



## 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, April 20th – 1:00 PM Meeting Location: Sunriver Board Room, Admin Bldg

**Call meeting to Order** by Chair Terry Glenn at 1:05pm

**Determination of a Quorum** – all 5 Board members were present

**Approval of Board Meeting Minutes** (Spring 2023) – Joe moved, Roberto seconded, approved.

**Treasurer's Report** – Joe noted highlights of financial reports through March 31, with minimal deviations from Budget. John moved to approve the Treasurer's report, Steve seconded, approved.

**Caretaker's Report** – Mark reported discussions with Klaver Landscaping and noted crews had been in to do some Spring clean-up. Spring River Tree Service felt recent work mitigated a need for detailed inspection of trees. Contact with Precise Painting had been attempted and waiting for a return call related to Fall painting. Mark reported having repaired a snow-damaged chimney on RC 25 at substantially less cost than quoted by others, and much quicker.

**Approval of Email actions by Board** – John moved to ratify Board actions handled by email since the last meeting, Roberto seconded, approved. Actions included:

- Klaver Landscape Contract Renewal – Board reviewed hourly rate and after discussion concluded the potential of finding a lower rate was slim, and any savings would not be offset by the inherent inefficiency of a new contractor learning the sprinkler system, efficient mowing pattern, etc. Board was happy with the current service subject to requesting (1) additional needle removal and (2) earlier Spring clean-up (which had been done).
- Design Review RC 12 a/c Unit – reviewed and approved heat pump. Noted this Bosch unit was significantly quieter stand-alone a/c units.
- First Violation notice for design review violation approved (Exec Session).

#### Old Business

**Pool Replacement Project** – Demolition was underway with most of the cement bottom of pool removed at time of meeting. Prior to meeting, owner work party had gutted pool equipment room, installed new insulation and sheetrock (FRP panels were installed in the week that followed), new light and GFI plugs installed. Room is ready for new equipment. Roberto reported Pool Budget of

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\$237,000 may be tight as the cost of pool vessel increased by \$30,000 after owner approval, but there was still some flexibility in the Budget. Gate Security, Landscaping, Gazebo, Furniture, and Storage options were still being developed and interested owners were invited to a meeting at the pool following the Board meeting (many attended).

**Reserve Fund Study** – update/input – Joe presented a draft of the nearly complete updated Reserve Budget, including the concept of funding to a percentage of expected expense rather than the fully funded approach of the past. Use of a percentage is common among HOAs and recognizes the inherent characteristics of Reserve Studies to anticipate all line items as a somewhat “worst case” cost and average life span, whereas reality is often less cost.

**Roof Replacement Fund** – discussion only – The concept of reserving for roofs, which are a unit owner responsibility but clearly best done as a group was discussed. Terry suggested it may need to be a separate fund. It was suggested a separate roof reserve could be done as a percentage of expected cost to mitigate the one-time cost. A raise of hands vote was taken on various basic approaches as follows:

No Roof Reserve at all	0 votes
Reserve 20% of expected Roof cost	7 votes
Reserve 50% of expected Roof cost	4 votes
Reserve 70% of expected Roof cost	3 votes

Joe will take this feedback back to the Budget Committee to formulate the final proposal to be presented for vote at the Fall Annual Meeting.

**Wood storage sheds** – it was reported a woodshed drawing (Floorplans A-D only) was on RanchCabins.org and had received design review approval from SROA. Those wishing to build this woodshed must still submit to RC Board for approval, and obtain a permit from SROA. Ranch Cabins paid SROA for the review, but each individual owner must still pay for a permit.

## **New Business**

**2024 Painting Schedule** - no information yet available.

**Insurance Policy 2024 Renewal** – Terry reported agent has been contacted but no info on renewal yet. (Policies were later renewed with minimal premium increase)

**Vendor Review policy** – Board members had debated whether obtaining competitive bids on a regular basis was the best course of action or necessary to fulfill obligation. Some felt it was, while others felt it was unnecessary when other experience suggested good value. Roberto moved that for contract renewals, the Board would annually consider the contractor’s performance, take into account Board member’s experiences elsewhere, available alternatives, and other relevant factors then make a decision whether to seek competitive bids. For those without a contract, competitive bids would periodically be sought to the extent possible (i.e. when urgency didn’t dictate quick action). John seconded, approved.

**Rules and Regulations Amendments** – an amendment to add the Board’s guidelines for A/C Units was presented. Requests for A/C units have become frequent, resulting in the Board developing consistent guidelines that can be made available to unit owners via the Rules and Regs. The proposal adds the developed A/C guidelines, adds exterior utility guidelines that apply to A/C units and other, renumber Section 7 to facilitate the additions. Joe moved to table for more discussion, John seconded, tabling was approved.

**Establish Annual Meeting Date** – Fall Annual Meeting is tentatively scheduled for Oct 5, 2024

Meeting Adjourned at 2:50pm