

## 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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### **Ranch Cabins Association of Unit Owners Spring Meeting Minutes Saturday, May 20th – 12:00 Noon Meeting Location: Sunriver Library in Business Park**

**Meeting Called to order** by Chair Terry Glenn at 12:10pm

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

#### Directors

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

#### Manager

Gerry Stearns

#### Members

11 – Doug & Linda Smith  
14 – Gordon and Gail Culbertson  
32 – Joe and Marcia Kurtz  
05 – Pat Lampton  
23 – Mike and Anne Hasson  
25 – Rick Witte and Randi Wolf  
26 – Don Stow  
32 – Joe and Marcia Kurtz  
35 – Andy and Tracy Klein  
37 – Greg and Mary Sears

**Approval of Board Meeting Minutes (Spring 2022)** – Roberto moved, John second, Approved.

**Treasurer Report** – Joe Wonderlick reported Operating Funds of \$103,907.28 and Reserve Funds of \$210,740.32 as of April 30, 2023. There are no unit owner delinquencies. Expenditures are tracking at or under Budget except for Snow Removal which has slightly exceeded Budget due to a record 7 plows this winter. Roberto moved, John seconded, to approve acceptance of the Treasurer's Report. Approved.

#### **Manager's Report**

- Painting RC #25 – Gerry has been unable to reach the painting contractor. It is desired to paint RC25 as soon as possible and advise the owner in advance.
- Landscape Contract renewal – Contract has been renewed with Klaver Landscaping at a cost of \$18,500 “not to exceed” with same service level and similar cost as expiring contract.
- Pool Contract renewal – Contract with Robert Daggett Pools has been renewed on the same cost and terms as expiring.

### **Manager's Report - continued**

- Hazard Tree inspection by Spring River Tree Service – Spring River has been very busy due to a large bid with SROA and late snow melt but will endeavor to inspect the complex trees in the next 2 weeks.
- Sewer Rate Increase – Gerry reported sewer rates are being increased 10% which will impact individual unit owners, and the Assoc which pays sewer based on pool water use.

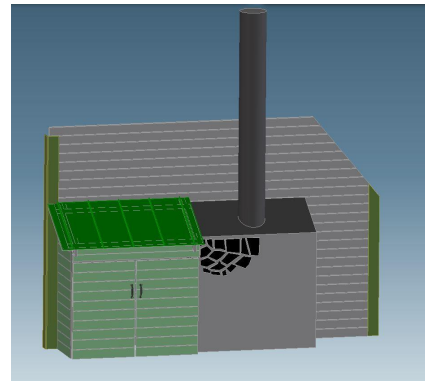
**Ratify Board Actions taken by Email** – Terry requested a motion to ratify Board actions taken by email which included levy of fine on RC 7 for excess fireplace use and approval of insurance renewal quote. Roberto moved; Joe seconded. Approved.

### **Old Business**

**Pool Leak Repair** – Gerry reported American Leak Detection had been out and determined there were seven pool leaks (we had expected one), including a warm water return line entirely severed behind the pool wall, cracks in 3 skimmer housings, and an issue with one of the underwater lights. American Leak Detection has capability of making repairs (which will be funded from Reserves) but has not yet provided quote or date of completion. Roberto will assist with follow-up with American Leak Detection. The Board was not satisfied with not having a more clear picture of when the repairs would be completed and the pool opened.

**Pool Enhancement Project Report** – Roberto presented an architectural rendering of a variety of pool enhancements, including moving the fence to expand the pool area, a shaded pergola in the location of the current wood deck, landscaping, and improvement to the entry gate. Roberto sought written input from owners present which would be compiled and refine the proposal for future presentation to membership. (A vote of membership will be necessary to authorize expenditure on major enhancements). The rendering and details are appended to these minutes.

**Wood storage** – Steve presented a conceptual CAD drawing of a potential wood shed design for Ranch Cabin floorplans A, B, C, and D (floorplans E & F had woodsheds as part of their original design). See end of minutes for larger rendering. The intent is to develop a standardized plan that was acceptable to the RC Board and SROA to minimize an Owner's effort to gain those approvals. Suggestions were made including allowance to open doors should snow depth be high. It is a work in progress.



