now with getting cameras updated and in new locations to provide better security and service with a new company. Amy was asked to look into the cost to add a camera to the Barn building. Nick made a motion to move forward with Guardian Security with quote provided and Jenn seconded.

New Business: Reserve study- it's time to renew the reserve study. There's no extra costs to this Amy will just need to update paperwork. There were no changes from the last one.

7:54pm the Board moved into Executive session.