

**R Ranch at the Lake
Board Meeting Minutes
October 15, 2011**

Treasurer Dorothy Guajardo called the meeting to order at noon.

Roll Call:

Joan Scannell- President	Absent	Also Present:
Dan Wynn- Vice President	Absent	Paul Quarneri- General Manager
Dorothy Guajardo- Treasurer	Present	Chris Lacombe- Office Manager
Nellie Cutright- Secretary	Present	Misty Pursell- Stables Manager
Mike Bersaligeri- Director	Present	

In the absence of President Joan Scannell and Vice President Dan Wynn, the meeting was led by Treasurer Dorothy Guajardo.

Pledge of Allegiance led by Dorothy Guajardo

Minutes from the July Board Meeting, and the August Owners Meeting were approved and copies available on the back table with the meeting agenda, and sign in sheet.

Managers' Report: Paul Quarneri

We are preparing the ranch for the rainy season.

We are trenching areas of the campground providing better drainage.

New roofing was done to the youth center, maintenance shop, bathhouses 1-6, and the pool house.

We will be spreading base rock in "The Cove" and most of those sites will be reopened.

PG&E estimator finally came out and gave us an estimate of \$12,000-\$24,000 to add two new panels in two major areas, the South House and Bathhouse 7.

We are currently looking at pricing on the panels and will be updating maps to submit to the County.

These costs and/or any campground improvement costs will come directly from the site to site fund.

Office Managers Report: Chris Lacombe

We've done much better financially this year than in the past which is nice to see.

There are 327 shares currently in collections which totals over \$408,000 which comes out of all costs to run the ranch, work that can be done etc.

Stable Managers Report: Misty Pursell

We currently have 44 Ranch horses and 46 Owner horses.

There are two new additions from the Falon Nevada Feed Lot, a 4 year old and a 14 year old, with no health issues, both a ready to ride. Plus two wild mustangs, we are hopeful to have trained and the wranglers riding by next season.

The stables will remain open 7 days a week though winter.

We are starting a sponsorship/adoption program to help 4 of our horses who have been faithful to us to live out their golden years on the ranch. Please contact Misty for more information, questions, or to make a pledge.

The Horseman's Association is hoping the program will be officially up and running again by next season.

Sales Report: Alyce Cardinale - Absent- No report

Paul stated that no ranch shares have been sold.

President's Report: Joan Scannell - Absent- No report

Vice President's Report: Dan Wynn- Absent, no report

Treasurer's Report: Dorothy Guajardo

Assessment will increase \$100.00 for 2012, making 2012 Assessments \$1250.00.

The \$100.00 will go directly to the reserve account, which is severely underfunded.

Reserves are currently at \$320,000.00 Our CPA calculated \$596,000.00 as financially healthy, leaving us \$276,000.00 shy.

With 1193 paying members the \$100.00 increase will bring us just \$156,000.00 shy of that number, which makes us hopeful that this will be a one-time increase.

Equine-Ad Hoc Report: Sharon Commisso

Spoke of the amazing amount of fun had by all this summer, and is hopeful to see that continue.

The Committee has been working with Jack to keep the large arena maintained, they have also been working with Misty to prioritize a wants and needs list, and identifying areas that can be accomplished with the funds they have.

1. Re pad the stalls with clean dry sand.
2. Cover the sand arena for year round use.

Planting our own quality hay again this year in a couple of the pastures, to help cut costs.

Boat Committee Report: Albert Sanchez - Absent- No report**Campground Ground Committee Report: Jim Gondola**

Jim talked of people getting stuck in the campgrounds last winter, partly due to poor traction caused by wet leaves. The ranch has a vacuum that pulls behind the red mule that might help eliminate some of the problem.

Cabin Committee Report: Liz Spiker #328

The committee met with Paul to discuss recent work done and working on the list submitted by the cabin committee last year. They will be doing another walk through making a new list of repairs needed.

The subject of dogs in the cabins was brought up again. Many owners are in favor of this and some are not. This is a very touchy subject and led to a heated argument. Paul suggested the issue be put to rest for the day and move on with the meeting, that the arguing amongst ourselves is getting nowhere.

