

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

www.RanchCabins.org
SRRanchCabins@gmail.com

18160 Cottonwood Rd, #165
Sunriver, OR 97707-0548

Ranch Cabins Association of Unit Owners
Fall Annual Meeting Minutes
Saturday 10:00 A.M. October 11, 2025
Meeting Location: SROA Board Room

Board Meeting called to order at 10:05am

Determination of Quorum - Board Members Present: Terry Glenn, John Warren, Joe Wonderlick, Steve Mahoney. Absent Robert deCastro.

Approval of Spring Meeting Minutes - Joe moved, John seconded, approved.

Ratify actions taken by email:

- Approval of Pool Budget overage and handling
- Approval of pool bathroom remodeling, plumbing contract
- Approval of Seal Coat contractor bid
- Approval of supplemental Seal Coat bid for pathways
- Approval of \$2,000 additional budget for Landscape Maintenance (for Fall 2025)

Motion to ratify approvals of above by John, second by Joe, passed.

Annual Meeting called to order at 10:07am by Chair Terry Glenn

Determination of a Quorum (*50% of owners present or by proxy*). The following were present or submitted Proxies consisting of 22 of 39 units, a quorum is met:

In Person	By Proxy
RC 9 – Mahoney, Steve	RC 1 – Castillo/Devries
RC 11 – Smith, Doug and Linda	RC 5 – Lampton
RC 14 – Culbertson, Gordon and Gail	RC 6 – Wick
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	RC 25 – Reynolds
	RC 27- McKean
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	RC 30 – Bergstrom/Austin
	RC 32 – Kurtz
	RC 33 – de Castro
	RC 37 – Sears

Caretaker (Mark Nein) (541) 977-2650

Accounting (Terry Glenn) (360) 907-3604

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Approval of Fall Minutes (Fall 2024 – Posted on RanchCabins.org) – Gordon Culbertson moved to accept, John Warren seconded, passed.

Treasurer's Report - Joe Wonderlick presented financials with mention of various highlights. Estimations were that we would end 2025 under budget with a small surplus. Doug Smith moved to accept, John Warren seconded, passed.

Manager's Report - Mark Nein reported on various current events

TDS Fiber Optic Install – contractors had been on site, but no word on hook up schedule

Siding repair and painting – Units 7, 28, 31 had siding work scheduled. John moved and Joe seconded to approve \$1,500 for the siding work, passed.

Mark Nein will work on re-painting the entry sign.

Old Business

Ad Hoc Financial Assurance Committee Report and Recommendation – Joe presented the Committee's report of no deficiencies among the tests conducted.

Waiver of Accounting Review for 2024 – Terry called for an owner vote to waive the statutory account review for 2024 calendar year. Andy Klien so moved, Gordon Culbertson seconded, passed unanimously.

Pool Replacement Project Wrap Up Report – Terry reported on the finalization of the pool project. No actions required.

Wood Sheds- Joe Wonderlick reported having received a \$3,300 bid to install the pre-designed wood shed on his unit. Those interested may contact Joe for information.

New Business

Budget Committee – call for volunteers – Andy Klein (RC 35) and Jacqueline Devries (RC 1) had volunteered. One more member is needed.

Pool Cover – Terry presented a bid for a custom fit pool cover. Joe moved to approve the purchase, Steve seconded, passed.

Other Business

Election of Board Members – the terms of Terry Glenn and Joe Wonderlick were expiring. Both had indicated willingness to serve another term. Chairman Terry called for nominations from the floor, for which there were none. Proxy and In-Person votes were tallied and Chairman Terry announced that Joe Wonderlick and himself had been elected to another term.

Spring Board Meeting Date was established tentatively as May 16, 2026

Adjourned at 11:10am

Executive Board Meeting

Terry Called to Order at 11:12am

Determination of Quorum - Board Members Present: Terry Glenn, John Warren, Joe Wonderlick, Steve Mahoney. Absent Robert deCastro.

Election of Officers – John moved and Joe seconded retaining the current slate of Officers consisting of:

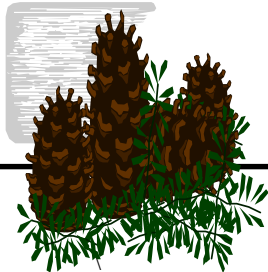
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Joe Wonderlick Treasurer

Motion passed.

Board Meeting Adjourned approximately 11:15am



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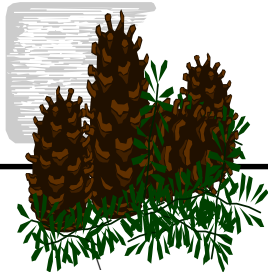
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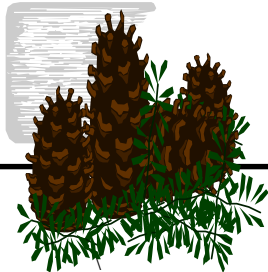
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