

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 13, 1982

The quarterly meeting of the board of directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Saturday, November 13, 1982, at 2:00 p.m., at 1962 Capell Valley Road, Napa, CA 94558, by President Jeff Dennis.

Present at the meeting were Jeff Dennis, Portia Theriault, Harry Norager, Harlan Williams and Charlie Cheema, constituting all of the board of directors. Also present were two guests, Harry Maker and Hunt Dennis.

Secretary Theriault read the minutes of the August 21, 1982, meeting which were approved with one correction, that being that the meeting was held at 4:30 p.m., not 1:00 p.m.

There were discussions regarding the budget, and what funds were needed to operate the ranch. President Dennis brought up the fact that people were not paying their assessments when due. It was suggested that those people who were delinquent in their assessments would have their names printed in the newsletter.

President Dennis also informed the board that he had been forced to advance \$120,000 to the Ranch Owners' Association in order to keep things going. Upon motion duly made and seconded, the board agreed to borrow the \$120,000 from President Dennis, and pay it back with interest at the rate of 8.5% per annum. ^{\$149,000}

There was a lot of discussion regarding the rule books and newsletter printing frequency. It was decided that for the few changes that rule books would require, that new books would not be printed but would simply have an addendum printed. This addendum would also be printed in the newsletter which is to go out every two months. Additionally, cards with pertinent rules would be posted in the cabins.

There was discussion regarding the purchasing of a bulletin board for the clubhouse, what holidays would be observed at the ranch, guest charges and other public relations type of business.

There was a great deal of discussion regarding the horses and the stable operation. The number of horses required was discussed; new rider training programs and new horse trails were also discussed.

Boat Storage, both location and whether there should be water for washing down the boats was discussed at great length.

President Dennis, Harry Maker and Hunt Dennis will go over the assets at the ranch and prepare a complete inventory of assets which the ranch owns.

President Dennis requested information on electric vs. gas carts for the security to use rather than the Blazers which cost a lot to operate.

There was some discussion regarding future purchases by the ranch which should be budgeted in over the next few years, such as a larger teen center, or more horses or whatever. President Dennis said he would purchase a couple of ping pong tables for the ranch.

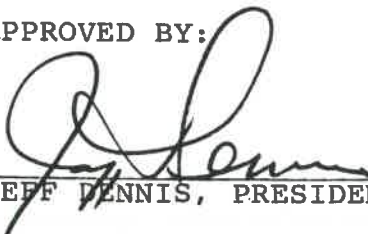
After much discussion regarding the movies and kids at the Saturday night dances, motion was made, seconded and carried that children be allowed in the lodge until 9:00 p.m. on Saturday nights, but not on the dance floor, during the winter months.

There was discussion regarding working out a monthly payment plan for the assessments, such that it would cost more to pay it monthly than yearly, but possibly the owners could budget it in to their own budgets easier than paying 6 months or an entire year at one time.

There was much discussion regarding maintenance of the facilities, such as carpet cleaning, bathhouse cleaning, need for curtains in cabins, reduction of electric bill, screens in drains, redwood platforms in showers, etc.

There being no further business, upon motion duly made, seconded and carried the meeting was adjourned.

APPROVED BY:



JEFF DENNIS, PRESIDENT



Portia Theriault, Secretary

Dated: November 13, 1982

Next Meeting SAT. Feb. 12, 82
2PM

415
547-4521

R-RANCH AT THE LAKE
1962 Capell Valley Road, Napa, Ca.

November 13, 1982

R-Ranch Owners' Association Board of Directors

A G E N D A

2:00PM Call to Order by President - - - - - Jeff Dennis
Quorum Report
Approval of the Minutes of the Last Meeting
Items for Discussion and Reports:

1. Budget

- a) Budget year
- b) Proposed budget for 1983
- c) Authorization procedures
- d) Monthly expense statement
- e) Trial balance as of 10/31/82

Jeff Advanced 40K
assessments 120K Behind
fiscal year is calendar year

2. Communications - Public Relations

- a) Rule or information book revision date
- b) Notification of new rules (30 days advanced notice and copy on ROA bulletin board)
- c) Pertinent rules posted in cabins
- d) ROA bulletin board in clubhouse
- e) News bulletin printing schedule
- f) Formulate a list of holidays to be celebrated in 1983
- g) Tell owners if their guests take a tour, their guest pass will be returned

JAN 1983
Jeff & Harry preparing on 5x7 cards
Price Glass Cover Bulletin Board
every 2 months
New Years Eve Dance
Valentines Day

3. Building and grounds Maintenance

- a) List of all contracts signed by R-Ranch
- b) Bad odor investigation near clubhouse
- c) Repair of curtains in cabins (possible volunteer)
- d) Bath houses need a regular total cleaning program. Number of personnel assigned to this?
- e) Cabins getting pretty dirty and overrun with cobwebs
- f) Water system drawings preparation
- g) Boat storage behind ROA office completion date. Water supply for washing boats?
- h) No camper storage until all sales final (consider this in 1983)
- i) Screens over drains in bathrooms to prevent plugging up drains
- j) 24 x 24 wood platform in showers to facilitate good hygiene
- k) Energy conservation by Charlie Cheema

Harry - Charlie
Wash Basins
see Paul
Redwood duck boards for All Showers & just outside showers

Moto-Cross Area (Dike Rental)
Harry M

600⁰⁰ Horse
-250⁰⁰ TAC
(45 Horse's)
cost per horse

4. Stable Operations

- a) Average number of horses and hours ridden per day throughout summer months last summer. Plan number of horses needed this summer. (Volunteer help is horse oriented.)
- b) Basic training program for new riders *Pass on for now*
- c) Volunteer work at stables like 2 major clean-ups on the order of the Labor Day job
- d) New horse trails needed. How about one visible to sales tent for good effect. Volunteers will do this. Kitty says she would try to organize the wives to clean up cabins and repair curtains. A thank you stew dinner could be the payoff for both groups.
- e) Enlarge existing holding corral at stables to reduce injury from horse fights
- f) Boat storage in stable area a safety hazzard

5. Assets (Inventory)

- a) List of equipment owned noting age and condition
- b) Equipment needed

*Jeff - Hunt - Harry M
XXXX*

6. Supply and Materials

- a) Are supplies being used economically?
- b) Electric hand driers in bathhouses vs. paper towels

*-price Harry M
XXXX*

7. Security and Safety

- a) Detailed report on security, including number of personnel required, number of rounds made, problems encountered, etc.
- b) Fire protection program
- c) Employee training needs

*Investigate Electric Vehicles
Maint. & Security Harry M
XXXX*

8. Taxes and License

- a) Assesment of 1983 taxes
- b) Payment schedule

9. Master Plan

- a) Possible future expansion
- b) Providing for young members. Is a new teen center under consideration? More activities required, ie. ping pong and mini golf.
- c) Rule book state children allowed in clubhouse until 9:00 on Saturday nights.

Hunt to Old

10. New Business / Announcements

11. Adjournment

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*1 hour for news letter
from guest.*

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8500 2000

sinks

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- 75
- some
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