

**Ranch Condominium Association
Board of Directors Meeting
November 14, 2025**

MINUTES

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

OTHERS:
Managers – Sharon & Chuck Williamson

OWNERS: (See Attached Zoom List)

NOT PRESENT: None

CALL TO ORDER

Margaret called the meeting to order at 3:05 p.m.

ESTABLISH A QUORUM

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

READ AND APPROVE 9/1/25 MEETING MINUTES

The minutes of September 1, 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 September 1, 2025, minutes as presented, Karen Curry seconded, and motion was unanimously approved.***

FINANCIAL REVIEW

Balance Sheet Review – Chuck reported the following account balances as of October 31, 2025:

Capital Reserve – Zions Bank:	\$ 84,037.68
Operational Checking:	\$207,177.45
Operational Savings:	\$ 6,908.41
Treasury Bill	<u>\$495,064.52</u>
Total Cash:	\$793,188.06
 Account Receivable:	 <u>\$ 9,385.08</u>

Chuck stated that the accounts receivable indicate that 7 owners are in arrears. There is no account more than one quarter behind at this time. Given the problems with the mail service locally, Management is giving owners who have not yet paid the benefit of the doubt when they report they had not yet received their statements.

Of the cash on hand totaling \$793,188.06; \$784,803.90 is allocated to Capital Reserves, and \$17,769.24 is allocated to the Operational Account and Accounts Receivable.

Profit/Loss Statement – Chuck reviewed the current profit and loss statement ending October 31, 2025. He explained the following:

Other Income: The \$4,063.88 received in revenue was a reimbursement payment from Idaho Power for the deck replacement cost on unit 3554.

Insurance Premiums: This item is (\$5,542.40) under budget due to the implementation of the new insurance policy from Farm Bureau. Chuck reviewed the current insurance policy limits with the Board members. The Ranch condominiums are insured at \$383 per square foot. He stated that while the construction is modular, the insured value may not be sufficient to fully replace a building in the event of a catastrophic loss. He reported that he requested a quote based on a \$500 per square foot replacement cost. In 2025/26 this would increase the premium from \$71,554 to \$82,292. Chuck stated the budget amount proposed for insurance in 2025/26 is \$86,000. If the additional coverage is approved the Ranch will still be slightly under budget at year end. Board members discussed impressing upon owners that Betterments and Improvements coverage is essential to ensure the condominium will be rebuilt to its current condition in the event of a loss. Board members questioned the square footage (900 sq. ft.) used to determine the insurance coverage limits. Margaret and Mike both stated that the condominiums are listed on the tax assessments records at 1,034 square feet. The difference results in a valuation increase of an additional \$67,000 per unit. Management was directed to verify the unit square footage and request information for insurance premium with the resulting increased valuation.

General Repairs: General repairs are currently over budget by \$953.14. The current overage is due to the replacement of concrete steps in stairwells, costing approximately \$4,000, which have shown signs of deterioration. Chuck reported there were no safety issues present, however; the work was done due as a result of owner complaints and their concern about the step integrity given the condition of the concrete and brackets holding the steps in place.

Website: This item is over budget by \$414; however, the total expense of \$914 is for three (3) years and no further expense will be incurred until 2027/28.

Paint Touchup: The expense of \$610 was to paint the Exterior Finishes Committee color selections on the Ranch Clubhouse.

Irrigation: The sprinkler irrigation is over budget by \$4,100.44. Chuck reported that this item will be over budget at yearend.

Tree Removal: The \$1,819.59 indicated for tree removal was for work done to clean up after a windstorm which knocked down a large tree in the common area. The phase two tree removal 2025/26 budgeted expense will be recorded and shown on the November financial statements.

OLD BUSINESS

Exterior Finishes Committee – Report

Paint Colors: Margaret Work reported the exterior colors have been finalized. Jeff and Laura will be proposing a building color application scheme that will attempt to randomize the building color pattern. Jeff stated that the Committee does not want to have an every other building, or checkerboard pattern, applied to the buildings. Margaret reported that the Committee has approved the painting specifications and that there are potentially multiple contractors who may be bidding on the project.

Entry Deck Renovation – Jeff informed the Board that the Committee needs to finalize the slate tile selection to be used on the first and second floor entry decks. He explained the Committee

discussed the use of pavers for a deck project, focusing on the thickness and spanning capabilities of the material selected. The Committee is considering the use of a 3/4-inch thick slate stone tile, similar in thickness to the Trex already in use on the stairwell landings. Margaret and Jeff suggested that the stone tile may need to be installed over the sleepers that exist and originally part of the second floor deck framing. Bob Dueter suggested checking with the manufacturer about the weight bearing and spanning specifications of the selected stone tile. Board members discussed the importance of maintaining consistent riser heights on the second floor landing for safety. Ranch owner, Brian Gibson, stated that he is a contractor with experience on the type of deck renovation under consideration and would be willing to assist the Committee. Margaret accepted Mr. Gibson's offer of assistance and stated that she would appoint him to the Committee.

