



Association of Unit Owners of Ranch Cabins

Board of Directors:
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John Warren – 541-977-3558
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Board Meeting Minutes Executive Session Dec 15, 2021, 8:00pm Meeting by Zoom

Call to Order – Terry Glenn, chair, called the meeting to order at 8:00pm

Quorum – All 5 members of the Board of Directors were present by voice and video.

Notice of Meeting – Meeting notice requirements were waived by the attendance of all Board members.

Design Review - Wolfe (RC25) submitted proposal to enclose “breezeway” openings on original wood shed at back door of cabin. Board had approved by prior email vote. Klein (RC35) submitted proposal to install air condition unit on the east side of the cabin (facing parking) with enclosure. Board had approved by email vote. Both votes affirmed without discussion.

Horn (RC18) delinquency. Terry reported payment had been received two days prior. Issue closed.

2022 Budget

Board members had previously received the Proposed Budget as recommended by the Budget Committee. Subsequent email exchange revealed no debate regarding line item Expenses. Debate centered on whether to reduce Reserve Contribution as the Budget Committee recommended, or utilize additional loans from Reserves to “level out” Assessment increases.

The Reserve Budget extends only to 2028, leaving some uncertainty as to future long-term Reserve needs. The Board was split on speculation as to whether Reserves were overfunded, with all members agreeing review and extension of the Reserve Budget was necessary immediately, but could not be completed in time to incorporate into the 2022 Operating Budget.

Additional borrowing from Reserves had very similar result as a one year reduction in Reserves. It was expressed the borrowing involved a complex repayment schedule, while the one year reduction had the advantage of simplicity.

Joe Wonderlick moved and John seconded to approve the 2022 Budget as recommended by the Budget Committee with a one year reduction in Reserve Contribution from \$26,250 to \$14,750 and that the Reserve Budget be reviewed and extended during the 2022 fiscal year. **Motion Approved** unanimously.

Annual Discount Budget – The Board acknowledged and agreed with the Budget Committee to reduce the budget for Annual Discounts (3%) from all 39 cabins to a projected number that would take the discount of 26 units. Terry reported this would be up from the 23 units that took the discount in 2021.

Property Manager – a brief discussion of a perpetuation plan for Gerry's role should he become unable to continue at some point in the future.

Pool Enhancement Committee – Roberto to launch this effort at the first of year.

Board Check-In Meeting – proposal made to hold monthly “check in” meetings to deal with emerging issues and Design Review. It was agreed to have a Zoom check-in meeting on the 2nd Wed of even numbered months (Feb, April, June, Aug, Oct, Dec), with June being the in-person Spring Meeting and Oct being the Annual Meeting.

Meeting Adjourned at 9:14pm