

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 16, 1984

A meeting of the board of directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Saturday, June 16, 1984, at 10:00 a.m. at 1962 Capell Valley Road, Napa, California 94558, by President Jeff Dennis.

Present at the meeting were Jeff Dennis, Portia Theriault, Harry Norager, Harlan Williams and Jeff Ackerman. Also present were two guests, Jim Hall and Ruth Dennis.

The minutes of the February 19, 1984 meeting were read and approved.

Ruth presented to the board of directors financial information and comparisons to the budget for 1983 and for January through May, 1984. There was much discussion regarding the budget, past due assessments, where we stand for the year and if we will be able to stay within the budget for the balance of 1984. It was noted that through May, 1984, we were underbudget. It was also noted that these were the slow months and the summer months would be the telling point as far as the association's ability to stay within budget.

A motion was made, seconded and approved to raise the salaries of Jim Hall and Ruth Dennis from \$1500 to \$2000 per month and \$1215 to \$1500 per month respectively.

There was general discussion regarding the 1985 budget and what assessments will be. It was generally agreed that the 1985 assessments will undoubtedly be increased by another 20%, which means \$288 per year will be increased to \$345 per year, or a gross increase from \$518,400 to \$621,000.

There was discussion regarding the need for a activity director and calendar of events for a period of time, similar to the one that is available from Hornbrook.

Harlan brought up the problem where some owners stay in a cabin, and then put up a tent or trailer next to the cabin. This creates congestion and confusion in the cabin area.

Another problem relates to the swimming pool filtration. It is going to need work done on it. The new restroom facility in the campground was provided by R-Ranch at the Lake, Ltd., not the Ranch Owners' Association and cost \$82,000. The water supply is not as good as we would like -- we have to be careful with irrigation so as not to run out of water.

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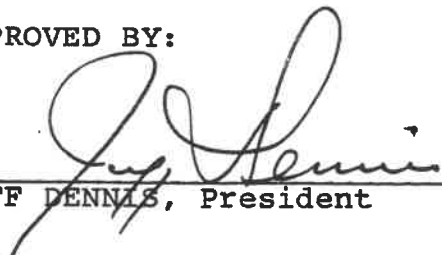
An expense that has to be faced by September is repairs in the snack bar, including linoleum, painting the ceiling and bringing the electrical up to code.

The suggestions in the suggestion box were discussed at length and directed to the appropriate people for action.


There was general discussion regarding a short board meeting to be held before the proxy meeting on Friday evening, August 3, 1984, and the annual meeting at 10:00 a.m. on Saturday morning, August 4.

There being no further business to come before the board, the meeting was adjourned.

APPROVED BY:



JEFF DENNIS, President



PORTIA THERIAULT, Secretary

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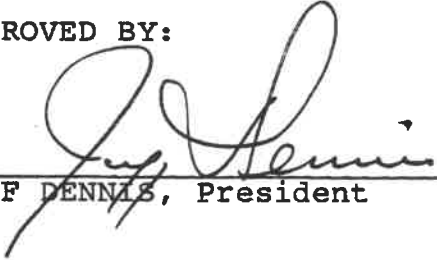
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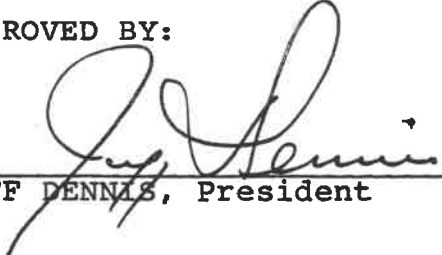
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