

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 28, 1984

The quarterly meeting of the Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Sunday, October 28, 1984, at 10:00 a.m., at 1962 Capell Valley Road, Napa, CA 94558, by President Jeff Dennis.

Present at the meeting were Jeff Dennis, Portia Theriault, Jesse Smyth, Rosemary Eplar and Harlan Williams, constituting all of the board of directors. Also present at the meeting were three guests, Ruth Dennis, Jim Hall and June Berger.

The minutes of June 16, 1984 meeting were read and approved, as well as the minutes of the August 4, 1984, shareholders meeting and the August 4, 1984, board of directors meeting.

The problem of past due assessments was discussed in detail. A motion was made, seconded and approved to charge a \$5 late charge on all delinquent assessments. This is less than the rate allowed by the C.C.&R's, however the intent is to encourage people to pay timely.

There was much discussion regarding the limiting of guests on three day weekends. After deciding that trying to limit the number of guests would be an impossible situation to enforce, it was moved, seconded and approved that no guests would be allowed on the three 3-day summer weekends (i.e. Memorial Day, 4th of July and Labor Day). With regards to singles, they can bring up one guest on any weekend without a guest pass (in effect, a substitute spouse).

It was agreed that during the summertime only, a special party area away from the main camping area would be set up for those who wanted to party all night.

The possibility of moving the sales tent to across the road where the proposed teen center will be was discussed. It would make it much easier to supervise the teen activities, and it would also open up the shuffleboard courts in meadow for usage.

The board meeting minutes (or highlights thereof) will be published in the newsletter so that all owners can remain informed.

It was decided to hold an open forum each time the board met (four times a year) so that owners would not have to wait for an entire year for the shareholders meeting to voice opinions, ideas, complaints, etc. One hour would be set aside for general discussion, and then the board meeting will be held. Owners may stay and listen to the board meeting, but may not participate in the meeting. It was also agreed to try to hold board meetings to two hours in length.

There was some discussion regarding the future trailer storage. Jim Hall is to look into the planting of some Monterey Pines to protect the trailers from visibility from the road. The biggest

problem is the cost of putting in the storage and the limitations of the budget. The total cost of the project will be calculated and then the cost required to provide security, must be figured in and what charge will be made for using the storage.

Jim Hall is to put in better light in the parking lot above the swimming pool.

The suggestions in the suggestion box were read through and discussed. These related to the bands, repairs and maintenance on the equipment and vehicles, building a pole barn using volunteer labor, location of the cigarette machines, cats should not be brought up to the ranch, the pool rules, prices in snack bar, trail trips for horseback riding, permanent ashtrays, not overtroting or running the horses, drinking water by the stables and towel dispensers in the restrooms. All suggestions were discussed and those that could be implemented will be.

There was discussion regarding the moving of the store to the snack bar area, with some remodeling to the snack bar, and then the R.O.A. office will be moved to where the store now is. Estimates for the cost of this are to be forthcoming. ✓

The problem of providing entertainment during the winter months was discussed. It was agreed to maintain the band on every other Saturday nights, but that alternative ideas for Friday nights and the opposite Saturday nights would be worked out. It is just too costly to have live music every Saturday night during the winter months when you just do not have the turn out.

It was suggested to have a painting weekend or volunteer groups to get together to start painting the fenced and front gates as they are beginning to look "tacky".


The proposed budget was handed out to all board members for discussion. Actual figures were discussed and compared to previous years and what projected costs probably would be. With analysis of the actual budget figures an annual increase to \$345 per owner will be assessed. There being a motion duly made, seconded and approved the assessments will be increased to \$345 annually.

The next quarterly meeting was scheduled for January 25, 1985, at 10:00 a.m.

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



PORTIA THERIAULT, SECRETARY



JEFF DENNIS, PRESIDENT

Dated: October 28, 1984

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The next quarterly meeting was scheduled for January 26, 1985, at 10:00 a.m.

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

JEFF DENNIS, PRESIDENT

PORTIA THERIAULT, SECRETARY

Dated: October 28, 1984