

**Ranch Condominium Association
Board of Directors Meeting
March 13, 2026**

MINUTES

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

OTHERS:
Managers – Sharon & Chuck Williamson

OWNERS: Tom Wilford – 3588,3592,3594
Cindy Brown - ?
Chris Horine - 3608

NOT PRESENT: Mike Frelleson – Director - Present

CALL TO ORDER

Margaret called the meeting to order at 3:02 p.m.

ESTABLISH A QUORUM

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

READ AND APPROVE 11/14/25 MEETING MINUTES

The minutes of November 14, 2025, Board of Directors meeting was provided to all Board members for their review prior to the meeting. With no corrections or additions, ***MOTION: Bob Deuter moved to approve November 14, 2025, minutes as presented, Alec Davis seconded, and motion was unanimously approved.***

FINANCIAL REVIEW

Balance Sheet Review – Chuck reported the following account balances as of February 28, 2026:

Capital Reserve – Zions Bank:	\$ 37,317.34
Operational Checking:	\$333,556.94
Operational Savings:	\$ 6,909.53
Treasury Bill	<u>\$546,920.00</u>
Total Cash:	\$924,703.81
Account Receivable:	<u>\$ 60,909.62</u>

Chuck reported the Accounts Receivable as of March 13, 2026 totaled \$37,762.35. Checks received and not yet deposited reduce the AR to \$25,21.33. There are two accounts that are past due and being monitored by management.

Of the cash on hand totaling \$924,703.55; \$829,277.12 is allocated to Capital Reserves, and \$156,336.05 is allocated to the Operational Account and Accounts Receivable.

Profit/Loss Statement – Chuck reviewed the current profit and loss statement ending February 28, 2026. He explained the following:

Other Income: Income of \$6,117.88 shown in revenue was a reimbursement payment from Idaho Power for the deck replacement cost on unit 3554 totaling approximately \$4,000, and chimney cleaning billed back to owners.

Insurance Premiums: This item is under budget (-10,357.72) due to the lower cost of insurance approved by the Board.

Landscaping: The item is under budget; however, the total cost will likely be on budget as the landscaping season progresses.

General Repairs: General repairs are currently over budget by \$3,410.70. The current overage is due to the replacement of concrete steps in disrepair on the stairwells which cost approximately \$8,000.

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 \$4,204.06. Chuck reported that this item will be over budget at yearend.

Tree Removal: The \$1,119.59 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

Insurance Coverage – Report

Chuck explained that the previous meeting of the Board he was directed to verify unit square footage. Blaine County reports the units to be 1034 square feet in total size. Management completed a physical measurement of a condominium and verified the square footage reported by the County. Chuck stated the current insurance has been established at 900 square feet per unit. Management concluded that based on the actual measurements, the current insurance coverage was too low. Management requested a bid from the insurance agent at a cost of \$500 per square foot based on the 1034 square foot unit size reported by Blaine County. The insurance agent quoted a cost of \$91,683 for the increased square footage with a replacement cost of \$500 per square foot. The current rate is \$70,654. After discussion, ***MOTION: Jeff Evans moved to approved increasing the Association insurance coverage to \$500 per square foot, based on a unit size of 1034 square feet, at annual cost of \$91,683, Bob Deuter seconded, and the motion passed unanimously.***

Exterior Finishes Committee – Report

Paint Colors: Margaret Work reported that the current paint colors are painted on the clubhouse.

Paint Contractor Selection: Jeff Evans explained that bids were received for the repainting of the Ranch. The committee did not choose the lowest bid because the contractor expressed concern that they may not be able to complete the work in the current year. The next lowest bid was from Alturus at a cost of \$323,400. Chuck reported that the Alturus bid is over the projected capital budget amount by \$50,000. After discussion, ***MOTION: Jeff Evans moved to approve***

Alturus as the Ranch painting contractor at a total cost of \$323,400, Bob Dueter seconded, and the motion was unanimously approved.

Website Form: Kathy Large requested that a form be developed and put on the website for owners to express their concerns about the selected contractor(s), their work quality and/or any repairs that may need to be completed prior to painting. Those present agreed.

