

HOA Board Of Directors January 16, 2024 Meeting Minutes

Board Members present: Adrienne Montoure, Laurie Jordan, Nick Jordan, Tim Stratton, Tom Gnewuch

Homeowners and other present: Sandy Stratton, Ina Govolasev, and Amy Ashby

Meeting was called to order at 6:34pm by Adrienne Montoure

Homeowner concerns: None

Treasury: Tom was present on zoom and Amy read the total amounts from the bank statements. The main account has \$55,180.44 and the Roads account has \$16,847.14. Recently the Roads Account had a transfer because WRS came and sealed cracks in the road all over the Ranch. The main account is starting to increase because homeowners are paying their dues.

Administration: Amy reported that all invoices were sent out at the end of December and at this time none had been returned. Addresses on file seem to be accurate and up to date. Homeowners have been paying their dues with a lot paying in full. There have been several questions about the pool and the upcoming assessment. Amy is answering the best we can since we still don't have a solid estimate. The IRS contacted the office about 2020 taxes that were done incorrectly and Amy has been working with the accountant to get that sorted out. The W2's for all Ranch employees were completed and sent out. Accounts have been reconciled in QuickBooks and documentation for all purchases is accurate and filed. Amy has confirmed with the snow play company that our contract is good for the 2024 year. Amy gathered multiple quotes for the reserve study that our attorney says we must do. This reserve study will help calculate upcoming expenses and how to better "save" money coming in. The approximate cost for a reserve study is \$2,500. Our Bylaws explain reserve accounts and how to manage them.

Maintenance and Roads: Jon Graham has been rehired on staff to help with maintenance around the Ranch. He was hired during covid times and knows the equipment and routines of the Ranch well. With the need to keep the pool deck clean this year a leaf blower was requested. This is something that had been brought up prior and Nick suggested when purchasing one that it match the chainsaw so the batteries are compatible. Tim made a motion to purchase a leaf blower and Laurie seconded. The white vinyl fence around the pasture will need to be redone. There are posts leaning and wobbly. The fence posts were cut down instead of being dug into the ground. This will have to wait until weather permits.

Pool: A timeline for the pool repairs was discussed by the Board. It has been debatable when work will start, how to collect the assessment, and if the pool would be open this season. The Board decided to have the goal of firming up the estimate in February, start assessing homeowners in March and allowing

them a year to pay the amount in full. Amy agreed to work closely with Chuck (pool repair man) to get the numbers firmed up and stick to this goal. The Board would like to keep the pool open this season, start work on removing the concrete in the fall of 2024 to then finish repairs spring 2025 with weather permitting. Hopefully the pool will open in the summer of 2025 also. There are so many moving parts to this that the Board is aware it may not all go as planned. Amy will keep homeowners updated via email as soon as things change and progress. Volunteers were discussed and there were concerns from homeowners (brought into the office) that volunteers could be a liability. Tom was concerned about the contractor doing the work to assure its done correctly. It was mentioned that volunteers could sign a waiver form. It was decided to wait and see what the costs of demolition was. Only one homeowner had responded to the request for volunteers that was sent out to all homeowners.

Old business: PSE Light- Amy forgot to check if the check cleared for PSE before leaving the office. With the meeting on zoom Amy couldn't check but will follow up next office day. It should be in the works and the check should have cleared. The last communication with PSE is they were waiting for the check.

New business: Online payments- Amy is going to work with Toby who offered to help at the AGM. The website we currently use does allow for online payments. There are fees associated and the goal is to pass those fees on to homeowners who choose to use the service as that is standard practice elsewhere. Amy has been in contact with the website customer service and is waiting for a response to move forward with online payments becoming active. Reserve study- this was mentioned earlier during administration updates.

7:40pm The Board moved to Executive Session.