



Association of Unit Owners of Ranch Cabins

Board of Directors:
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18160 Cottonwood Rd, #165
Sunriver, OR 97707-0548

Board Zoom Meeting Minutes Dec 21, 2023 at 7:00pm Meeting by Zoom

Call meeting to Order by Chair Terry Glenn at 7:00pm

Determination of a Quorum – all 5 Board members were present

Pool Contractor Acceptance – Board concluded to accept Central Pools of Oregon’s bid of \$158,015 for an L-Shaped 45x18 ft pool with 15x12 shallow end bump out, 3-5 ft depth, new pump, filter, heater, and related equipment per bid spec. Contract negation issues were:

- Add a completion date to contract, suggested Sept 1 but Central Pools should concur.
- Modification to Hold Harmless to put burden of fencing/security of site on Central Pools
- Clarify Materials “as is” language particularly with regard to shotcrete specifications

(Contract signed 1/3/2024)

Pool Demolition Bid – approved bid by Scott Harrin Design & Construction for demolition of pool deck and walls, haul off of debris, and backfill with 180 yds $\frac{3}{4}$ - compacted, and trenching for utilities for \$24,875.00. (Contract signed 1/3/2024).

Pool Decking (flatwork) Bid - approved bid by Scott Harrin Design & Construction for 800 sq ft of broom finished cement decking for \$10,800. (Contract signed 1/3/2024) Additional flatwork may be desired, which will be at the rate of \$13.50/sq ft.

Pool Fence Bid – approved bid by Mike’s Fence Center Inc. for \$29,462.00 for the following:

- Remove frontage chain link fence
- Install 6’ Montage Classic black powder-coated steel fence on frontage
- Install privacy slats on remaining 56 ft of south fence
- Remove existing north fence, salvage chain link
- Install/reinstall north fence along property line utilizing salvage chain link fabric
- Install 4’ wide x 6’ ornamental iron walk gate with hydraulic closure and DAC “panic bar” exit and mechanical keypad entry/free exit function.

(Contract signed 1/3/2024)

2024 Budget – ratified email vote week prior (Dec 17-19) to approve Budget Committee’s recommendation without changes. Moved, seconded, approved.

Establish Next Meeting Date – Zoom Meeting January 15, 2024

Meeting Adjourned about 8:30pm

Management (Mark Nein) (541) 977-2650
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