



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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Sunriver, OR 97707-0548

Ranch Cabins Association of Unit Owners
Spring Meeting Minutes
Saturday, May 16th – 12:00 and 2:00pm
Meeting Location: RC Pool at 12:00, SROA Board Room at 2:00pm

Property Review: Board members and most in-person attendees met at the pool, then divided into three groups to assess maintenance needs, violations, and other property concerns. The findings were compiled into a working task list for the year.

Meeting

Chairman Terry Glenn called the meeting to order at 2:05 p.m.

Determination of a Quorum – Four of the five Board members were present. Steve Mahoney was unable to attend. A quorum was achieved. The following members were present:

RC 1 – Cathy Cookon	RC 23 – Mike and Anne Hasson
RC 12 – Linda Smith	RC 32 – Marcia Kurtz
RC 14 – Gail and Gordon Culbertson	RC 38 – Sherry Wonderlick

Approval of Board Meeting Minutes – Terry requested approval of the Spring 2025 Board Minutes and Zoom meeting minutes. John moved to approve, Joe seconded, and the motion passed.

Treasurer's Report – Joe presented the financial reports, which had been distributed to Board members and attendees. He noted that, with few exceptions, the Association was within budget and under budget overall. John moved to accept the report, Roberto seconded, and the motion passed.

Ratify Email/Zoom Actions by Board – Terry requested a motion to ratify Board actions taken by email, including the following items. John moved to approve, Joe seconded, and the motion passed.

- **Bank CD Placement** – On April 26, 2026, Terry notified the Board by email that a \$38,330 CD at First Interstate Bank, consisting of Operating Surplus funds, had matured and would renew at 0.10% unless other action was taken. Terry provided CD rates from eight banks for terms ranging from 6 to 24 months. He recommended Riverview Bank's 12-month term at 3.00% APY as the best longer-term option, as well as 7-month and 13-month options with First Interstate that would not require opening a new account. A brief email discussion followed, including Roberto's question about who was required to sign. Terry replied that Bylaws Article IV, Item 7 specifies the signers as the Treasurer (Joe Wonderlick) and the Chairman (Terry Glenn), since there is no Assistant Treasurer. Roberto moved to select Riverview Bank's 12-month term at 3.00% APY, Joe seconded, and the motion passed

Caretaker (Mark Nein) (541) 977-2650
Accounting (Terry Glenn) (360) 907-3604

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- **Insurance Renewal** – Terry forwarded the insurance renewal to Board members; the premium change from the expiring term was less than \$100. Board members unanimously approved the renewal. (See additional insurance discussion below.)

Old Business

Pool Landscaping Additions – Roberto presented an estimate from Klaver Landscaping for planting enhancements around the pool area. Noting that prices may fluctuate, Roberto moved to approve an expenditure of up to \$2,300 from Operating funds, John seconded, and the motion passed.

Woodsheds – Joe reported that he had a woodshed built to match the Board-approved plan and had identified a contractor willing to build others. Owners may contact Joe for more information.

Insurance Property Limits – Terry noted that the insurance renewal was approximately \$2,000 under budget because the expected increase did not occur. Policy property limits had not been increased for several years, while construction costs have reportedly increased by 10% to 30%. Terry moved to increase the current property limits by 10%, with an estimated cost of approximately \$900. The motion was seconded and passed.

New Business

2026 Painting Schedule – Based on the earlier walk-through, it was concluded that four units should be fully repainted: RC 1, RC 2, RC 9, and RC 10. An additional \$2,000 was allocated for touch-up painting on various units.

Irrigation Sprinklers – A comment was made that sprinklers were hitting cabins. Terry advised that testing sprinkler alignments throughout the complex is time-consuming and therefore expensive. He also noted that alignments can be changed by mower wheels and by children playing with sprinklers. The most efficient method is for owners to notify Terry at SRRanchCabins@gmail.com; he will batch the requests and forward them to the landscaper, who typically addresses issues within 1 to 2 days.

Nominations/Volunteers for Financial Assurance Committee – Joe sought volunteers for the Financial Assurance Committee.

Other Business

The Annual Meeting is tentatively scheduled for **October 3, 2026**, in Sunriver.