

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 3, 1985

A meeting of the newly elected Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Saturday, August 3, 1985 at 12:30 PM.

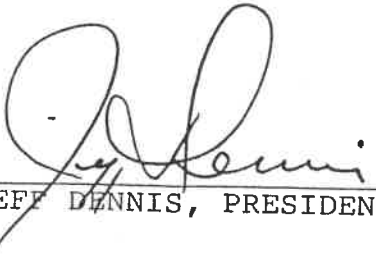
The purpose of the meeting was to elect new officers for the coming year and to schedule the next quarterly board meeting.

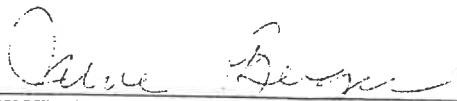
Officers for the coming year were nominated, seconded and unanimously approved as follows:

Jeff Dennis	President
June Berger	Secretary
Harlan Williams	Vice President
Rosemary Epler	Vice President
Jesse Smyth	Treasurer

The next quarterly board meeting was scheduled for 10:00 AM on Sunday, November 3, 1985 at the ranch.

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


JEFF DENNIS, PRESIDENT


JUNE BERGER, SECRETARY

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

ANNUAL SHAREHOLDERS MEETING
August 3, 1985

The fourth annual meeting of the R-Ranch at the Lake Ranch Owners' Association was called to order by President Jeff Dennis at 10:07AM at 1962 Capell Valley Road, Napa, California on August 3, 1985. The partners were welcomed to the meeting and the board of directors were introduced. Board members present were Jeff Dennis, Portia Theriault, Jesse Smyth, Harlan Williams. Rosemary Epler was unable to attend but sent a note with her apologies. John Stover, attorney, was also present with the board for the purpose of acting as parliamentarian.

Portia Theriault read the minutes of the last meeting. The minutes were approved as read.

Jesse Smyth read the treasurer's report as of July 31, 1985. The checking account had \$44,490.11 in it; \$1,000 petty cash on hand for a total cash position of \$45,490.11. We have \$30,951.58 in a reserve account and \$200.00 in snack bar register. We have assessment receivables of \$142,014.98, \$115,297.41 of that is presently due and \$26,717.57 is past due from previous years.

The election procedure was explained by Attorney Stover. Nominations for the coming year's Board of Directors were as follows:

Jeff Dennis	June Berger
Jesse Smyth	Mary Browning (not present)
Harlan Williams	Rosemary Epler (not present)

The candidates then gave a brief outline of his/her background and qualifications. Voting proceeded with owners present casting their ballots.

The open forum began as soon as the voting was completed. Items discussed:

Jeff talked about past due assessments. Harlan Williams suggested that we put it in the newsletter that we are taking all the people who are past due for 1984 and older, to small claims court to collect.

Suggestion was made by one lady partner that direction markings be put on trees to show where the cabins are. Also trash baskets are needed inside the bathrooms as well as outside.

A motion was made by Jeff Dennis that the R.O.A. wants to see the trees saved down by the creek that are being washed away by the erosion of the creek. Jim Hall was to go to the Dept. of Fish and Game the following week to discuss what methods might be used to prevent further erosion.

There was discussion about single owners and no guests on big holidays. There seems to be confusion about the guest policy as one owner thought he could have guests and another one thought he couldn't. Mr. Dennis explained that this issue had been voted on at the 1984 annual meeting.

There was discussion about the use of Mopeds and the enforcement of the time limit on camping. No motions were made. There was extensive discussion about activities and rules for teenagers. It was determined by a show of hands that the dance hall would be reserved for adults only from 9-12 PM on Saturdays.

Owner #249 suggested we might have more rental equipment such as sleeping mats, etc. Owner #1488 expressed concern about not enough barbecue pits. Should have one for each cabin. Mr. Dennis said he was not aware that there was not one for each cabin and that we should get one for each cabin.

Owner #183 inquired about trailer storage area.

Suggestion was made that we have Bulletin Board to sell items such as camping equipment, etc. (but not R-Ranch shares.) Mr. Dennis said, "We'll do it."

