Ranch Condominium Association
Board of Directors Meeting
Saturday November 16, 2024

MINUTES

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

OTHERS:
Managers – Sharon & Chuck Williamson

NOT PRESENT: None

OWNERS: None

CALL TO ORDER
The meeting was called to order at 10:00 a.m.

ESTABLISH A QUORUM
A quorum was established with nine (9) directors present in person or by Zoom conference call.

READ AND APPROVE 9/1/24 MEETING MINUTES
The minutes of the September 1, 2024, 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 the September 1, 2024, minutes as presented, Mike Neklason seconded, and motion was unanimously approved.***

FINANCIAL REVIEW
Balance Sheet Review – Chuck reported the following account balances as of November 10, 2024:

Capital Reserve – Zions Bank:	$568,569.10	
Operational Checking:	$109,903.38	
Operational Savings:	$ 6,304.72	
Treasury Bills:	$ .00	
Account Receivable:	$150,472.65	
Total Cash and Receivable:		**$835,249.85**

He explained that the Accounts Receivable has declined by approximately $60,000 since November 10, 2024, when the meeting packet was prepared for Board review. One account is significantly delinquent due to a faulty email address in management's records. The owner has been contacted and payment has been issued.

Chuck reported that he, on behalf of the Ranch, has purchased a $150,000 4-week treasury bill and a $350,000 8-week treasury bill. When these mature the Association will earn $2,954.39 in interest. The treasury will show on the balance sheet at the end of November.

Profit/Loss Statements Review – Chuck reported that the following items are likely to be over budget at the end of the fiscal year:

Landscaping: Currently $7,408.41 over budget. Board members were given a landscaping cost breakdown as prepared by Native Evergreen Landscaping. Chuck explained that the basic service without owner and Board request items totaled $86,892.43. The annual budget is $85,000. With the additional request items another $16,623.64 was incurred during the landscape season. Based on the actual cost breakdown, the landscaping will likely be over budget; however, management will monitor and keep the Board informed as the year progresses.

Sewer and Water: Sun Valley Water and Sewer sent out a notice that rates will be increased by 7% starting December 1, 2024. The new rates are as follows: Water $20.92 per unit per month and Sewer $36.96 per unit per month. It is anticipated at yearend that Water and Sewer will be over budget by approximately $7,000.

The budget will likely need to be adjusted in 2025/26 to accommodate the higher expenses

Capital Reserve Status – This item is deferred to the Exterior Finishes Committee discussion.

OLD BUSINESS

Exterior Finishes Committee – Report – Jeff Evans/Margaret Work:
Jeff reported that the Committee had their initial meeting with 4 of the 7 committee members present. They will be meeting again on November 21st. They discussed the following:

1) Building Exterior Colors
2) Building Entry Steps/Decks
3) Roof Replacement
4) Landscaping Improvements

Jeff expressed that the committee consensus was to delay the exterior painting by 1 year to allow sufficient time to prepare a color palette to present to the Board and membership. The condition of the paint on the buildings was inspected and determined to be very good. The committee believes delaying the project for a year should not result in any major issues.

The committee also discussed the need for a comprehensive review of the back decks for signs of deterioration. The committee asked that management inspect the back decks and notify the owners if decks are found to be in disrepair. The owners should be notified about the Ranch policy that back deck repairs are the individual owners responsibility.

Jeff explained that the committee will be reviewing roof replacement and landscape improvements as part of the overall exterior finishes. He reported that the committee members were asked to submit colors they find on other homes locally which may be suitable for the Ranch. The Committee all agreed that while most of the colors on the Ranch building were nice, the mustard color used on some of the buildings should be replaced. Colors will be discussed at the next Committee meeting.

Racquet Sport Courts - Repairs and Repainting – Chuck reported that the racquet courts surfaces are scheduled for repainting next year. After discussion, those present suggested that a survey of the membership be carried out to determine if there is a desire to convert one of the courts to pickleball. Pickleball has become very popular and the court conversion to pickleball may prompt more owner usage of the facilities. Those present suggested that if the owners want pickleball as an option, the hours of play would be reviewed by the Board. The repainting of the courts will be deferred until the Ranch owners' input has been received. Management was directed to prepare a pickleball survey for Board approval prior to sending it to the membership.

Entry Deck Repairs – Pending Exterior Finishes Committee Review

Tree Management – Master Landscape Plan - Second Phase Tree Removal
Management provided the Board members with a map and tree identification analysis for the second phase of the tree removal plan as proposed by Alpine Tree Service. Chuck asked that the Board members personally review the marked trees for further discussion at the next meeting of the Board.

