

Board of Directors Meeting Minutes March 15, 2022

Board members present: Adrienne, Trevor, Keeli, Tom, and Nick on zoom

Others present: Caroline Applebee, Rosemary Green, Sandy Stratton, Sue Davenport, David Mireault, Amy Ashby

Keeli called the meeting to order at 6:32pm

Agenda: Trevor made a motion to approve, Tom seconded

Minutes: Adrienne made a motion to approve, Trevor seconded

Homeowner concerns:

It has previously been brought to the board's attention that a grey truck with trailer has been speeding excessively speeding thru the neighborhood. Amy will send letters to homeowners and/or their guests to remind them speeding is not allowed in the ranch.

Treasure:

\$25,119.36 in the road account and \$58,645.29 in the regular account

Administration:

Our website will automatically renew in April with the card on file. Amy will make sure it is the office card and not Adrienne's who set it up personally from the beginning. A homeowner has concerns about dangerous trees in the common area that may fall on his property. Kendall's tree service is no longer. They recommended their climber who started his own business. Legacy Tree Care came and gave a quote of \$2,448 and the board would like Amy to gather other quotes to find the best price. Ken's tree service did work previously so Amy will follow up with them. Homeowners have been great about sending in their contact information as they are paying dues. We added 40 new emails to the list. Homeowners have not been so great responding to the emails about their plans to pay their dues. Amy spent a short amount of time in QuickBooks looking at the history on accounts to determine a pattern of payments and can guess how this year will look. If there's any questions Amy will contact the homeowner directly probably by mail if not email. Tracy has been helping Amy reconcile records in QuickBooks. Both are happy to report that from September 2021 to December 2021 records are matching up and looking great. Uline order came in for bathroom supplies. It was super easy to order and on time deliver however shipping was a higher price, but Amy feels it was worth it. The board agreed it was alright to order from them in the future. Birch Bay Water and Sewer needed verbal confirmation that we understood the credit applied to the account was only able to be applied once every three years. Amy took care of this as she understood the history of our "leak" that ended up not being a leak during the freeze. Tom discussed the problem with BBWS about our running toilet and show them we fixed it which allowed the credit to take place. The bill will not be over \$300, and they will be mailing a new bill soon.

Maintenance and Roads:

Caroline's uncle Beezer is interested in the maintenance job. The board agreed it would be about 5 hours per week. Things such as picking up branches in the common area, picking up trash, painting common areas if needed, blackberry

control, pressure washing, and various jobs would be assigned. Keeli agreed to be the point person to provide lists to the maintenance person. The light pole at the entrance of the ranch is still flashing. Keeli agreed to help Tom on the weekend to fix it. Potholes on pool and barn road are still present. Lots was discussed about fixing these and Keeli volunteered to call WRS and get a quote for repairs. There was talk about building a French drain to help redirect the flow of water on the road that was also contributing to the potholes and erosion. The busses from Ferndale and Blaine use the parking lot as a place to drop off students. They have complained about the potholes in the past, but they are also part of the cause. The board agreed to see if WRS could fix this but if the cost was too high, they would figure out an alternative.

Pool:

Pool deck has had cracks cleaned out, pool stairs have been removed and everything is on track to have met health department requirements established last year. The pool deck repairs will be finalized once there is dryer weather. They can not do the rest of the work in the rain. The board has mentioned allowing ranch employees and their immediate family to have access to the pool. They have asked that Amy look into the bylaws with the attorney and see what needs to be changed to allow this. The board approved that Amy and her children should be allowed to use the pool. Amy expressed she would follow all rules applied.

Old Business:

Nick has gathered supplies to start work in the pool house bathrooms. The paint is ready but the bathrooms need to be pressure washed first along with the walls and ceilings. Adrienne volunteered to work on this on Friday.

New business:

Adrienne has been working with the county and the department of ecology to locate or create a topographical map of the area. This map does not actually exist and the lady who's job it is, is the only person doing her job. It will take some time for information to be gathered and processed. The county is going to be able to help with recommendations for flooding issues. After walking around the ranch the county worker pointed out the numerous ditches that needed work. There are companies who can come out and blast the pipes and drains clear but Adrienne mentioned in years past the office manager would send out notices to homeowners to clean their ditches. It is in the rules of the ranch for homeowners to properly maintain ditches. Amy will be sending out letters soon with information to all homeowners. Some ditches need dug deeper and some need cleaned out. Amy will provide a checklist for homeowners to complete. If the work is not done by homeowners or cannot be done by homeowners there are options for the homeowners to hire help to complete this task. All homeowners should remember to call before you dig!

The board moved to executive session at 7:44pm