

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

Ranch Cabins Association of Unit Owners Spring Meeting Minutes Saturday, May 7th – 10:00am Meeting Location: SROA Admin Board Room

Call meeting to Order – Meeting called to order by Chair Terry Glenn at 10:00am

Determination of a Quorum – Quorum was established with 5 of 5 Directors present in person.
The following members were present:

Directors

09 – Steve Mahoney
19 – Terry Glenn
33 – Roberto de Castro
38 – Joe Wonderlick
39 – John Warren

Members

11 – Doug and Linda Smith
14 – Mack Brown
23 – Mike Hasson
25 – Rick Witte and Randy Wolfe

Approval of Spring Meeting Minutes (Spring 2021) & 12/15/2021, 2/9/2022, and 4/13/2022 Zoom Meetings - John so moved, Joe seconded, Passed. It was noted the Board has begun holding a brief Zoom meeting on the second Wed of even numbered months (that don't have an in-person meeting) for the purpose of staying current and minimize handling items by email.

Treasurer's Report - Joe Wonderlick presented financials through 4/30/2022, commenting the early portion of the year is fairly quiet and therefore expenditures are as expected and consistent with budget. It was noted that Tree Removal had dominated expenses in the past couple years and now seem to be caught up, with exception of stump grinding holes which will be addressed by a work party following the meeting. Roberto moved to accept the Treasurer's report, John seconded, Passed.

Managers' Report – Gerry reported on several topics:

Trees & Stumps – One small tree fell, and two were removed since the Fall meeting, all three stumps have been ground. Klaver's crew spend a day (2 men) on stump holes and completed 11 holes.

Painting – Gerry reported inspecting every cabin with the painter compiling a list of 12 cabins with touch-up work and one full repaint at a bid of \$11,800 (budget is \$11,000).

Pool – Gerry reported Robert Daggett has drained and cleaned the pool and will be replacing the main drain safety grate which requires periodic replacement. The emergency phone and pool garbage service have been initiated for the season.

Approval of Email actions by Board - Terry called for ratification of Board actions conducted by email since the Fall Meeting. Those actions were:

- Review of satisfaction and competitiveness of Klaver Landscaping. Determined from data collected from various sources the cost was competitive, availability of contractors limited, and we were satisfied with the quality of work.
- Review of satisfaction and competitiveness of Dagget Pool Services. Determined from data collected from various sources the cost was competitive, availability of contractors limited, and we were satisfied with the quality of work.
- Discussion and review of content of a Newsletter initiated by John Warren. Thank you to John.

Moved to accept by Roberto, second by Steve, Passed

Old Business

Stump Grinding Stump Hole Progress - Gerry reported Klaver's team had cleaned and filled 11 holes at a cost of \$780.

[Update: A work party on Saturday afternoon and again Sunday completed 49 stump holes, investing approximately 60 man hours, and hauling approx. 15 yards of material away, and placing about 8 yards of soil. 48 holes were left for Klaver's team. The work party and Klaver's team had similar production per man hour, so the remaining 48 holes plus the 11 done previously are expected to cost about \$4,000, or half the budget allocated for stump holes. Thank you to Doug and Linda Smith (especially for bringing their tractor), Mack Brown, Rick Witte, Steve Mahoney, Terry Glenn and Dawn Dalglish, Roberto deCastro, John Warren, Joe Wonderlick, and Gerry Stearns.]

Tree Planting Project – Brief discussion and consensus no additional seedlings are needed at this time. 29 of the 30 planted last Fall continue to survive.

Pool Enhancement Project Report – Roberto reported having confirmed the property lines of the pool parcel, which would allow moving the north fence (behind decking) to the rail fence of Circle 4 Condos, if desired. The back and south fence lines are on the property line. The front fence is set back from the property line and could be adjusted, but options are limited by a tree and utilities. He plans to meet with Mikes Fence to collect ideas and cost estimates on Monday. Board agrees the 8 ft high front fence is “institutional” and other options may be more attractive. He reported discussing landscape enhancements with Klaver Landscaping, who has agreed to provide ideas and sketches once a fence line location was decided. Roberto is also looking at enhancing the pool furniture (which is reaching end of life) and relocation of the entry gate. No action at this time.

Wood Storage Sheds – John reported identifying a contractor willing to build fully enclosed firewood sheds on cabins, and SROA will provide a path to Design Review approval. Firewood sheds will be an owner expense. Other options include moving wood to the designated storage location during fire season, or depleting wood inventory to zero. Next step is to obtain firm pricing on a final design.

Reserve Budget Review – Terry reported beginning an update to the Reserve Budget. Very preliminary indications based on only the largest expenses suggests Reserve funding is adequate and there is no cause for alarm.

New Business

2022 Painting Schedule - In his Managers Report, Gerry noted the \$11,800 bid for touch up of 12 cabins and repaint of one. Noting higher cost of touch-up work, discussion ensued on whether to return to a rotation of painting full cabins. Terry explained having discovered the four consistent house body colors established years ago by Michelle Pellitier had mutated to the point each cabin is a slightly different shade, requiring custom color matching for each cabin. This also frustrates owner's ability to do their own touch up. Terry speculated that unbeknownst to us, various painting contractors over the years have used their preferred brands which have slightly different tint. The only route back to 4 consistent colors is the 6-8 year process of painting every cabin. Gerry further related the painter's professional comment that while touch-up has kept the complex looking good, the paint in some areas is getting "old" and will deteriorate at an accelerated rate, bring about the need to repaint the full cabin.