Paint Application – Building Painting Scheme: Board members received the proposed painting schematic. Jeff explained that the clustering or organizing of the building paint application proposed was completed after a review of the property. He stated the colors were organized to project a visual grouping where from different angles both colors could be visible as you progress through the Ranch property. After discussion, ***MOTION: Alec moved to approve the paint color grouping as presented, Bob Dueter seconded, motion passed with 6 directors in favor, and Kathy Large and Laura Zlot abstaining.***

Monotone Color Discussion: Board members discussed painting all the buildings the same color, as opposed to the two building color schematic as originally proposed by the Exterior Finishes Committee. It was concluded that the two building color scheme proposed was favored by a majority of the directors.

Entry Deck Renovation – Margaret explained the Committee reviewed the following:

- 1) Replacing the Entry Decks with engineered wood product.
- 2) Replacing the Entry Decks with 1' x 1' concrete tiles.
- 3) Replacing the decks with Belgard ¾" 2' x 2' textured tile.

The committee preferred the Belgard product; however, the cost projection indicated the use of Belgard would be approximately \$14,000 or approximately \$3,000 higher per deck than the use of the 1 x 1 concrete pavers. Concern was expressed about a Trex like products being too slippery for use on the front decks. The committee concluded that the concrete paver option should be pursued. Margaret requested Board consideration and approval to proceed with the concrete paver option and hire an engineer to complete the drawing for City and SVEA approval. After discussion, ***MOTION: Bob Dueter moved to approve proceeding with the concrete paver design, hire and engineer to complete the drawings and proceed with soliciting bids, Jeff Evans seconded, and the motion passed unanimously.***

Roof Repairs – Pending

Back Deck Review – Chuck reported that all 2nd floor deck railing were inspected and found to be structurally sound in all instances. There is a minimal amount of railing boards that need to be replaced prior to painting. He explained that there were a few lower decks that required some work prior to painting, which would be an individual owner responsibility. The replacement of the railings is not needed at this time.

Tennis Court – Repairs – Chuck requested clarification on the number of pickleball courts and the configuration on a tennis court. After discussion, Management was instructed to stripe for one pickleball court, centered on the closet tennis court to clubhouse, using the tennis net and creating a dual-purpose court. It was explained that the introduction of pickleball was intended to be experimental initially, to determine if pickleball should be pursued when the courts are rebuilt in the future.

Tree Management – Master Landscape Plan - Second Phase Tree Removal

Management reported that the tree removal approved by the Board has been completed. Cleanup in the upper Ranch parking area along Independence Road will be scheduled this spring.

Landscape Committee Formation – A Landscape Committee will be formed. Alec Davis, Rod Merrigan and Julie Evans volunteered to serve on the committee when formally established.

EV Charging Station – Chuck explained the EV Charger will be removed from the clubhouse prior to painting. Some repair work will be required on the clubhouse siding when the unit is removed.

New Board Members – Chuck reported that the Board member application and solicitation information has been added to the Ranch website. He requested clarification as to when the Board wanted to use newsletters, text messaging and email for additional owner contact to serve on the Board. After discussion, management was directed to solicit owners in mid-June in preparation for the Labor Day Annual Membership Meeting.

NEW BUSINESS

Landscape Contract – Chuck reported that the landscape contract was approximately \$9,000 higher in 2026 due to labor cost increases. He recommended the elimination of bed mulch and the aeration of the lawns to bring the total cost with the projected budget. Board members requested that the landscape company be put on notice that if irrigation water reduction is mandated early that the Ranch may reduce mowing to once every other week. The Association would request a corresponding reduction in mowing costs if water is cut back or eliminated early. After discussion, the elimination of mulching and aeration was approved for 2026.

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 Farm Bureau Agent to increase coverage to \$500 sq.ft. on 1034 total sq.ft. per unit.*
- *Website Information*
 - a. *Ask Owners for pictures for Website*
 - b. *Post form for contacting management about repairs and contractor performance*
- *Solicit for Landscape Committee Members*
 - a. *Repair Upper Ranch Parking along Independence Road*
 - b. *Send approved bid with elimination of aeration and mulch.*
 - c. *Contact landscape company to reduce mowing if water is restricted by City.*
- *Stripe one tennis court for dual purpose tennis and pickleball with one pickleball court. Restricted hours or use of quiet equipment will be considered at a later date.*
- *Exterior Finishes Committee*
 - a. *Contact Engineer about completing plans for entry decks using a 1 x 1 tile.*
 - b. *Get Roof Insulation Review Completed - Jeff*
- *Remove EV Charging Station Prior to Painting*
- *Board Member Solicitation – mid-June 2026*
 - a. *Newsletter*
 - b. *Special Mailing*
 - c. *Text Messaging*