

**Ranch Condominium Association
Board of Directors Meeting
Saturday June 28, 2025**

MINUTES

PRESENT: Margaret Work – President
Kathy Large – Secretary - Zoom
Rod Merrigan - Treasurer
Mike Neklason – Director
John Hendricks - Director
Mike Frelleson – Director - Zoom
Karen Curry – Director – Zoom
Bob Deuter – Director
Jeff Evans – Director - Zoom

OTHERS:
Managers – Sharon & Chuck Williamson

OWNERS: None

NOT PRESENT: None

CALL TO ORDER

Margaret called the meeting was called to order at 9:03 a.m.

ESTABLISH A QUORUM

A quorum was established with all directors present in person or by Zoom conference call.

READ AND APPROVE 4/26/25 MEETING MINUTES

The minutes of April 26, 2025, Board of Directors meeting was sent to all Board members for their review prior to the meeting. With no corrections or additions, ***MOTION: Kathy Large moved to approve April 26, 2025, minutes as presented, Bob Deuter seconded, and motion was unanimously approved.***

FINANCIAL REVIEW

Balance Sheet Review – Chuck reported the following account balances as of June 24, 2025:

Capital Reserve – Zions Bank:	\$575,978.81
Operational Checking:	\$203,178.30
Operational Savings:	<u>\$ 6,407.06</u>
Total Cash:	\$785,564.17
 Account Receivable:	 <u>\$ 28,985.56</u>

Chuck reported that accounts receivable was current with no owners in arrears.

2025/26 Budget Review and approval– Board members received the proposed 2025/26 operational and capital budgets with assumptions for their review prior to the meeting.

Profit/Loss Statement – Chuck reviewed the current profit and loss statement as of June 14, 2025. The current deficit totals (-\$2,678.07); however, he reported that at year end July 31, he projects that the budget deficit will total (-\$45,037.76) at the end of the fiscal year. The deficit is primarily attributable to landscaping and water and sewer.

2025/26 Operational Budget Review – Chuck presented the 2025/26 Operational Budget for Board review and consideration. He reported that he increased the Water and Sewer to reflect the actual current monthly billings. Irrigation water was based on historical consumption with increase commensurate with the current rates. Landscaping has been increased to \$100,000 annually for the basic services. An additional \$25,000 was budgeted for Board and owner requests. The cost of insurance is projected to total \$123,100 in 2025/26. Snow removal was increased to reflect the actual costs in 2024/25 for snow and ice removal. Dryer vent cleaning is scheduled in 2025/26 at an anticipated cost of \$10,000. Chuck explained that he received a quote for insurance that was substantially lower at a cost of \$85,473 which could reduce the proposed budget by approximately \$40,000. To achieve a breakeven budget with existing insurance carrier, Chuck reported the member dues would need to increase by 17.25% in 2025/26.

2025/26 Capital Reserve Budget Review – Those present reviewed the proposed 2025/26 capital reserve budget. Exterior Painting, Parking Lot Seal Coating, Racquet Sports Court resurfacing, pump house repairs, pool heater replacement and tree removal have been budgeted in 2025/26. Chuck explained that in 2025/26 the capital reserve revenues have been increased by 10% based on the automatic increase schedule of 10% every 4 years. Board members expressed that the automatic increase should continue given the scheduled capital projects and the inflationary increases in the estimated project costs.

The directors discussed the proposed operational dues increase requirements. They expressed concern that a breakeven budget does not allow for any unexpected expense. Those present concluded that the Ranch should maintain sufficient revenues that includes a contingency allowance for unexpected expenses. After discussion and a lengthy review of insurance and following the affirmative Board vote to change insurance carriers (see below), ***MOTION: John Hendrick moved to approve the 2025/26 Operational Budget as amended with a 12% increase in member dues, and the 2025/26 Capital Reserve budget with a 10% increase, Karen Curry seconded, and motion was unanimously approved.***

A 12% increase in operational revenues, combined with the reduction in insurance premiums, is projected to provide modest contingency funding. The Board members concluded that changing insurance carriers creates an unknown, and that the reduction in costs may only be applicable during the next fiscal year. The budget contingency may be needed if insurance costs increase substantially in 2026/27. ***MOTION: Jeff moved to approve that half (½) of the contingency funding accumulated be withheld and utilized for increases in insurance premiums, Rod Merrigan seconded, and motion passes unanimously.***

