

**RANCH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEEING
AFTER ANNUAL MEETING
SEPTEMBER 7, 2026**

MINUTES

PRESENT: Margaret Work – President
Jeff Evans – Director
Laura Zlot – Director
John Hendricks – Director
Mike Neklason - Director
Than Hendricks- Director

NOT PRESENT: Kathy Large – Sec./Treas.
Alec Davis – Vice President
Logan Bray - Director

OWNERS: None

OTHERS: Managers – Sharon & Chuck Williamson

CALL TO ORDER

The meeting was called to order at 10:30 a.m.

ESTABLISH A QUORUM

A quorum was established with six (6) directors present in person. Zoom meeting option was unavailable.

ELECTION OF OFFICERS

Mike nominated **Margaret Work** for **President**, John seconded, unanimously approved.
Mike nominated **Kathy Large** for **Secretary/Treasurer**, Margaret seconded, unanimously approved.
Jeff nominated **Alec Davis** for **Vice President**, Margaret seconded, unanimously approved.

READ & APPROVE JUNE 12, 2026, MEETING MINUTES

Tabled

FINANACIAL DISCUSSION

Chuck asked that all directors review the financial information provided at the annual membership meeting; however, supplemental information will be provided on the pre-painting expenses and the cash position of the Association for their consideration.

Chuck requested that Board members consider funding alternatives for the shortfall of available cash to reconcile the capital reserve fund. He suggested consideration for recovering the cost of pre-painting repair and stairwell repair costs. These items total approximately \$259,000 at this time with additional expense expected to complete the projects.

OLD BUSINESS

Exterior Finishes Committee

Back Deck Storage Cleanup – Margaret informed the Board that the owners have been notified that all storage under back decks must be cleared away by the end of August. Management and Margaret will inspect the entire project within the next couple of weeks and have the contractor start removing and disposing of items stored under decks. She suggested that this expense be charged back to the individual owners and asked Board members to establish a cost for this work. After discussion,

MOTION: Than moved to approve a debris removal charge of \$100 per hour with a one (1) hour minimum, Mike seconded, and the motion carried unanimously.

Entry Deck Renovations - Margaret reported that the Board will have a lot to consider moving forward with the capital improvement projects and how the Board will handle the special assessment requirement. Margaret suggested that the entry deck architectural drawings could be finalized as soon as early October in preparation for bidding to begin.

Roof Renovation – Jeff will continue his efforts for a plan on the roofing renovation efforts to add more insulation and a 50 year (lifetime) composite shingle. It will be required to have engineering/architectural drawings prepared for bidding and city approval process.

NEW BUSINESS

Next Meeting - Board Members agreed to meet on Monday October 19th to discuss the pre-painting, and stairwell repair special assessment and payment plan.

Storm Door Broze Color Elimination – Board Members discussed eliminating the Bronze Storm door color option as it no longer is compatible with the overall color plan for the Ranch Association. It was suggested that Black be an allowed color option. After discussion, ***MOTION: Margaret moved to eliminate the Bronze storm door color option from the storm door standards and include Black as an option for owner consideration. This would make Black and White the only approved color options for storm doors, Mike seconded, and motion passed unanimously.***

ADJOURNMENT

With no further business, Margaret adjourned the meeting at 11:27 a.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary