



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

www.RanchCabins.org
SRRanchCabins@gmail.com

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

Board Teams Meeting Minutes Sept 11, 2026 at 6:00pm

Call to Order – Terry Glenn, chair, called the meeting to order at 6:00pm via Teams Meeting online.

Quorum – All members of the Board of Directors were present by voice and video. Mike Hassen observed.

Notice of Meeting – Meeting by Microsoft Teams had been mutually discussed and agreed via email among all 5 members. Notice was emailed to all members with link.

TDS Fiber Optic Installation – Terry reported the TDS contractor had been at Ranch Cabins laying out fiber cable drops to cabin from the distribution pedestals. They expect to begin laying cable in the next couple weeks after doing locates. It is estimated TDS staff would be contacting cabin owners in early October to make appointments for interior hook up. [as a reminder this is the SROA deal with TDS to provide fiber optic to every house, after which a mandatory \$35/mo will be added to your SROA assessment.]

Painting – Terry reported Painting was thought to be starting in early Sept. By email we approved \$19,900 but John Warren reported severe peeling on his window frames, confirmed by Joe, and Terry reviewed pictures to affirm no favoritism. Terry asked the Painter (via Mark) to include RC 39 window frames and adjust total bid to \$20,000. Paint colors are by a scheduled plan posted on website; owners have no choice in color.

Posts/Siding Repairs – Terry did not have an update, but Roberto volunteered to check in with Mark Nein. (subsequently have confirmation Mark is contacting Precision Painting who will be doing those repairs)

Pool Closure – John noted it was quiet at Ranch Cabins and the weather cool, so pool could close at any time. (Mark subsequently reported the pool was partially drained and closed)

Ratify Actions by Email – Hot Tub at RC 17 – an agreement was reached with RC 17 sellers to disclose to Buyer the hot tub must be removed at earlier of the need to replace the unit or 3 years. A letter was sent affirming the agreement. Joe moved to ratify, John seconded, passed unanimously.

Caretaker (Mark Nein) (541) 977-2650

Accounting (Terry Glenn) (360) 907-3604

E-mail: SRRanchCabins@gmail.com

Ratify Actions by Email – Painting Contract – board approved original bid of \$19,900 for repaint of Cabins 1, 2, 9, 10 and touch up of several. Per above, the amount was amended to \$20,000 to include RC 39 window trim. The Budget is \$20,000. John moved to ratify with the change, Joe seconded, passed unanimously.

Pool Landscaping – it was noted the additional pool landscaping looked great. Roberto confirmed the invoice matched the bid so Terry could proceed with payment.

Fall Annual Meeting Agenda draft was reviewed. Added a discussion of the correct amount to be spending on landscaping and a project to beautify the pool bathroom, and begin thinking about a replacement entry sign. Brief mention Aug finances looked good and the report had been sent to board members.

Next Board Meeting Oct 3, 2026 immediately prior to Annual meeting, if needed.

Meeting Adjourned 7:05pm