

Ranch Cabin Association of Unit Owners  
Annual Owners Meeting Minutes  
Saturday, October 21, 2017  
Located at the Fire Station Meeting Room at 9:00am

These minutes are subject to change upon approval at the next scheduled Annual Meeting

Call Meeting to Order: Terry Glenn called the meeting to order at 9:20am.

Establish Quorum: Owners in attendance were Michelle Pellitier (1), Steve and Carol Mahoney (9), Doug and Linda Smith (11), Terry Glenn (19), Mike and Anne Hasson (23), Charlie Piper (24), Marcia Kurtz (32), Scot Sutton (34) and Greg and Mary Sears (37). With 23 of 39 owners represented either in person or by proxy. With the above representation, a quorum was established for the meeting.

Approve October 22, 2016 Annual Meeting Minutes: Doug Smith made a motion to approve the October 22, 2016 Annual Meeting Minutes as presented. Motion carried unanimously.

Treasurer's Report: Steve Mahoney presented the September 30, 2017 Financial Statements as handouts to all owners in attendance. Our Total Income is on track. Expenses are running under and over projections depending on category. Common Ground expenses in Contingency, Grounds Maintenance, Painting and Irrigation Water are the furthest under budget but bills are still coming in for Irrigation Water. Expenses for Snow Removal and Tree Removal are somewhat over budget. Management and Pool expenses are on track. Total expenses as of September 16 are \$10,000 under budget but the seasonal bills are not all in, we should come out close at the end of the year.

Several owners have paid their quarterly dues ahead so that overshadows any delinquencies. One owner is behind in his dues by one quarter.

We have \$93,000 in Reserves, \$84,000 was projected but we didn't spend as much as anticipated on Pool Expenses since some have been shifted to 2018.

Michelle Pellitier made a motion to accept the Treasurer's Report as presented. Motion carried unanimously.

Manager's Report: Gerry Stearns gave a report of work done on the property this year. Our contractor, Daggett Pools and Spa, has strongly encouraged us to repaint the pool as the deteriorating epoxy paint is clouding the water, requiring additional neutralizing chemicals to maintain the water clarity. The repainting project would require the pool to be out of service for a week, as well as warm weather being the primary consideration for a proper application of the paint. The board discussed the best time to take the pool out of service. It was the consensus that after Labor Day would be best time considering the mild weather that is needed for the paint to properly cure.

Old Business: Mountain View Heating Co. installed new snow diverters and chimney tie-downs on Cabins #25, 29 and 37 to protect them from avalanching snow damage. Cabins #29 and 37 had new T-tops fabricated since they were missing. Cabin #5 required a new T-top fabricated and installed since the existing one was too big. Cabins # 3, 11, 12, 14, 15, 16, 18, 27, 32, 35, 36 and 37 had screens installed in the stacks and the decorative caps reinstalled. Total cost for chimney work was \$5245.00. Cabin #11 sustained roof damage by Mountain View Heating during chimney replacement necessitating replacement of some roof panels. Repair work will be done later. The contractor that installed the existing roofs had purchased a custom roofing machine for the 2008 project which he subsequently sold. It has recently been located and is in use by our new roofing contractor. Doug is working with the new contractor who is now able to bid the repair work.

Webfoot Painting fully repainted Cabins #3, 7, 31 and partially painted Cabins #16, 19, 34 and 35. Small chimneys on Cabins #3, 9, 14, 15 and 16 were painted and large chimneys on Cabins #22, 25, 29 and 37 were painted. The pool shed and irrigation cabinet were also painted. These two items were not included in the original bid price thus driving up the quoted amount. The bid price for the estimated hours of work was \$13,670. Adding the two sheds increased the painting bill to \$17,094. Gerry will investigate the discrepancy.

Spring River Tree Service has bid \$1350 to grind 47 stumps. Removing chips, adding soil and planting grass could cost an additional \$2000-3000 and was originally scheduled for a September work party. This work will be deferred to 2018 due to budget constraints.

New Business: In the Spring of 2017 the Board requested bids for the Ranch Cabin Association's upcoming insurance renewal. In June the Board elected to change insurance companies to Farmers Insurance. The new policy is about \$1,000 less expensive and has enhanced property coverage which includes all building elements. Previously the owners were responsible for covering everything except the siding and chimney. The Association remains responsible for the siding and chimneys and unit owners were encouraged to review their insurance so it matches with the new Farmers policy. This policy also reduces the deductible from \$5000 to \$1000, and increases the general liability limits.

Scot Sutton's Cabin #34 had a sewer backup incident during the summer causing thousands of dollars of damage to his cabin. Current code requires a backflow preventing device to be installed that prevents sewage from re-entering a structure, these devices were not required when the cabins were built in the early 70s. The plumbing contractor that Scot used, Detweiler, quoted a price of \$500-600 to install a backflow device for any cabin owner who wants one installed. Cost of the installation would be borne by the owner. Mike Hasson made a motion that adding a backflow preventing device is the cabin owner's responsibility, Doug Smith seconded.

The pool was drained after Labor Day to prepare for repainting but the weather didn't cooperate so it was partially refilled for the winter. Repainting the pool with the current epoxy paint requires the surface to be absolutely warm and dry. A suggestion was made to investigate using a pebble coating product as it has a longer lifespan than epoxy paint and doesn't require the drying preparation. Terry will research the cost and feasibility.

Pool security is once again a problem with non-ranch cabin owners gaining access to our pool. After discussing different lock options it was decided to replace our current lock on the pool gate with an electronic lock.

Gerry reports that the county requires an emergency phone to be installed inside the fenced pool area before the pool opens in the spring of 2018. Gerry will contact Century Link regarding installation of a phone with 911 access only.

Ranch Cabins #11, 21, 22, 23 and 26 are on the schedule to be repainted in 2018.

Gerry has signed the snow removal contract with Mr. Klaver for the 2017-18 season, there are no changes from the previous season.

Terry received a request from Cabin #2 for \$500-600 to seal their cabin from bat entry as per a pest control bid. The Board will pursue the Sunriver Nature Center's recommendation to install bat houses to draw bats away from structures. Up to \$200 would be spent on this project if implemented.

Approve Actions of the Board: Linda Smith made a motion to approve the actions of the Board for the past year. Mike Hasson seconded. Motion carried unanimously.

Approval of e-mail Transmissions: Michelle Pellitier made a motion to approve the e-mail transmissions of the Board for the past year. Steve Mahoney seconded. Motion carried unanimously.

Board Election: At the end of this meeting the terms for Terry Glenn and Michelle Pellitier will expire. Terry Glenn opened the floor for nominations. There being none, Terry asked for a vote by owners present and available proxies. Incumbents Terry Glenn and Michelle Pellitier were elected for another two year term. Their terms will expire in 2019. Steve Mahoney, Doug Smith and Joe Kurtz's terms will expire in 2018.

Spring Meeting Date: May 19, 2018.

Adjournment: There being no further business to discuss, Terry Glenn adjourned the meeting at 12:25pm.

Executive Board Session: Executive session was opened for the purpose of electing officers. Terry Glenn was elected Chairman, Michelle Pellitier Secretary and Steve Mahoney Treasurer. Terry Glenn adjourned the Executive Session.