

## Double R Ranch September 17, 2024 Meeting Minutes

Board Members present: Laurie Jordan, Nick Jordan, Sandy Stratton, Tom Gnewuch, Bob Jones

Homeowner and others present: Robynne and Dotti Sapp, Karin and Don Powell, Jamee Gavin, Monique Reeder, Miriam Sapp, Donna Laws, Dan Hyatt and son Gaylan, Amy Ashby

6:36pm Laurie called the meeting to order

Agenda- Bob Jones made a motion to approve and Nick seconded.

Minutes- Bob Jones made a motion to approve and Nick seconded.

Homeowner concerns: Robynne and Dotti presented concerns about their rights to have an air bnb at the Ranch. The AGM it was voted to not allow air bnb's but Robynne and Dotti presented information why they should be allowed. The Board heard their concerns and agreed to present this information to the Ranch attorney. Robynne provided copies of the information they presented and if any homeowners would like to have a copy Amy has copies at the office. Monique Reeder provided a WAC about additional dwelling units and zoning codes for HOA. Monique emailed Amy the link so others could review it too. Other homeowners present were there to hear about the pool and were waiting to hear from Dan Hyatt from Hot Tubs NW.

Pool: Because we had special guests Laurie allowed Dan from Hot Tubs NW to present next. Dan presented an almost 2 hour explanation of the pool assessment. There is a several page document at the office that homeowners can request that explain every detail of what's wrong with the current pool. In summary there are significant electrical components causing hazards, tripping hazards, the wrong handle bars, cracks in the plaster, broken skimmers and pipes, and incorrectly installed equipment in a structure that is rotting away. A lot of things are not to code with the health department even though it was approved by the Whatcom County health department to be open. Dan explained the lack of accountability in those who approve the pools to be open and there's still significant liability on the Ranch and the Board. There's no question the pool is unsafe, will not be open next year as is and needs an extensive overhaul in repairs. Dan said any option is possible but it also costs money. He presented 3 options. One option was to keep the pool the same size and same shape. This is the most costly option. New equipment and some additional extras will allow for the pool maintenance costs to be cheaper in the years to come. Things like a heat pump and cover will save costs on propane. A auto fill system will save costs on maintenance personnel and save the equipment from failing and needing repairs. A second option was presented about making a smaller pool inside the current pool. This would be a 20x40ft pool. Dan explained that according to regulations 48 people could be in this pool at one time so even though its smaller it still would allow for 48 people at one time. The Board was hesitant to allow this option and expressed concern about losing the "kiddie area" or "tanning" shallow part. The cost of maintenance significantly decreases with the smaller pool but the costs of building/repair isn't that much less. Making a

smaller pool would still require all the other work of repairs plus the cost of filling in the area that would be left empty when making the pool smaller. Dan left copies of the assessment and quotes for all options with Amy. Any homeowners interested can come to the office during office hours to review or obtain copies for themselves.

Treasury: Tom read the bank statement totals aloud. Roads account has \$16,847.14 and our main account has \$41,361.55.

Admin: Amy has been working diligently to update all contact information. There is only a small handful of homeowners who have not provided their email address to the office. When homeowners came to get new key cards for the pool Amy updated contact information then and has now compiled them into one place with a hard copy and digital copy. Amy has been working closely with Dan and other contractors that needed access to the pool to determine costs of repairs. The budget work has been completed and handed over to the Board for final review before presenting to homeowners with the AGM packet. The AGM packet will be going out later this month. Because of the time spent on the pool presentation the rest of the meeting was quickly summarized by Amy and Laurie.

Maintenance and Roads: Vinyl fence has been removed and posts cleaned off. All items are stored in the Barn until the tractor with auger can come back and dig deeper holes. Jon is hoping for more rain to make the ground softer. Blackberries have been taken off the roadways. The Board is happy and impressed with the look of the Ranch and the work Jon is doing.

Old business: Homeowner code of conduct is still in the works. Online payments- Amy has set up an account for Square and connected the WECU account. The invoice system has been tested and we are just waiting for final numbers and invoicing or decisions about the pool. Reserve study- it's still part of the plan to address next year. Budget review- Amy needs the Boards input by Thursday in order to complete this part of the AGM packet.

New Business: Amy will be preparing the packets for the Annual General Meeting coming November 2, 2024.

8:55pm the Board moved into executive session