Roof Repairs – Jeff informed the Board that he is still working on a solution that would provide additional insulation to the existing roofs. The difficulty is adding depth to the second floor roofs. The dormers present a problem where the very small windows would get covered as depth is added to the roof. Bob suggested a step down roof design in front of the dormers. Bob believes that it may result in very little heat loss as that portion of roof overhangs a very small area of the condominium interior. Jeff stated he would look into this option.

Back Deck Review – Jeff reported that the Committee is reviewing the installation of metal railings on all upper back decks. Management will inspect the railings to determine how many might be loose or deteriorated at this time. Jeff explained that the prefinished metal railing could be very cost efficient to install and maintain well into the future.

Chuck reported that the Committee will need to have everything decided and priced for Board consideration at the March meeting if the work is going to proceed next summer.

Tennis Court – Repairs – Chuck reported that the courts will have cracks repaired and repainted for one tennis court and two pickleball courts in the spring of 2026.

Tree Management – Master Landscape Plan - Second Phase Tree Removal

Management reported that the tree removal approved by the Board has been completed.

Landscape Committee Formation – Jeff recommended that a landscape committee be formed to address ongoing maintenance concerns and to develop recommended improvements. Those present agreed a Landscape Committee could be very beneficial for the Association. Management was asked to solicit owners who may be interested in serving on a Landscape Committee. They recommended soliciting for committee members through text messaging, newsletter announcements and postings on website.

Website Rebuild – Chuck reported that the new website has been created. The website address is <https://RanchatSunValley.online> He reported that there will be an owners only area as more information is developed and approved for the site. At this time owners and realtors have access to all important Association documentation. Chuck asked that if anyone has nice or historical pictures of the Ranch to please send them to him and he will post them on the website.

EV Charging Station – Chuck explained that after the Board approved the use of Voltie to reactivate the charging station; he read the contract in detail prior to signing. There were several other fees that were not disclosed by the software provider. In addition to the annual fee of \$300, they also charge \$1.00 for each credit card use on the system and 6% of the total charging cost. This combined with the Ranch fees to recover software cost and electricity charges makes the EV charging program cost prohibitive. Chuck recommended that the EV Charging station be removed until such time as an affordable program or option becomes available. He stated that a map of the local area charging stations could be placed on the Website for owner reference for charging their

vehicles. After discussion, the Board unanimously agreed with this action and management's recommendation for removing the charging station.

NEW BUSINESS

3608 – Parking Pad Installation Violation – Status – Chuck reported that the owner of 3608 has removed the parking pad installed in the road right of way. Chuck stated that he wanted to publicly acknowledge that the owners were very understanding and cooperative when informed of the violation. The owners have fully restored the area and worked with management in a very cordial manner to resolve the situation.

New Board Members – Bob asked about the process for soliciting owners to become Board members. Chuck reported that it is listed in the newsletter and in the annual meeting mailing for owners to contact management if they are interested in serving on the Board. Bob requested consideration for a special mailing to all owners and maintain a running list of those who express interest. Kathy stated that a description of the Board's duties and time commitment be prepared and included as part of the proposed mailing. Those present agreed.

Paver Walkway Leveling - Kathy Large inquired about walkway repairs where pavers have settled creating areas of pooling water resulting in icy conditions over the winter months. Chuck stated that no work had been done yet to correct this issue.

ADJOURNMENT

With no further business, Margaret adjourned the meeting at 4:15 p.m.

Respectfully submitted,

Chuck Williamson
Recording Secretary

Action Items as a result of the meeting:

- Contact County about Square Footage Confirmation.
- Contact Farm Bureau Agent and finalize insurance carrier transition from Cincinnati to farm Bureau.
- Website Information
 - a. Post Board Solicitation on Website
 - b. Post Charging Station Locations on Website
 - c. Ask Owners for pictures for Website
 - d. Other
- Solicit for Landscape Committee Members
- 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.
- Exterior Finishes Committee
 - a. Check Upper Level Deck Railings – Management
 - b. Get Metal Railing Bid for Upper Level Deck railings
 - c. Solicit Painting Bids – Management
 - d. Get Tile Selection Conformed for Entry and Second Level Entry Decks - Margaret
 - e. Get Roof Insulation Review Completed - Jeff
- Remove EV Charging Station
- Board Member Solicitation
 - a. Newsletter
 - b. Special Mailing
 - c. Text Messaging