

Ranch II Board of Directors Monthly Meeting
June 29, 2026, Meeting Minutes
ROA Clubhouse
Approved 7/27/26

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, Vicky Ostry and Romelia Powell

Absent, Excused: Lesia Matthis & Don Rahn

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

President Announcements:

1. The pools are open; heater in Clubhouse is working but North Pool heater is down. Contractor said they will be here on 7/4 to repair it.
2. ROA Property Assessment is planned for early July; this is for insurance purposes.
3. There are still two unpaid roof assessments from May quarterly payment. \$50 late fee applied going forward without exception. The next quarterly payment is due Aug. 1. Reminder to make the check payable to "Riversbend Owner Association".
4. The ROA hired a new accounting firm & they are reviewing our records.
5. Re-siding will begin in mid-July. Units being re-sided in 2026 are D53/54; D81/82; D99/100 & D105/106 (they are also getting a new roof). Owners will be notified the week prior. Crew of 4 on each building.
6. The ROA hired a Property Supervisor: Joe Wells will start July 6. Currently have 3 seasonal workers & may look for 4th.
7. Owners should send parking notices via the Message Center. Owners won't get a response unless there is an issue.
8. Junk Pick up scheduled for July 8th. Up-to-date list of items is available on the PayHOA Message Board.
9. ROA is surveying owners re an ROA-wide Rummage Sales. More info on that at Master Board level.
10. Condolences to the family & friends of Herta Crocker, passed May 29, 2026.

Secretary's Report (Vicky Ostry)

The draft minutes of our May 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. Owners are encouraged to go to the Documents module in PayHOA to read the Minutes & learn what is happening rather than contact one of the Board members to ask for that information.

Treasurer's Report (Sheri for Don Rahn)

We are waiting for the March & April 2026 Treasurer Reports from Master Board & hoping updated reports for March, April, May and June will be reported at the July Master Board meeting. We need those reports to provide correct data for Ranch 2.

Two CDs are coming due soon. We are waiting for 7/13/26 Master Board meeting to get direction re oversight to our roof assessment accounts. Tentatively planning is in the works. ger CD, roll smaller into Savings account for roof payments planning for 2027. We are preparing for the 2027 budget process that will begin in August. We updated signatories on the Westbury account. Landmark Savings account as of May: \$224,363.63 and Westbury Savings account as of March (they do quarterly reports): \$25,960.12. Landmark CDs: \$22,919.42 & \$182,640.94. Landmark Savings will fund the four building roofs being replaced this year. Sheri asked MDL to review buildings painted for the last two years. MDL have re-painted the vents as they used the wrong paint in that area. MDL will return this fall to paint the buildings that have been re-sided.

Committee Reports

- Roof Committee (Jeanne Hagner) – spoke to Ron from Skyline recently. Although our contractor ordered shingles in early spring, only a partial shipment was received due to the issues going on in Iran. They are anticipating the shingles will come in & they will start our job toward the end of July. Ron assured Jeanne he would be around, along with Paul from BEC who is our other roof consultant following Ron's

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retirement, monitoring the job through completion.

- Social Committee (Ken Christian) – reported on four upcoming Ranch 2/ROA-wide events including the Tuesday Movie Matinee & Pickleball as well as the Book Club & Bags for Bench Challenge. The PayHOA Calendar includes details re events. Denise Sherrer is leading the Welcome Club & Yvonne Gordon leading the Book Club.
- 2026 Spring Inspections (Dick Biank) – Nine teams are inspecting either windows or drainage. 75% of the windows have been turned in & 40% of the drainage reports are complete. Reports from the teams are due on 7/15. The committee will evaluate the results & report at the July meeting.

Old Business

Building & Grounds Issues (Sheri)

- a. Request for Approval re window Replacements at D98 was approved.
- b. Foundation work was completed by Gaidish at D-67.
- c. Previously painted vents were peeling & have been repainted by MDL (vender). They will be back in fall to paint the buildings that were re-sided this year.
- d. New staff training in progress for grass trimming. Bush trimming is in progress. Replacing downspout drains is being addressed with the purchase of new downspouts when needed. Owners should expect downspouts to be put back in place by the end of day on Tuesday. If downspouts are damaged, owners should submit a maintenance request via PayHOA.