### **New Business**

**2023 Painting Schedule**- once contract with painter is made, a walk-thru will be conducted to determine the cabins most in need of re-paint, and unit owners will be notified by email.

**Insurance Policy Renewal Quote** – Terry reported the renewal pricing from the Association's existing carrier for Property, General Liability, and Excess Liability Policy was received with a modest increase of just \$1,059 over prior year, and well within Budget. The agent is pursuing an alternative quote with a market that takes the unique approach of providing emergency fire-resistive treatment of insured property, which might include fire-retarding foam coatings, sealing of roof and wall penetrations, removal of vegetation, etc. It is unknown if agreeing to those defensive strategies will reduce cost, increase cost with the extra service, or if they will quote at all. No action to be taken at this time.

**Recycling options** – Joe described the current recycling collection status in Sunriver which charges a mandatory recycling fee whether or not the service is utilized. He further described that units in rental programs typically have two cans twice per week service, and the present garbage enclosures provide space for only two cans, leaving no space for a recycling can (unless recycling significantly reduced garbage volume). Inquiry was made about interest in centralized recycling and/or garbage enclosures within Ranch Cabins. Brief discussion questioned if anyone would want a dumpster near their cabin, and the inevitable mess of such garbage enclosures. It was resolved by consensus there was little popular support for centralized recycling or garbage.

**Recycling containers** – Terry noted blue glass bins were frequently outside garbage enclosures and were unsightly. Terry noted space existed for a simple shelf above garbage cans to hold the glass bin in existing enclosures. Question was raised whether Ranch Cabins needed a rule concerning blue bins but was quickly determined SROA rules already forbid garbage containers outside of garbage enclosures. Owners are asked to keep blue glass bins inside garbage enclosures.

### **Other Business**

**Financial Assurance Committee Volunteers** – Joe asked for volunteers to assist with the annual Financial Assurance review; our own internal process to verify Association funds are being managed appropriately. Joe Klein agreed to serve again. Anders Wick was expected to willing to serve again. If interested, please contact Joe Wonderlick. The review is of 2022 calendar year and is due to be presented at the Fall Annual Meeting.

**RC 7** – a brief update was provided that at total of \$3,600 of fines had been levied on the owner of RC 7 for excessive fireplace use in violation of Rules and Regulations. The owner has indicated the tenant plans to move away in early June, which may resolve the issue.