Chuck recommended that if the Board determines that the trees should be removed, as recommended by Alpine Tree Service, that the adjacent unit owners be solicited for input prior to removing the trees.

Roof Repairs – Pending Exterior Finishes Committee Review

Arrowwood - Request to Limit Pickleball Hours/Landscape Screening – Margaret reported on the email correspondence received from the new Board President of Arrowwood, Mike Bromley. Mr. Bromley message basically expresses Arrowwood's objection to pickleball being played on the Ranch tennis courts and want the courts to be used for tennis only. The Board members discussed what was essentially a demand by Arrowood that pickleball not be permitted on the Ranch courts. After discussion, those present approved Margaret preparing a response which will inform Mr. Bromley, and the Arrowood Board, of the Ranch's intention to survey its membership on a court conversion to pickleball. Should the Ranch owners desire that a tennis court be converted to pickleball the hours of play will be taken into consideration by the Board at that time.

In addition, Mr. Bromley stated that Arrowwood is requesting that landscaping be installed to screen the dumpster and recycling area from the view of the Arrowwood Condominiums. Management reported that the area was screened from view prior to Arrowwood skirting up the trees along the property line. Sharon reported there were bushes planted that have since died. After discussion, the Board members agreed that if Arrowwood would like to install shrubs or additional trees to provide more screening between the Associations, the Ranch would not object provided the property line is located and installation of plant materials remains entirely on Arrowwood property. Margaret will include the Ranch Boards response to the landscape request in her response to Mr. Bromley's correspondence to the Ranch.

After discussion, ***MOTION: Bob Deuter moved to approve that Margaret prepare a response to Arrowwood pursuant to Board discussion to be reviewed by Management and copied to the Board members prior to sending to Mr. Bromley and the Arrowwood Board, Rod seconded, and motion was unanimously approved.***

Pruning Bushes – 3572 – Chuck reported that this project is now complete. In addition to the unit entry bushes, a small aspen rubbing the building was removed from the Elkhorn Road side of the condominium.

NEW BUSINESS

Common Area Storage – Snow Removal – Chuck reported that with the new bike security bars owners appear to be storing their bikes under the stairwells for the winter season; however, they will need to be removed to accommodate snow removal. After discussion, Chuck was asked to prepare a notice to owners asking that all bicycles, mopeds and other items under stairwells be removed for the winter season. In addition, a summary of the snow removal procedures be provided to the owners to keep them informed on the snow removal procedures of the Ranch.

John Dunbar – Unit 3542 - Deck Expansion and Revised Railing Request

Chuck presented a request from John Dunbar owner of Ranch 3542 to expand their deck in a similar manner to others throughout the Association and change the deck railing to black steel post and rail with stainless steel cable. Margaret informed the Board that she is the general contractor for this application and would not vote on the project. Margaret explained that the deck size requested may be a problem depending on its proximity to the property line setback. The City of Sun Valley may restrict the size to remain in compliance with setback requirements. The size of the deck proposed is no larger than what has already been approved in the Ranch; however, Board members asked that management confirm this assertion and prepare for Board consideration guidelines as to the maximum square footage allowed for lower decks in the Ranch. By allowing a maximum square footage this would accommodate instances where owners may need to alter the deck configuration due to proximity to neighbors deck and accommodate property line concerns. After discussion, ***MOTION: Kathy moved to***

approve Mr. Dunbar's request to use of black steel posts and rails with stainless steel cable as railing option standard, and approve the deck size as presented if allowed by the City of Sun Valley in compliance with City setback requirements, Rod seconded, and motion passes with eight (8) directors in favor and Margaret Work abstaining.

ADJOURNMENT

With no further business, ***Motion Bob Deuter moved to adjourn the meeting, Rod seconded, and motion carried. The meeting was adjourned at 11:50 a.m.***

Respectfully submitted,

Chuck Williamson
Recording Secretary

Action Items as a result of the meeting:

• Management to draft and send out a poll to owners regarding pickleball court conversion
• Board members to inspect marked trees on the property and provide feedback at the next meeting
• Chuck to measure and compare sizes of existing decks on the property and prepare a maximum square footage recommendation for Board consideration and approval.
• Management to notify owners to remove bicycles from under stairwells for snow removal
• Chuck to send out winterization and snow removal process reminders to owners
• Margaret to respond to Arrowwood regarding pickleball courts and landscaping concerns