

**Ranch II Board of Directors Monthly Meeting
July 27, 2026, Meeting Minutes
ROA Clubhouse
Approved 8/31/26**

President Sheri Krueger Dix called the meeting to order at 7 p.m. The Secretary conducted a roll call of the board members.

Present: Sheri Krueger Dix, Lesia Matthis, Vicky Ostry, Don Rahn and Romelia Powell

Roll call was followed with a recitation of the Pledge of Allegiance.

President Announcements:

1. Both pools are open. Washington Co Health Dept was here for inspection. Everything met standards except operational 911 phones, which were fixed within 24 hours.
2. ROA Property Insurance Assessment is complete; report will be sent to Master Board level.
3. Mold Medic tested 12 of the 13 Ranch 2 units. Dick Biank already had his unit inspected. Overall good news: one unit with mold which will be remediated. Reports of inspection will be received within a week & appended to unit records, along with Paul Davis report.
4. The ROA hired a Property Supervisor: Joe Wells started July 6. Happy to see that PayHOA issues are getting addressed.
5. Welcome to new owners: Andrew & Sharon Gillip & Kory Wendt & Leeann Mansker!
6. Condolences to the family & friends of Karen Koepsell; Ron passed June 30, 2026.

Secretary's Report (Vicky Ostry)

The draft minutes of our June 2026 Board meeting were sent to Board members electronically. No corrections/changes received. Romelia made a motion to approve the minutes. Motion was 2nd & passed.

Treasurer's Report (Don Rahn)

June 2026 income was \$21,901.00. Expenses were \$19,900.77, which included electricity, pest control, replacement of two driveways, foundation work, radon mitigation system installation, tree trimming & \$1 administrative. Ranch 2 Westbury Savings Account: \$25,992.48; Ranch 2 Landmark Savings Account for Roof: \$230,523.03; Landmark CD: \$22,997.97; Landmark CD for Roof: \$182,293.22. Lesia made a motion to approve June Treasurer's Report. Motion was 2nd and passed. Sheri asked Don to add the bank name in the description (1st column). She also reported that two CDs matured in July & the two roof accounts were rolled into one savings account. July report will reflect those changes. The 2027 Budget process will be kicked off in August.

Committee Reports

- Roof Committee (Jeanne Hagner) – the roof project will begin in 2-3 weeks. A pre-construction meeting with our consultants & contractor as well as the 15 impacted owners is scheduled for 7/29/26, at the Clubhouse. Ranch 2 Board members & lead maintenance staff are invited to attend.
- Social Committee (Vicky Ostry) – reported for Ken Christian re upcoming Ranch 2 events, including the Men's Breakfast, Pickleball & the Ladies Luncheon, as well as 3 upcoming ROA-wide events including the Book Club, Bags for Bench Challenge, and the End of Summer Social. The PayHOA Calendar includes details re events.
- 2026 Spring Inspections (Dick Biank) – Inspections wrapped up on 7/15/26. Eleven teams inspected either windows & light posts or foundations/drainage.
 - The window inspectors found:
 - 24/105 units have windows that vary from the current standard
 - Most window surrounds varied up to 3" of circumference of the window
 - Four units contain "pocket windows" which are not permitted per the standard
 - Four deck/patio doors vary from the current standard, with a bottom rail of 6-11"
 - Sunroom windows aren't mentioned in the standard but will recommend they be the same as any other window.

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- Lamp Post inspectors found:
 - Three units have posts that are severely leaning
 - Five units have posts that are moderately leaning
 - Sixteen units have posts that are slightly leaning
 - Current posts are wood & many of the lamp posts are rotten & need to be replaced.
- Foundation inspectors found:
 - Twenty-four units had grading pitch toward the foundations (front, side & back)
- The Spring Inspection Committee has summary & recommendations for each issue. Intent is for the Board to go over results with Ranch 2 Board, to set priorities & discuss costs. Will probably also talk with the ROA Maintenance Team to determine best course of action.