OLD BUSINESS

Insurance – Chuck reported that he reached out to the insurance agents and requested clarification on ordinance of law coverage within the proposed quotes received. Ranch's current insurance carrier, Cincinnati Insurance, uses a blanket form of coverage which would apply the total policy limits to any single loss sustained. Farm Bureau quoted an additional \$150,000 per building in demolition and improvements coverage. He explained that Farm Bureau limits their loss to the valuation amount applied to each building plus the building improvements coverage. This increases the building coverage from \$345,000 to \$495,000 for cottages and from \$1,000,500 to \$1,150,500 for tri-plex's. The general liability limits offered by Cincinnati are \$2,000,000 with a \$1,000,000 per occurrence. Farm Bureau offers general liability limits of \$4,000,000 with \$2,000,000 per occurrence. Chuck reported that the Ranch purchases an umbrella liability policy for \$3,000,000 to bring the current liability coverage to \$5,000,000. The insurance deductible from Farm Bureau would be \$10,000 while Cincinnati's deductible is \$25,000. Board members discussed the building limits of the Farm Bureau policy and the local area cost of construction. The

Ranch condominiums are modular construction. The overall cost of modular construction is less than traditional stick built. The higher end cost of modular construction is estimated at approximately \$350 per square foot. Chuck stated that both insurance carriers applied their cost replacement estimators and concluded the Ranch is adequately insured. Those present discussed the use of loss assessments coverage for owners to insure and protect them from large assessments. Chuck reported the typical cost for loss assessments coverage is \$200-\$300 dollars annually; however, the maximum assessment coverage limit is estimated at \$50-\$60 thousand. In the event of a loss, requiring a special assessment, all the Ranch owners could be special assessed. After due consideration, ***MOTION: Kathy Large moved to approved changing insurance carriers and accepting the Farm Bureau proposal at a cost of \$85,473, Bob Deuter seconded, and motion passed with majority in favor, Mike Neklason abstained, none opposed.***

Exterior Finishes Committee – Report – Margaret Work reviewed the committee recommendations for exterior colors, paint application and door color considerations. Margaret reported the sample colors are painted on the Ranch Clubhouse for Board and owner consideration. The color groupings are as follows:

Group 1 Color Selection:

Body Color – Sherwin Williams – SW7018 Dovetail

Body Color – Sherwin Williams – SW7019 Gauntlet Gray

Facia/Soffit Color – Sherwin Williams – SW7020 Black Fox

Group 2 Color Selection:

Body Color – Sherwin Williams – SW7046 Anonymous

Body Color – Sherwin Williams – SW7047 Porpoise

Facia/Soffit Color – Sherwin Williams – SW7048 Urbane Bronze

Margaret requested that the Board vote on the following items:

- 1) **Body Color:** Will the body color of the all the buildings be monochromatic (a single color), or should there be two body colors applied in building groupings of 2-4 buildings throughout the association? After discussion, ***MOTION: Kathy moved to approve the use of two body colors, Rod seconded, and motion passed with a majority in favor, Margaret Work and Mike Neklason abstained, none opposed.***
- 2) **Color Group Selection:** What color grouping should the Ranch use when repainting the buildings? After discussion, ***MOTION: John Hendricks moved to approve the Group 1 color palette, Jeff seconded, and motion passed with a majority in favor, Margaret and Bob Deuter abstained, none opposed.***
- 3) **Trim Color and Application:** How will the trim, facia, soffit and shingle siding be painted in the new color scheme? Margaret reported the Exterior Improvements Committee recommended that only the roof facia (trim boards) and soffit be painted the trim color. After considerable discussion and given the variations between the buildings, ***MOTION: Bob Deuter moved to approve that only the roof facia and soffit be painted the trim color, John Hendricks seconded, and motion passed unanimously.***
- 4) **Door Color:** Margaret explained the Exterior Improvements Committee recommended that the owners be allowed to select one of two color options for their entry doors as follows: 1) the Trim/Facia Color (Sherwin Williams - Black Fox 7020); and, 2) Burgandy (Sherwin Williams - Rockwood 2801); After discussion, ***MOTION: Kathy moved to approve the committee recommendations for door color options, Bob seconded, and motion passed unanimously.***

Management was directed to have the exterior doors on the clubhouse repainted with the approved door color options. This will provide owners an opportunity to view the color options before making their choice.

Entry Deck Renovation – Margaret explained that the entry deck on 3556 has been rebuilt using the concrete paver method. This was possible because Idaho Power had to replace the main power to 3556 which extended under the entry deck. Management requested approval to do a mockup so owners could see how the concrete paver entry deck system will appear. Margaret explained that after installation it was noticed that a few small modifications should be made to the final version. Suggested modification include 1) the base trim wraparound on the entry deck should be made of a heavier material; 2) the paver tread should overlap the riser on the steps; and 3) the mitered corners should be eliminated in favor of abut joints. Board members were encouraged to view the installation for discussion at the next meeting.

Roof Repairs – Tabled

Back Deck Review – Chuck reported that he measured the size of several decks deemed to be the largest in the Ranch. The largest decks had a common measurement of 10 feet extending out from the bedroom bay window wall. The ten (10') foot extension set the maximum distance measured from the outside wall of the building to approximately fifteen (15') feet. Board members concluded that the wrap around deck extension to the chimney chase, as previously allowed on some condominiums, should be discouraged due to roof drainage issues resulting in damage to the decks over time; however, if owners want this as an option it will continue to be allowed. After discussion, ***MOTION: Bob Deuter moved to approve anchoring the deck extension to a maximum of 10 feet measured from the inside bay window bedroom wall of the condominium, Mike Neklason seconded, and the motion was unanimously approved.***

Tennis Court – Repairs – Chuck reported that the courts will have cracks repaired and repainting for one tennis courts and two pickleball courts done in August.

Tree Management – Master Landscape Plan - Second Phase Tree Removal

Management reported that the tree removal approved by the Board in the previous meeting has been scheduled for August.

NEW BUSINESS

3538 Exterior Deck Alteration – Chuck presented a deck modification plan for owner consideration. They intend to use 2' x 2' paver stone decking with metal panel railings with ½" pickets, 1" top and bottom rails and 3" square posts. The color of the railings will be bronze (dark brown). He explained that the size of the deck and material choices meet the standards already approved on other deck expansions in the Ranch. After discussion, ***MOTION: Kathy Large moved to approve the proposed deck renovation on unit 3538 as presented, Karen Curry seconded, and motion passed unanimously.***

Willow Removal – Bob Deuter requested that the willows be cut back, and aspen suckers removed along the Camp Association property line. Chuck stated that he was not sure where the property line extends in this area; however, management will ask the Camp Association if they have any objection to the Ranch doing this work. Those present approved of this action.

New Board Members - Board members requested information for Board members up for election in the coming year.

Note: After the meeting management reviewed the rotation schedule. Karen Curry was appointed by the Board and served out the remaining 2nd term of Laurie Reynoldson upon the sale of her condominium in 2023/24. Laurie was serving her second term at the time, so Karen Curry is term limited and not available to run for re-election. Bob Deuter and Mike Frelleson are up for re-election for their second term.

ADJOURNMENT

With no further business, Margaret adjourned the meeting at 11:07 a.m.

Respectfully submitted,

Chuck Williamson
Recording Secretary

Action Items as a result of the meeting:

- *Notify Owners of Dues Increase.*
- *Contact Farm Bureau Agent and finalize insurance carrier transition from Cincinnati to farm Bureau.*
- *Paint exterior door sample colors on Ranch Clubhouse. Proceed with approval through SVEA when color palette when finalized.*
- *Notify owners and update rules regarding maximum deck sizes.*
- *Notify 3538 of deck renovation approval.*
- *Ask Camp about willow and sucker removal.*
- *Stripe one tennis court with two pickleball courts and one for tennis. Restricted hours or use of quiet equipment will be considered at a later date.*
- *Remove phase 2 trees in upper Ranch as indicated on master tree removal plan and amended by the Board.*