

**Ranch Condominium Association
Board of Directors Meeting
April 18, 2026**

MINUTES

PRESENT: Margaret Work – President - Present
Alec Davis – Vice President – Zoom
Kathy Large – Sec./Treas. - Zoom
Laura Zlot – Director - Zoom
John Hendricks – Director – Present
Bob Deuter – Director – Present
Jeff Evans – Director – Zoom
Mikek Frelleson – Director - Present

OTHERS:
Managers – Sharon & Chuck Williamson

OWNERS: None

NOT PRESENT: Karen Curry– Director

CALL TO ORDER

Margaret called the meeting to order at 10:00 a.m.

ESTABLISH A QUORUM

A quorum was established with eight (8) directors present in person or by Zoom conference call.

SPECIAL MEETING BUSINESS

Exterior Finishes Committee

Paint Color Final Approval: Margaret Work reported that the Exterior Finishes Committee is proposing a change in one of the body colors. By a majority vote, the Committee approved a change of the previously approved building body color from “SW Gauntlet Gray” to “SW Peppercorn Gray”. Margaret explained that there seems to be a purplish hue present in the Gauntlet Gray that committee members found worrisome. In addition, the committee expressed concern that the special trim color mix previously approved could be problematic replicating in the future as colors change from the suppliers. Board members expressed that the Peppercorn Gray may be too dark and overwhelming along Morningstar Road, and some voiced their preference for the original board approved color combination. After discussion, a director vote was taken. Board members were asked to vote on the committee recommended body color change from Gauntlet Gray to Peppercorn Gray. The voting results were as follows: ***Those in Favor of a color change from “Gauntlet Gray” to “SW Peppercorn” were Margaret Work, Jeff Evans, Laurie Zlot and Bob Deuter; Those Not in Favor of the color change proposed were Kathy Large and John Hendricks; Abstaining from Vote were Mike Frelleson and Alec Davis.***

Chuck reported that a Board majority was not achieved to overturn the previous Board color approval decision. The body colors Gauntlet Gray and Dovetail will remain as previously approved by the Board.

Paint Application: Mike Frelleson recommended that one building be painted with the Gauntlet Gray and another be painted with the Dovetail. After the two buildings are painted the Board and owners could review the Gauntlet Gray selection, and if necessary the Board could make some adjustments. After discussion, ***MOTION: Kathy Large moved to approve that one building of each body color paint be painted initially for Board review and consideration, Mike Frelleson, seconded, and motion was unanimously approved.***

Trim Color Change: Margaret reported that the committee recommended a trim color change from the special mix to the standard Sherwin Williams paint color “SW Tricorn Black”. After discussion, this change was approved by unanimous agreement of the directors.

Entry Door Color: Margaret explained that the owners will be given the opportunity to select either “Tricorn Black” or “Rookwood Dark Red” for the entry door color. Jeff suggested that if the owner does not respond, the default door color will be “Tricorn Black”. The bedroom doors will be painted the body color of the building. Those present agreed.

Building Repairs: Margaret reported that she and management reviewed every building for repairs that are needed prior to painting. Repairs include the installation of blocking between rafters to prevent bird, bee and bat nesting, roof screening on Boston’s, installation of protective “L” metal on outside corners of the trash areas, replacement of particle board with Hardy board trim where necessary, concrete foundation hole repairs, missing trim replacement, cutting off decayed beam ends, replacing decayed stringers on three stairwells, etc. The anticipated cost is initially estimated at \$60,000-\$70,000 or \$1,500 to \$1,600 per building, plus the stringer repairs. After discussion; **MOTION: Mike Frelleson moved to approve the building repairs proposed, John Hendricks seconded and motion was unanimously approved.**

Lighting and Numbers: Margaret expressed that many of the unit entry wall lights are seriously faded and aesthetically compromised and need to be replaced. Management will locate a similar inexpensive black downlight wall sconce fixture that matches the trim color to replace the existing building lighting. Margaret proposed new house number plates explaining that the cost to repaint the existing address number wall plates could exceed the cost of a new aluminum address plate proposed at \$40 each. In addition, the number height will be 6” to meet current building code. After discussion, **MOTION: Bob moved to approve the purchase of the new unit address plates proposed, Jeff Evans seconded, and motion was unanimously approved.**

General Preparations: All Owners will be notified that a dumpster will be placed in the parking area for them to clean out all items under their back decks and either store the items within the unit or throw in the dumpster. All nails, flowerpot hangers, lamps, bike hooks, wall art, etc. must be removed prior to painting. Owners will be made aware of what may be stored on back decks, and that the decks must be cleared prior to painting.

Lower Back Deck Review: Chuck reported that all first floor decks will be inspected and those in disrepair will be reported to the unit owner. Given the variance in construction type, age and state of repair of each unit back deck, the unit owners will be informed that they are responsible for the cost of the deck trim and railing painting. Management will review the decks with the painting contractor and compile individual railing and trim pricing. Management will meet with the construction contractor for determining rebuilding costs for those opting to rebuild their decks, refinish the decking and/or rebuild the railings.

NEW BUSINESS

None

ADJOURNMENT

With no further business, Margaret adjourned the meeting at 11:05 a.m.

Respectfully submitted,

Chuck Williamson
Recording Secretary