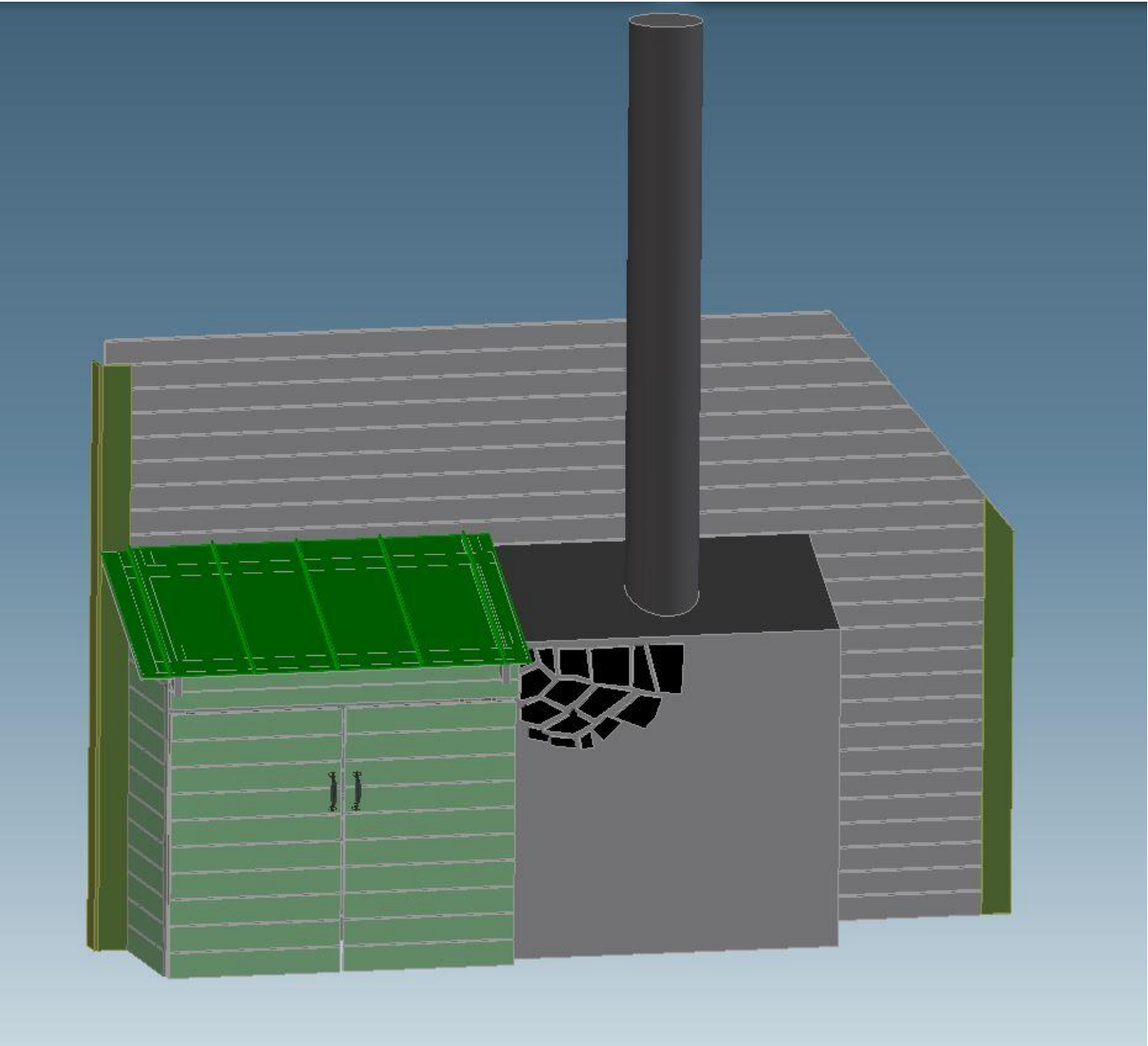
**Establish Annual Meeting Date** – October 21, 2023

**Meeting Adjourned** approximately 2pm

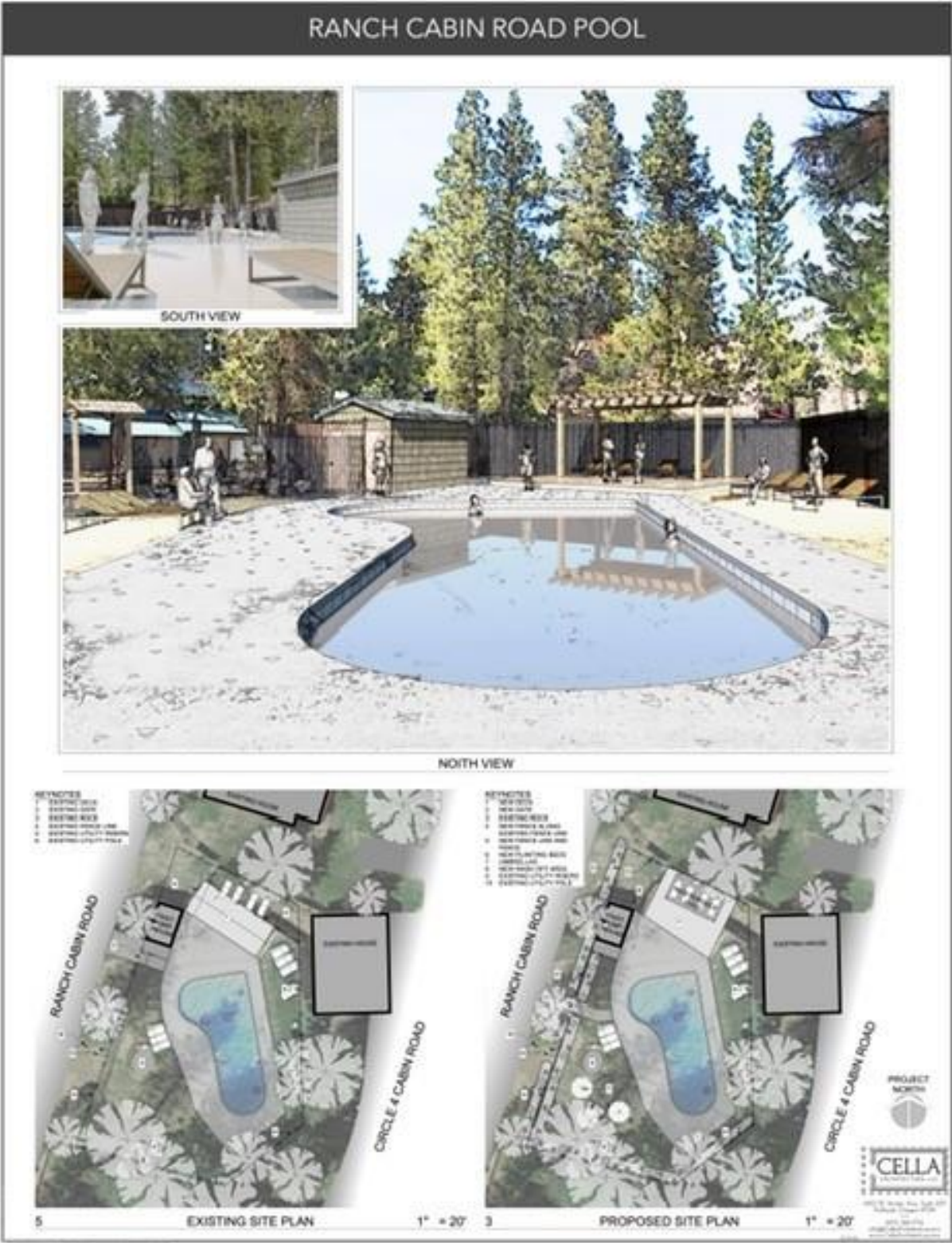
Attachments:

- Wood Storage Conceptual Drawings
- Pool Enhancement Conceptual Rendering and Details

Wood Storage Conceptual Drawing



# Ranch Cabin Pool Conceptual Drawing





## **Ranch Cabin Pool Conceptual Drawing Notes:**

These drawings represent initial work to design an updated pool surround.  
Existing and revised footprints  
Drawings looking North and South from inside revised surround.

Major points include:

- Expanding pool area towards the North to maximize size of pool area.
- Use existing fencing on 3 sides.
- Replace West (cabin facing) chain link with 6-foot wrought iron look steel fencing low maintenance.
- Replace gate (currently not up to code) with wrought iron look steel gate.
- Move the gate away from bathroom and position more centrally.
- Build a covering over gate to provide a more distinctive entrance. Gate will have code lock.
- Landscape directly along outer gate to improve privacy.
- Remove wood decking and grade North area to improve usability can be re decked or left as grass.
- Pergola can be added to the enlarged north area to provide shade for about 4 chaise lounges.
- 2 large umbrellas can be designed into South side (deep end) to provide shade and overhead protection from pines.
- Flower beds per desire of group
- Re-direction and addition to current sprinkler and irrigation to accommodate design.
- Incorporation of new pool “shower” (required) away from bathroom doors to other side of pool house.
- New pool furniture
- Improvements to bathrooms

Plans allow future storage building to minimize current yearly transport of furniture to offsite paid storage unit.

We received great feedback at the meeting and would like to receive more to guide direction.

We have the opportunity to do some or all pieces of the pool revamp.

Efficient use of budget will be at the core of any plans ultimately accepted and costs would be divided among 39 cabin owners.

Once we receive greater feedback from owners, I can be more specific re potential total costs.

Bid for all fencing movement and replacement including new gate and locks was 29k last year. 10 x 20 pergolas run about 4-5k.

Landscaping and irrigation are not yet bid out and some can be done by owners.

The pool leak repair is separate from this and will be paid out of RC AUO reserves.

Improvements would require approval by owner vote and likely special assessment per bylaws.

Please send comments to [SRRanchCabins@gmail.com](mailto:SRRanchCabins@gmail.com) or directly to Roberto deCastro at [robertodec@comcast.net](mailto:robertodec@comcast.net)

