



Association of Unit Owners of Ranch Cabins

Board of Directors:
Terry Glenn - 360-907-3604
John Warren – 541-977-3558
Joe Wonderlick – 503-572-1056
Steve Mahoney - 503-472-8668
Roberto deCastro – 503-781-5938

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18160 Cottonwood Rd, #165
Sunriver, OR 97707-0548

Board Zoom Meeting Minutes Work Session July 15, 2024 Meeting by Zoom

Call to Order – Terry Glenn, chair, called the meeting to order at 7:00pm

Quorum – Four members of the Board of Directors were present by voice and video. Steve Mahoney was not present.

Notice of Meeting – Meeting by Zoom had been mutually discussed and agreed via email among all 5 members.

Minutes for Review – Prior to meeting, Terry had distributed 2023 Fall Annual and 2024 Spring Board minutes for Board member review and comment. Updates from Joe on Committee member names incorporated and posted on website.

RC 15 A/C Design Review – Submission with sketch distributed by email prior to meeting. Terry moved and Joe seconded approval subject to our standard guidelines. Approved. To be ratified at next meeting.

Delinquent Pool Assessment - check was received prior to meeting. All Pool Assessments are paid or current on agreed installment plan.

Pool – general update from Roberto. Central Pools of Oregon has said they will start work July 19. Consensus opinion is Central Pools became over extended, or moved another pool in front of ours when ice delayed our demolition. Roberto advised the pavilion is off the project schedule due to majority consensus. Discussion of two storage options (1) a separate “Tuff Shed” 8x10 building to match pool house approx. 5 ft from north wall of pool house or (2) a lean-to structure on the east side of pool house extending out 4 ft. Agreed that pool fence aligned straight off corner of pool house, following same plane, would allow either option. Necessary to decide to submit plan to SROA. Roberto to get Tuff Shed quote.

Painting and Siding Repair – Terry advised that Mark Nein has been asked to contact Joe at Precise Painting to do walk thru to identify units to be painted.

Caretaker (Mark Nein) (541) 977-2650

Accounting (Terry Glenn) (360) 907-3604

E-mail: SRRanchCabins@gmail.com

Tree Removal by Pool – timing and plan to remove large Lodgepole within Pool area discussed.

RC 3 Mice – confirmed appropriate response was the Assoc didn't become involved in pest control, but to advise the Assoc if defect is found in siding that requires repair.

Approval of Rules and Regulations amendment – Amendment to Rules and Regs was presented and tabled at Spring meeting. Amendment merely publishes the guidelines the Board has adopted for A/C units and exterior utilities. Brief discussion affirming 71 dB was the appropriate max average sound specification. Unanimous agreement to publish the amendment upon ratification at next open meeting.

RC 7 gas line – John to confirm status (had been removed). Threat from owner acknowledged.

Circle 4 construction fence – Terry to contract SROA (it had been approved by SROA)

Next Zoom work session Sept 17, 2024

Annual Meeting Oct 5, 2024