Paul and Dorothy both agreed that this issue definitely needs to be addressed and should be put on the ballot next year, and that a "Dog Cabin" Committee should be formed to address the pros and cons of having "dog cabins".

Governing Documents: Rita Nicholas #114

The committees formed by Rita Nicholas, Barbara Shane, and Gene & Ruth McCracken, have been working on revising our By-Laws and are now starting the revision on the CC&R's. Once done and the Board approves they will be taken to the Attorney to make sure it is all done legally. They will then be sent out to every owner for a vote and must get a vote of 66 2/3 of the owners.

Guest Passes

The passes with a \$10.00 face value will be grandfathered in for 2012, and will be valued at the current guest pass price of \$15.00 until December 31, 2012, after that they will go back to the face value of \$10.00. The 30 day passes will not be honored for anything other than what they are, and may not be traded in for 30 individual day passes.

Six (6) guest passes will be given to those who pay their 2012 assessments in full.

Four (4) guest passes will be given to those who pay in two (2) payments. Pay the first half of the assessments you will get two (2) passes, when the second half is paid you will get two (2) more.

Site to Site and 30, 60, 90 Day Rules, Fees, and Fines:

After taking the site to site program to the attorney, to find out it is "legal", the site to site program will continue in 2012. The drawing will be held at the January Board Meeting.

The new 30, 60, 90 day rules: you must stay 4 nights (on season) and 2 nights (off season) in the 30 days to get your next 30 day tag.

Overstay fines will go up to \$10.00 per day for the first 7 days, and \$20.00 per day after that.

The site to site program is not a forever thing and will end once we have the funds for improvements

Fees and Fines: Mike Bersaligeri

Golf Cart Safety and Speeding was addressed at the August 20th owners meeting, and the new rules will be strictly enforced. Fines will be issued for these violations.

You must have a driver's license or be 18 years of age, to drive any motor vehicle.

NO standing on the back of golf carts, or excessive amount of passengers.

The Speed Limit on the Ranch for motor vehicles of any kind is 10 mph.

Open Forum

#114 Rita Nicholas

Spoke about "Maxine" the pool sweeper breaking down causing the pool staff extra duty to keep the pool clean and needs to be replaced. Rita also stated that the carpets in the lodge look terrible and need to be cleaned professionally. She then inquired the possibility of there being money to replace the carpet throughout the lodge. Dorothy stated the possibility of looking into replacing them after the rainy/muddy season ends.

#179 Debbie Salizar

The couches in the lodge are old, dirty and uncomfortable; it would be nice to get new ones.

Debbie also suggested it would be nice if we could do some sort of "family package deal" in the summer (excluding the big holiday weekends) Where you could bring a family on as guests for a package price.

This would be a good way to get more families up here who could be potential buyers.

#709 Terri Hart

Spending two nights in the 30 days in the winter is only going to cost the Ranch with people using extra utilities, heaters, lights, etc. Terri feels the off season nights should stay at one, because we don't have the problems with no empty sites in the off months.

#1010 Nancy Pon

Nancy feels we need to be more pet friendly. More people are buying trailers just to be able to bring their dogs with them, adding to the overcrowding problems in the campground. She also suggested making 5 cabins in one area, charging deposits in case of damage. Suggested at least giving it a try.

#1243 Shannon

I bought a trailer because I have pets, but not everyone can afford to go out and buy a trailer to be able to bring their animals. I find it hard to believe that allowing a dog in a cabin is going to "destroy" the cabin, because in most cases our dogs are a part of our family and are inside dogs that are house trained and more than likely treated for fleas, ticks, etc. If a deposit was required and your dog damaged the cabin you would be responsible for the costs.

#1072 Cory

I know someone who has been here and loves it, but also has a dog. He has said how he would love to buy in but would not be willing to make the commitment until he could afford to buy a trailer so he could bring his dog.

#593 Jesse Green

Jesse pointed out that using an excuse of dogs will infest the cabins with fleas and ticks is an excuse. Take a look anywhere around this Ranch and you will see deer and squirrels everywhere. Deer and squirrels carry more fleas, ticks, (and even disease) than anyone's pet, that they allow in their houses.

The meeting was adjourned by Dorothy.

Next meeting will be January 21, 2012