

**Ranch Cabin Association of Unit Owners
Board Meeting Minutes
May 16, 2015 located at the SHARC Meeting Room**

Call to Order: Terry Glenn called the meeting to order at 9:16 a.m.

Establish Quorum: Board members in attendance were Terry Glenn, Steve Mahoney, Michelle Pelletier, Doug Smith, and Joe Kurtz. A quorum was established for this meeting.

Treasurer's Report: Steve presented the Financial Statements dated April 30, 2015. As of April 30th there was \$32,000 in the operational account, \$3,600 in snow removal, and \$52,000 held in reserves. We have since transferred the second quarter reserve portion of dues from operations into reserves. A current balance of \$57,400 is now in reserves and \$26,500 in operations. The expenses remain within budget. Deanna was asked to place a lien against Unit #25 so that we have a hard copy on file. One half share #25 is for sale. All other dues are current at this time. Michelle Pelletier made a motion to accept the Treasurer's Report as presented. Doug Smith seconded. Motion carried.

Manager's Report:

Lighting: Gerry reported that there were light covers missing at units 9, 18, and 29. Steve acknowledged that he will obtain the cost manufacturing three or four covers. A light post was replaced near unit #28 due to dry rot.

A ground fault occurred in the walking path lighting system between Unit #4 and #6. Considerable time was spent by the contractor to locate the fault. Thirty-five feet of new cable was ultimately installed to repair the trouble, the cost \$1,307.00. Thirty-two light posts need to be painted which include light covers. Gerry has set this up as a spring work party activity.

Painting: After many unreturned calls from Cascade Painting and Design, Gerry contacted Webfoot Painting for this year's painting contract. Gerry indicated that Webfoot was very responsive on time requirements, and paid particular attention to time limits for the project, and to detail. As part of the annual Unit painting Gerry, also included chimney painting on units #4, 5, 11, 34, 35, 38. Good judgment was used by Webfoot workers in painting the various exteriors of this year's selected cabins, and as a result there was sufficient dollars left in the budget to paint chimneys on #26 through 33. Siding painting on Units #2, 11, 17, 23, 36, and 38, was also included. Gerry feels that next year's painting budget should come in lower than this year's budget of \$12,000.00.

Cable Box Painting: Painting was included along with other touch-ups (cable boxes) specified by Gerry. All Cable boxes should now have been painted.

Other: Deck boards need repair/replacements on Unit #2, 5, 16, and 24. Klaver Lawn mowing Service damaged corner boards on RC#8 and #32. The damage was repaired by an outside contractor at no cost to Ranch Cabins AUO.

Old Business:

Pool Sign: A new pool sign has been posted at the pool to reiterate that "NO DOGS" are allowed inside the pool area at any time.

Land Deed Conversion Update: Michelle Pelletier announced that the Land Deed Conversion has been completed.

New Business:

Midstate Electric Cable Replacement: Gerry reported that Midstate Electric Co. came in and replaced all primary transformer cables in the complex using an underground auger to trench for the cables. Miscellaneous lawn damage was incurred for which Midstate Electric hired Klaver Landscaping to reseed and repair the damaged turf where necessary.

2016 Paint Schedule: Units scheduled for painting next year are 2, 9, 16, 17, and 30.

Swimming Pool Sand Filter Rebuild: Our pool contractor, Robert Dagget Pools was able to rebuild and extend the life of the filter for a cost of \$562.

Landscaping Pool Shed Corner: Gerry suggested methods to landscape the area between the pool fence and Circle #4 fence. After some discussion it was decided to landscape with dry type landscaping without lawn and the associated maintenance requirements. The board allocated up to \$1000.00 for the project.

Open Forum: The owners would like to see more dryscape in the future to minimize irrigation cost without harming the lawn areas. They ask that we refer to Klaver Landscaping to determine different locations where Ponderosa pines might be planted.

There being no further business to discuss, Terry Glenn adjourned the meeting at 10:24 a.m.

The Annual Meeting has been set for October 3, 2015 at 9:00 a.m. to 11:00 a.m. Location to be determined.

Respectfully submitted by Deanna Knox
Elite Management Services