



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

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Pool Replacement Special Meeting Minutes November 6, 2023 – 12:00 noon Columbia River Yacht Club, Portland, OR

Meeting was called to order at 12:30pm

A quorum of 50% of Units was achieved with 33 of 39 Units (84.6%) represented in person or by Proxy.
Present in person was Chair Terry Glenn and Treasurer Joe Wonderlick.

The sole agenda item was to act on the following Motion:

Shall the Board of Directors of Ranch Cabins be authorized to spend up to \$237,000 for the replacement of the existing Ranch Cabin swimming pool, including demolition of the existing pool, new pool vessel, equipment, renovation of landscaping, fencing, furnishings, and related code requirements with such funds coming from existing Reserve Funds and a one-time Special Assessment of \$117,000 allocated among individual units as follows to be due April 1, 2024 with a payment plan available:

***A Units - \$2,373.93
B Units - \$2,570.49
C Units - \$3,061.89***

***D Units - \$3,352.05
E Units - \$2,845.44
F Units - \$3,581.37***

Joe Wonderlick tallied and voted the Directed Proxies as follows:

Voting YES – in favor of pool replacement	28
Voting NO – opposed to pool replacement	3
No Vote - returned a proxy but did not vote	2
Total In-Person and Proxies	33

The Bylaws, Section III, Item 6.j. requires 75% of owners present in person or by proxy to approve expenditures in excess of \$2,000 for “additions and improvements to, or alterations of common elements”.

Motion passes with 84.8% of those present in person or by Proxy voting YES.

Meeting was adjourned at 12:40pm