

**Associated Unit Owners of Ranch Cabins
Board Meeting Minutes
July 12, 2020, 7:00pm
Zoom Meeting held online only**

Meeting was called by Chairman Terry Glenn for the purpose of considering a window replacement proposal by Joe Wonderlick, RC 38. All five Board Members affirmatively agreed to the time and method of meeting by email.

Meeting was called to order approximately 7:10pm.

Quorum: 3 of 5 Board Members were in attendance; Doug Smith, Joe Kurtz, and Terry Glenn.

Mr. Wonderlick's proposal is replicated below. Key topics of discussion were acceptability of fiberglass material, and whether to grant approval to replace only a portion of the windows on one side of the cabin.

Terry noted that additional research of the 2014 minutes revealed that fiberglass, aluminum, and wood versions of the now-discontinued Essence model window were approved. Presumption is made the Essence was available in each of those materials with a similar appearance. Board members felt fiberglass products had improved since 2014 and were acceptable if in a style compatible with the original cabin windows.

The Milgard Ultra Series was felt to be visually similar to existing windows, particularly with regard to width of the frame around the glass.

Four windows are proposed to be replaced. On one side, the trapezoid window above the front door, and the lower level bedroom window are the sole windows on that side of the house and both are proposed to be replaced. On another side, only the upper bedroom window is proposed to be replaced, leaving the lower level living room window original. This window is uniquely within an alcove of storage sheds added to the cabin in the past, making it relatively unnoticeable. The fourth window is the upper bedroom window above the deck, on the side of the house shared with the large dining room windows and sliding doors of the deck. It was felt the large dining windows were somewhat different than the existing bedroom anyway, and since all other similar bedroom windows were replaced, there would be consistency of appearance. The sliders were not included in the "all windows on one side" rule anyway.

The "cross bar" of the trapezoid window will be different than original to meet current egress code. At least two other cabins have this deviation and is deemed to be acceptable and attractive. The bedroom windows will be a 50/50 slider split rather than a crank out casement, again to meet egress code. At least two other cabins have this feature and it has been approved in the past.

The project was APPROVED as proposed by unanimous vote.

There was a brief discussion of the Pool as it related to COVID restrictions. Doug was currently at Ranch Cabins and Joe had been there recently. There was a problem-level influx of swimmers from outside of

Ranch Cabins, but no issue with social distancing. Change of the gate code was considered but determined it would not cure the problem of outsiders using the pool, as most don't have the code when they arrive at the gate anyway, and are let in by other owners/guests. It was determined to send an email to owners asking that they assist with policing the use of the pool by owners/guests only.

There was a brief discussion of budget/finances. Terry reported the transition from Deanna went smoothly. Terry felt we were tracking fine with budget despite some approved tree removal which exceeded budget. Savings and revenue elsewhere seem to be filling the budget gap.

Respectfully Submitted,

Terry Glenn
Chairman

Ranch Cabin 38 Window Replacement Proposal follows:

Dear Board Members and Gerry:

Sherry and I would like to replace the bedroom and loft windows in Ranch Cabin 38. In particular, the current master bedroom window is an eyesore and an embarrassment. The large fixed pane windows, sliding patio doors, and the small window by the utility room will remain as they are.

We have started discussions with Sunriver Glass. We have concluded that the best option in quality, similar appearance and cost is the Milgard Ultra series of fiberglass windows. According to Sunriver Glass, Milgard no longer offers the much more expensive Essence line that is cited in the AUO's window policy from 2014.

We believe the fiberglass windows have a very similar look to the current window framing when painted. Ranch Cabin 24 has fiberglass windows that are painted to match the trim, and they do justice to the building's aesthetics. The new windows will be sliders with a cross bar in the middle, as opposed to the current ones with an offset crossbar at one side of each window. The windows will be safer than the current ones, which probably do not meet modern egress requirements.

One window of special interest is the trapezoid bedroom window over the front door. We have seen several variations of replacements for this window throughout the Ranch Cabin complex. The variation we have chosen is a casement window that opens sideways for improved ventilation over the current small pop out. There will be no low crossbar since there will no longer be a low pop-out window. Instead, there will be a higher crossbar at the top of the casement window with a fixed pane trapezoidal window immediately above it. Please see

the attached diagrams. While slightly different than the original, this window will offer safer egress, retain the current shape, and continue to have only one cross bar.

I have attached the bidder's sketches of the windows and two images of existing Ultra windows. Again, the frames are paintable, and reportedly hold paint well, unlike vinyl windows. The only remaining original crank window is tucked between the utility room and shed with a narrow walkway. Due to its obscurity, it will not conflict with the new window design theme of the new windows. We would like to proceed with installation of these windows in August or September, and are interested in retaining the Ranch Cabin painting company to paint the trim.