



Ranch Cabin Association of Unit Owners

Board of Directors:
Terry Glenn - 360-907-3604
Joe Wonderlick – 503-572-1056
Roberto de Castro– 503-781-5938
John Warren—541-977-3558
Steve Mahoney - 503-472-8668

www.RanchCabins.org

18160 Cottonwood Rd, #165

Sunriver, OR 97707-0548

**Ranch Cabins Association of Unit Owners
Fall Meeting Minutes
Saturday 10:00 A.M. October 21, 2023
Meeting Location: Sunriver Christian Fellowship Church - Upstairs
18139 Cottonwood Rd (across from SR Marketplace)**

Call meeting to Order – Chair Terry Glenn called meeting to order about 10:10am

Determination of a Quorum – 22 Owners present in person or by proxy = 56%. Quorum is achieved.

Attending In Person

RC 01 Jacquelin Devries
RC 03 Steve Potochnik
RC 05 Pat Lampton
RC 08 Jenny Massengill & Mike Landaker
RC 09 Steve Mahoney
RC 11 Doug and Linda Smith
RC 13 Bob & Jayne Aarnold
RC 14 Gail Culbertson
RC 19 Terry Glenn
RC 23 Mike and Anne Hasson
RC 25 Rick and Randi Wolfe
RC 26 Don Stow
RC 32 Joe & Marcia Kurtz
RC 33 Roberto deCastro
RC 38 Joe Wonderlick
RC 39 John Warren

Proxy

RC 10 Angel
RC 15 Browner
RC 20 Brown
RC 22 Carter
RC 30 Bergstrom/Austin
RC 35 Klein

Approval of Fall Minutes 2022– No corrections. Move, seconded, passed.

Treasurer's Report – Joe Wonderlick reported highlights of Unit Owner Financial Report dated Sept 30, 2023, and discussed progress and sought help on Reserve Budget review/update. Gail Culbertson offered her son, Chris Culbertson and Andy Klein volunteered on his own volition. Motion to accept Treasurer's Report Moved, seconded, passed.

Approval of Board Actions – Chair Terry Glenn requested Owner approval of Board actions since the last Owner meeting. Doug Smith Moved, seconded, passed.

Managers' Report – Gerry Stearns reported on Painting and Trees.

Gerry's Retirement, Introduction of Mark Nein – it was announced that Gerry Stearns was retiring from his role with Ranch Cabins after 18 years of service. The Board introduced Mark Nein who will fill the role of Property Caretaker.

Mark Nein 541-977-2650 MarkNein1962@gmail.com

Old Business

Firewood Enclosures – a firewood enclosure design for Floorplans A-D was discussed and will be moved forward. Intent is to obtain SROA design review as a group, which will still require individual RC Board approval and SROA Permit but will reduce the cost.

Ad Hoc Financial Assurance Committee Report and Recommendation – Joe Wonderlick shared highlights of the Committee's review of 2022 and recommendation to waive the Accounting Review for calendar year 2022. Committee members were Andy Klein and Anders Wick. Joe moved, John Warren seconded, passed by majority.

Pool Repair / Replacement Discussion – Roberto presented the pool had several broken pipes behind the walls of the pool. Efforts to find a contractor willing to work on the old pool had proven difficult, with many indicating the pool was reaching the end of life, would experience greater problems including deterioration of the fiberglass sides, and replacement was suggested. Discussion ensued, mostly focused on the importance of the pool, and by consensus rejecting the repurposing of the space to a non-pool use. Roberto presented a budget of \$237,000 to replace the pool, including the pool vessel, equipment, and fencing. The Board, having previously discussed various options, recommended replacement utilizing a combination of Special Assessment and Reserve Funds deemed to be excess. A straw ballot was taken with unanimous support for replacement by those in attendance.

(Terry noted a Special Assessment was vulnerable to challenge and the topic was on the agenda as a discussion rather than action item. It was decided to hold a Special Meeting to vote on the Pool Replacement. See separate minutes of that meeting.)

New Business

Budget Committee – Joe called for volunteers to work on the 2023 Operating Budget. Jenny Masengill, Jacque Devries and Freddy Castillo volunteered.

Other Business

Election of Board Members – Board positions of Terry Glenn and Joe Wonderlick were up for election. Both offered to serve another term and Bob Arnold had volunteered to run for a position. Bob Arnold subsequently withdrew his name. A motion was made by Bob Arnold and seconded by John Warren to elect Terry Glenn and Joe Wonderlick to an additional term. Those present and by directed proxy passed the motion.

Spring Board Meeting Date – date was tentatively set for April 20, 2024

Adjourn

Executive Session – Board Members Only

Election of Officers – in executive session, the newly appointed Board elected the following Officers:

Terry Glenn – chairman
Joe Wonderlick – Treasurer
John Warren – Secretary (Vice Chair)

Board also agreed to give Gerry Stearns a \$250 gift in recognition of his long dedicated service.