New Business (Sheri)

She is considering formation of a Ranch 2 Grounds Committee with role to include spring and fall inspections & more. Perhaps talking to owners about their issues & investigating problems/concerns. It will not include talking to our ROA grounds crew; they have their own supervisor. Eugenia Bilotta (D9) expressed interest in joining the committee & would like more information. Sheri will follow up with her.

Remarks from Owners

Yvonne Gordon, D6 – the weeding is better & the bushes trimmed and they cleaned up afterward. Her part of the world is much better. Sheri reminded owners to put up signs if they don't want their bushes trimmed.

Tom Turek, D61 – would like the workers to be more consistent with where they are working. Also concerned about the training workers are receiving prior to trimming; two workers should not be trimming the same bush at the same time.

Carolina Leiterman, D102 – bushes in the back by her deck still need trimming. Sheri – they are working on the front bushes now, bushes in back will be trimmed later. If they aren't trimmed in the next week, put in a Request in PayHOA.

Jeanne Hagner, D17 – team didn't trim the bush between the two buildings; why? Also, when will gutters be trimmed.

Sheri – gutters are on schedule to be cleaned in Apr/May & thought they were done. She suggests owners submit a Request via PayHOA to have gutters cleaned if they need it done again.

Brittany Grefig, D76 – their middle bush wasn't trimmed; staff will need to go on top of the roof to trim it. Sheri – this can also be discussed at the Master Board Building & Grounds Committee. Brittany also asked if the roof assessment monies are in a money market or a CD? Sher – both.

Ginny Henkel, D10 – staff should pick up the branches/leaves results from trimming the same day because it's better not to leave it on the grass & also looks better. Bushes should be trimmed immediately after flowering, not wait until August. Re the bushes between the two sides of a building, the east side are in the gutters & on the roof, which isn't good for the roof. These can be trimmed from on top of the roof or using a pole trimmer. Plantings under the 2nd bedroom: were these put in by the Association? Answer: yes. Question: how do we enforce the 24" planting area in the front? Answer: 24" planting area applies to side & back where there aren't already plants in place, i.e., lilac bushes, arbor vitae, etc. We don't want owners to plant more than 24" out from the foundation around their unit. Ginny asked for a copy of the spring inspection done on their unit. Sheri will provide her with a copy.

Lee Henkel, D10 – everyone wants the Association to look good: weeding & plantings in the owner's areas.

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Denise Sherrer, D7 – can owners bring their own chairs into the pool area, if needed? Was told no. Vicky will research & report at July meeting.

Tom Turek, D61 – why is North Pool dirty? Vicky – we are getting error messages for both the filter & the heater. We don't know if they are related & need a pool contractor to assist. Matt cleaned the filter, but the error message returned. Both pools need to be re-lined. This may be part of the problem as well. The Clubhouse Pool is in good shape. Ken Christian, D14 – will the 7/8 junk collectors take 4' fluorescent tubes? LED? Sheri will check into it and will update the list in PayHOA.

Tom Turek, D61 – what is the pecking order for our employees? Vicky – Matt is the Manager; Joe works for Matt; all other employees report to Joe.

Brittany Grefig, D76 – is the North Pool safe to swim? Vicky – yes, safe to swim. Chilly but safe.

Sheri will post on the PayHOA Message Board re raccoons.

Sue Lazarski, D22 – she got a deck box & puts all bird food away every night.

Vicky made a motion to adjourn the meeting. The motion was 2nd & passed. Meeting adjourned at 8:05 p.m.

Owners in Attendance:

D6 – Yvonne Gordon

D7 – Denise Sherrer

D10 – Lee & Ginny Henkel

D14 – Ken Christian

D15 – Deb Anderson

D17 – Bob & Jeanne Hagner

D18 – Ernee Kender

D22 – Sue Lazarski

D44 – Nancy Reilly

D59 – RaeAnn Van Goethem

D61 – Tom Turek

D65 – Kathy Powers

D76 – Brittany Grefig

D78 - Darlene Jakubowski

D92 – Lynne Farrell

D102 – Carolina Leiterman

D105 – Dick Biank

Minutes submitted by Vicky Ostry, Secretary