



## *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

---

*www.RanchCabins.org*  
*SRRanchCabins@gmail.com*

*18160 Cottonwood Rd, #165*  
*Sunriver, OR 97707-0548*

### **Board Meeting Minutes Executive Session Feb 9, 2022, 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 by Zoom second Wed of even numbered months, excluding months of Spring and Fall in-person meetings established by mutual consent.

**Spring Meeting Date** – Due to a family memorial service, Joe would have been unable to attend the tentative Spring Meeting date of April 30, 2022. By consensus the Spring Meeting date was changed to May 7<sup>th</sup> (previously designated as an alternate date).

**Contactor Bids** – it was discussed the Board had an obligation to assure a good value was received from contractors providing services. It was stated routine competitive bidding tended to demonstrate good value. Steve and Terry pointed out that Sunriver had a small number of contractors; competitive bid processes tended to upset contractors and did not produce a variety of bids as in larger markets. Quality of service and reliability are as important as price, and it was felt we already had good pricing.

It was decided that primary contracts of Pool Service, Landscaping, and Tree Service would be reviewed by the Board for quality of work and casually investigate price level without necessarily letting out for bid. Such investigation may include seeking anonymous price indications, comparison to similar services others had experienced, etc. Such does not exclude seeking competitive bids, but acknowledges there are other means to assure good value. Motion made, seconded, Passed.

**Woodshed Concept** – updated that Gerry had made repeated efforts to obtain bids from Tony without success. No other contractor has been identified. Group initiative stalled at the moment. Individual unit owners may submit plans for a woodshed, and if approved by the Board, proceed individually.

**Reserve Fund** – it was again acknowledged the Reserve Fund needed to be updated. It was determined this large job should be completed by the Fall Annual Meeting so it could be approved and incorporated into the 2023 Budget cycle.

There being no further business, meeting adjourned approximately 9:05pm