Joe moved and John seconded to fully repaint 4 cabins this year at an estimated cost of \$3,000 each and up to \$2,000 for additional touch up to keep the complex looking good (\$14,000 total). Then pursue a similar process in future years until all cabins are repainted, using a contractually specified color/brand. Motion Passed.

Gerry will have Precise Painting revise their bid, and assist in the selection of the 4 cabins to be repainted and those to be touched up. The Board will allocated Contingency to cover the added cost, or since the painting is done in the Fall, possibly from savings elsewhere.

Insurance Policy Non-Renewal – Terry read the following notification from the Associations' Farmers Insurance Agent:

Farmers' commercial department is tightening up their renewal underwriting rules, and one of the measures they've implemented is to no longer allow short-term rental exposure in their Habitational program.

Farmers has processed a non-renewal of this account that will take effect 6/14/2022. Assuming the short-term rental exposure still exists, I will begin a market search immediately looking for another carrier to take over the policy. Our Agency brokers quite a few policies with other carriers, some through a subsidiary of Farmers that is appointed with lots of carriers like Liberty, Chubb, Travelers, Philadelphia, and others, but their appointments vary based on the product with these carriers. We also do business with multiple general agencies who place admitted and surplus lines policies for us.

This underwriting action is not related to claims or other risk characteristics; it is solely due to Farmers exiting the short-term rental market in their Habitational product. Please confirm the short-term rental issue and we'll be in touch with our market options. It is my goal to find coverage within a week or two so you are not forced to make too quick of a decision about this.

Online Payment Option – Joe reported the Association is now able to accept online ACH payments utilizing a checking account. The fee for this service is \$10 per payment to offset the cost charged to the Association. The \$10 fee will be waived for those making a single Annual payment by Jan 15th (in addition to the 3% discount). Future invoices will include a link for making online payments. Credit Card payment will not be offered since the cost to the Assoc would be \$22.48 to \$33.91 per quarterly payment. An email reminder will be sent in advance of the July 1st Quarterly due date.

RC 17 Deck Replacement – Design Review – the Board acknowledged the current entry deck configuration had existed since the late 1980s, but nonetheless was not approved and is not consistent with criteria imposed on other owners. The Board determined the 4x4 overhead

structure is unacceptable, but benches without backs are acceptable. Discussion ensued on size of the deck and noted it exceeds the 144 sq ft guideline. After an on-site review, the Board voted to Deny the request to replace the entry deck as is, and provide a pre-approved alternative of a smaller deck which extended from the west wall of the cabin 18 inches and from the south wall 12 inches. Passed.

Other Business

Establish Annual Meeting Date – The tentative date of the Annual Meeting will be **Oct 29, 2022**.

There being no further business before the Board, the meeting adjourned at 12:20pm

Precise Painting, Inc.
144911 Trotter Court
La Pine, OR 97739
(541)480-2749
precisepainting@msn.com

Estimate

ADDRESS
Gary Stearns

ESTIMATE #	DATE	
1632	05/07/2022	

ACTIVITY	AMOUNT
Prep, prime and paint the following units: Unit 3- trash can wall to left of front door \$500 Unit 2- west wall to right of back door \$800 Unit 4- gas meter and lower boards at bottom \$300 Unit 5- top of masonry chimney cap \$100 Unit 20- storage area \$800 Unit 22- east entry wall \$900 Unit 24-gas meter and black vent \$100 Unit 25- repaint entire unit ? \$3000 Unit 29- repaint all new windows and doors \$1800 Unit 30- chimney wall \$1200 Unit 31- trash area \$500 Unit 32-gas meter and south chimney wall \$1200 Unit 35-metal conduit and new enclosure \$600 (units that do not need painting at this time: unit 1, 6-19, 21,23, 26-29, 33, 34, 36, 37, 38)	11,800.00
TOTAL	\$11,800.00

Accepted By

Accepted Date

Renewal eligibility questions

1 message

Perry J Rhodes <prhodes@farmersagent.com>

Fri, May 6, 2022 at 2:19 PM

To: Ranch Cabins <sranchcabins@gmail.com>

Cc: Kyler Wilson <kylerrhodes@farmersagency.com>, Janice Clayton <janice.prhodes@farmersagency.com>

Terry,

Farmers' commercial department is tightening up their renewal underwriting rules, and one of the measures they've implemented is to no longer allow short-term rental exposure in their Habitational program.

I assume there are still homes in the AUO that are offered for short-term rental, correct? I found a couple on VRBO just now when I did a quick search for the neighborhood.

Farmers has processed a non-renewal of this account that will take effect 6/14/2022. Assuming the short-term rental exposure still exists, I will begin a market search immediately looking for another carrier to take over the policy. Our Agency brokers quite a few policies with other carriers, some through a subsidiary of Farmers that is appointed with lots of carriers like Liberty, Chubb, Travelers, Philadelphia, and others, but their appointments vary based on the product with these carriers. We also do business with multiple general agencies who place admitted and surplus lines policies for us.

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Thanks and best regards,

Perry

Perry Rhodes, Agent**Farmers Insurance Group**

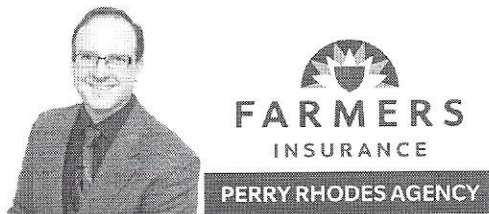
1470 NE 1st St, #100

Bend, OR 97701

Office: 541-389-3715

Mobile: 541-420-6433

Fax: 877-554-4521

Website: agents.farmers.com/prhodes

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