

Double R Ranch Board of Directors Meeting Minutes August 19, 2025

Board members present: Laurie Jordan, Nick Jordan, Tom Gnewuch, Jenn Lysen

Homeowners and others present: Jamee Levy, Karin Powell, Serge Samoylenko, Amy Ashby

Laurie called the meeting to order at 6:39 pm.

Agenda: Jenn made a motion to approve and Nick seconded.

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

Both Motions passed.

Homeowner concerns: There were no homeowners ~~that~~ who had concerns. The Board asked each one and they were just attending the meeting to hear what was going on.

Treasury: Tom read the bank statements: Main account had \$68,393.36; ~~and~~ the Roads account has \$4,632.74, and the Pool account has \$167,215.98.

Admin: Amy has been working diligently with Pacific Premier Bank to provide documents and up-to-date information regarding the payments homeowners are making towards the pool assessment. Jenn has been helpful in providing assistance with organizing the QuickBooks data that hasn't matched the formatting the bank needs. Payments for the pool have been coming in consistently for those paying monthly. There were about 15 homeowners Amy had to call to request payment plan information as there's been no communication from some homeowners. \$9,000 was brought in just from making phone calls. The bank still needs homeowners' payments before moving forward with the loan process.

Maintenance and Roads: Jon has a new full-time job because there ~~wasn't~~ weren't enough hours at the Ranch to make a steady income. His plans are to continue working on the weekends at the Ranch to finish up the landscape season. The French drain along the side of the gravel road needs to be done. The Board acknowledged there's no lack of maintenance they are aware of with Jon's new job taking more of his time.

Pool: As mentioned before, money for payments is still coming in. The pool ~~itself~~ needs to be running and cleaned and Dan from NW Hot Tubs has instructed us what chemicals to use and was able to get our system running. He is ready to start construction but the Ranch needs to obtain a loan to be able to pay the remainder of the bills in the pool project.

Old Business: Signs/speeding-- work in progress still.

New Business: Storing work/heavy equipment on Ranch roads. It is known that a business is not allowed at the Ranch because of the extra traffic it brings to the roads. It is a finable offense. The Board is aware of some businesses operating and will be sending letters out to inquire. Heavy work equipment cannot be

stored at the Ranch or on its roadways- a road damage deposit is required for equipment using the Ranch roads.

The Board moved into executive session at 7:12pm.