



Association of Unit Owners of Ranch Cabins

Board of Directors:
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Board Meeting Minutes Executive Session April 13, 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.

Pool Enhancement Project – Roberto reported some discussion with Mike and Anne Hasson (RC23) but otherwise no owners had contacted him with interest. He had a discussion with Robert Klaver who agreed to develop some landscaping improvement plans. There was talk of moving the fence, and changing the un-inviting front fence. Roberto felt he would run into costs along the way and requested a budget of \$500 for planning work. Steve moved to allocate \$500 for Pool Enhancement planning work from Contingency. Seconded, passed.

Staffing – an executive session discussion.

Woodshed Concept – John reported conversations with SROA and the potential to streamline SROA Design Review approvals for enclosed woodsheds on cabins. He had also identified a contractor willing to build them although there was concern the cost would exceed what most owners were willing to spend. John continues to collect info.

Online Payment – Terry reported we had finally been approved by Quickbooks/Intuit to accept online payments. Payment by ACH checking account transfers cost us 1% to a maximum of \$10, credit card is 2.9% + \$.25. Since most quarterly payments are near \$1,000, the \$10 charge will apply for most ACH, and credit card would be about \$30. It was noted over half of owners have paid annually, and over half of those paying quarterly utilize Bill Pay through their bank, leaving less than 9 units to potentially use online payment. Online payment posts automatically, thus avoids the need to collect payments from the mail and make a bank deposit, as well as manually posting the payment. But that is of limited value unless all payments are online.

Terry recommended: Allow ACH only and charge \$10 per payment, which I be invoiced and due the next Quarter. Assoc will budget for and absorb the \$10 fee for Annual Payment made by Jan 15th (an additional incentive and benefit for Annual Payment). Credit Card payment will not be offered. Joe so moved, John seconded, passed.

Most topics will be revisited at the Spring in-person meeting.

There being no further business, meeting adjourned approximately 9:15pm