

Double R Ranch HOA Board Meeting May 16, 2023

Meeting was called to order at 6:32pm

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

Homeowners and others present: Sue Davenport, Darin Davenport, Sandy Stratton and Amy Ashby

Tim took a minute before getting started to address the Board and others that were present at the previous meeting. He wanted to apologize to Keeli and the others for his inappropriate comments made. He did not mean to disrespect anyone because volunteer work is hard. He realized what he said was wrong and truly wants to apologize for his actions.

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

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

Trevor has stepped down from the Board and Tim was added as a new Board member last month. The Board is back to looking into property management companies. There's no decisions yet and we are gathering 3 quotes.

Homeowner concerns: The tractor being sold was brought up. The concerns are that what if one day the Ranch is not able to afford landscaping and they have to go back to maintaining the common areas themselves. The bush hog "breaks" but its doing so to protect the equipment when the machine bottoms out. It is still worth keeping. In order to drive the tractor the person needs to be a hired employee. Our current maintenance person is not comfortable driving it. Darin said he would be on the payroll to be able to access the tractor and use it when necessary. There were concerns about the fire in the trailer off crockett Rd. How long will it stay there burnt? What is clean up going to look like? The home off Masterson seems to be a major fire hazard with the constant burning and multiple greenhouses. Speeding! Too many cars are speeding and ATV's also getting out of hand.

Treasury: The main bank account has \$72, 778.22 and the Roads account has \$18,000. The most expensive time of the year is coming with pool season.

Admin: Amy had been working on gathering 3 quotes from the security camera companies. Security solutions has been charging every time they come out for trips they do not need to be doing. The service is terrible and the equipment is out dated. It takes a lot of time to look up incidents when homeowners

report them. Spring clean up day is coming. Homeowners are slowly signing up but need more. Signs are up at the front on the bulletin board, at the office and emails were sent out for reminders.

Beezer's list to do: Weedwack the back area behind the pool, fix the swing set, vinyl fence pressure washed.

Pool: Pool deck- the crew to repair the pool deck was here during a time Amy was at the office. The amount of labor put in was crazy! They were chiseling and sanding, pressure washing and clearing the cracks. They will use a new product to fill the cracks with caulking and sand so it helps chipping as the season goes on. There will be a big decision to be made at the AGM for the future of the pool. The Board suggested starting now to look into repair quotes. Adrienne was willing to gather names and contacts for companies. Amy will follow up with them to gather quotes and input. Pool employee: We have a pool boy! His name is Chris and he will be able to cover all the shifts cleaning and maintaining the pool. It was A LOT of work to get the pool clean and its still in progress. There was talk about getting a cover for the pool in the past but cost and shape of the pool were concerns at that time. Amy will look into options for the coming winter season to see what can be done to help keep the leaves and gunk out of the pool.

Old Business: Vinyl fencing- work will be done next month. Spring clean up day- signs are up, homeowners will hopefully show up to the potluck and help clean up their yards. Second dwellings- still pending and no news from homeowners.

New Business: Tom- he would like to look into getting a light up at the front of the Ranch. It's hard to see the road to turn into the Ranch coming from Blaine Road. He also asked that homeowners start stepping up to help volunteer for projects. Homeowners should help take care of the Ranch and the place they live. It was brought to the attention of the Board that homeowners are helping out and things go unnoticed. Iris for example is a homeowner who takes care of the flower boxes at the front of the Ranch. She takes her own time to care for these and keep them looking nice.

The Board moved to executive session 8:30pm