Old Business

Building & Grounds Issues (Sheri)

1. She was told trimming of bushes will be complete by mid-August. If owners still have issues after that time, they should submit a Request via PayHOA.
2. Owners should not approach ROA staff directly with concerns. Instead, owners should address their concerns to Board members or ROA President.
3. Requests in PayHOA are being addressed on a priority basis. It's helpful when owners submit requests because not only are their requests being addressed, but it helps the Board see trends.
4. D53-D54 re-siding is almost completed. Joe will take a look to make sure everything looks good. She is considering replacing the five coach lights after the re-siding is completed & would like to put together a list of three acceptable styles that owners can pick from. It may be mandatory that both units in a building have the same coach lights. Next units to be re-sided are D81-D82. Boost is the contractor we use for re-siding. After D81-82 re-siding is completed, Boost will take a 2-week break & come back in late-August/early-September to re-side D99-D100 & D105-106. Owners can change the color of the siding when re-siding; both owners have to agree to the new color.
5. The next Junk Pickup is scheduled for 10/21/26. The list of items for pick up is on the Message Board in PayHOA. Ken Christian also posted other options on the Message Board, so check that out.

New Business (Sheri)

1. One parking violation was issued & she expects it to be resolved in the next day. Owners wanting to park in their driveway overnight should notify the Board President via the Ranch 2 Message Center.
2. Radon installation & maintenance – Ranch 2 has been paying for installation of a radon mitigation unit when testing supported it. Vicky reported she got a legal opinion for Association (ROA & Sections) installation of these units. Per attorney, there are many sources of radon & while it does come through the foundations there are other sources (piping, windows, etc.). A disinterested 3rd party would not hold the Association responsible for the installation or maintenance. Sheri also advised owners to be aware of maintenance recommendations. Tabled for discussion at next Special Meeting of the Board.
3. Owners are reminded to close the umbrellas & put furniture back in place when they leave the pool area.

Remarks from Owners

Diane Statza, D21 – End of Summer Social is on Sat., 9/12/26, and may include a corn roast. The Master Board Social Committee is Diane & Sharon Loftus from Town Homes. If anyone enjoys planning events for the greater community, please let Diane or Sharon know. Their next meeting is this Wednesday.

Ginny Henkel, D10 – the maintenance staff are driving the gator too fast. (Vicky will talk to them.) She asked for the unit report from the Spring Inspections. Sheri will provide unit reports to owners who request them.

RaeAnn Van Goethem, D59 – asked Don to repeat how much money is in the roof account. He said savings has \$230,523.03 & CD has \$182,293.22. These accounts were combined with a total of \$412,816.25. Per Sheri, we have

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enough for this year's roofs. We will learn more about the actual costs when we meet with the contractor on 7/29/26. During budget process will discuss buildings to be done next year. The next quarter's roof assessment is due on 8/1/26. Jeanne Hagner, D17 – will any of the roof money go into a CD, which earns interest? Answer: we don't know yet. Will be determined soon.

Les Borman, D46 – 1) when will we have final Mold Medic report? Sheri reported we expect them in the next week. A copy will be given to the owner & a copy will be put in the unit record. 2) what is cost to replace siding? Sher said we don't have the final invoice for the first building, but was told it will be about \$40,000 total, which includes MDL painting the unit after re-siding.

Kaye Burrows, D68 – when will the trimming on the backside of the units be completed? Sher advised if owners do not want bushes trimmed, they should put up a sign that says, "Do Not Trim."

Ginny Henkel, D10 – asked that maintenance staff blow off the bushes after they have been trimmed.

Vicky made a motion to adjourn the meeting. The motion was 2nd & passed. Meeting adjourned at 7:55 p.m.

Owners in Attendance:

D10 – Lee & Ginny Henkel

D17 – Bob & Jeanne Hagner

D18 – Ernee Kender

D21 – Diane Statza

D23 – Andrew & Sharon Gillip

D36 – Randy & Karen Wolff

D46 – Les Borman

D49 – Gary Beyer

D55 – Rick Akeson

D59 – RaeAnn Van Goethem

D68 – Walt & Kaye Burrows

D88 – Jackie Klafke

D92 – Lynne Farrell

D105 – Dick Biank

Minutes submitted by Vicky Ostry, Secretary