Owner #894 brought up questions of privately owned horses grazing on ranch. Mr. Dennis explained that the R.O.A. charges \$40.00 for owner's horses. We are leasing 12,000 acres from Pridmore for \$12,000 a year and the owner's horses alone should pay for the grazing land.

Owner #671 spoke randomly for some time on many issues but no motions were made.

Appreciation was expressed by Mr. Jim Brown for the help he was given when his camper burned. He mentioned that the locks were broken on shower doors and also that water pressure is low in showers.

Mr. Mooney said we should get the pole barn built right away because it would save on the hay bill. Mr. Dennis said the plans have already been submitted to the County for approval.

Owner #1160 brought up teen issue again. Lots of discussion but no motions made. Discussion about rules - some people wanted more rules - some people wanted less rules.

Owner #756 asked about slippery bathroom floors. Mr. Dennis said they are being painted with paint with sand in it next week.

Owner #290 made suggestion for more volunteer work on Ranch.

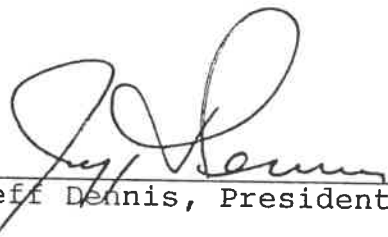
Jeff Dennis said he was donating pinball machines and 3 video machines for teens.

There being no further business to come before the meeting, the open forum was brought to a close with an announcement of the election results. The new board for the coming year will be: Jeff Dennis, Harlan Williams, Jesse Smyth, June Berger and Rosemary Eplar.

Mr. Dennis announced that there would be a Board meeting immediately following to elect the officers of the Board.

Meeting was then adjourned and members invited to the free barbeque that followed.

APPROVED BY:



Jeff Dennis, President



Portia Theriault, Secy.

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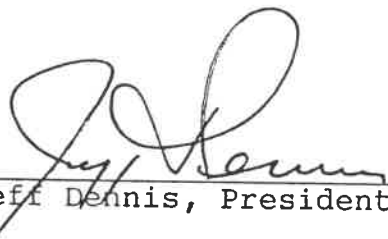
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APPROVED BY:



Jeff Dennis, President



Portia Theriault, Secy.

August 3, 1985

Meeting called to order by President, Jeff Dennis at 10⁰⁷AM.
Board members present were Jeff Dennis, Portia Theriault, Jesse Smyth, Harlan Williams. Jeff read the note from Rosemary Epler explaining that she was unable to attend the meeting as she had a committment in Southern Calif. and sent her apologies. She conveyed that she did wish to run for re-election on the board and would appreciate their support. Jeff endorsed her as she is always working for the teen-agers and up at the Lake most every weekend.

Portia Theriault read the minutes of the last meeting. The minutes were approved as read.

Jesse Smyth

~~Harlan Williams~~ read the Treasurer's report.

Jeff Dennis introduced the attorney, John Stover, who explained the procedures of voting. Each owner of a unit is entitled to vote. There are five votes per unit - can be voted one for each board member or all for one. ^{Explained about cumulative voting.} Jeff introduced the candidates and each one gave a little background on themselves. They were: Mary Browning (not present), June Berger, Rosemary Epler (not present) Harlan Williams, Jesse Smyth and Jeff Dennis.

Votes were collected and and given to the committee to count.

Jeff talked about assessments. In 1982 past due \$952 past due, 1983 - \$5611. and 84- \$20153. Harlan Williams suggested that we put this in the newsletter that we are taking all these people to small claims court to collect. It will come out in the newsletter and then we will take everybody to small claims court to get that up to date. Jeff said that the Ranch is a cooperative effort and the only way to succeed is to have everyone carry their share of the load. That means everything, volunteers, paying your dues, etc.

Open Forum: Lady - came to Lake first time - late at night. Went round and around using flashlight. Is it possible in the future to put on some trees - 1 thru etc. - so there would be direction. Trash basket inside the bathroom as well as outside.

Jeff thought that was a good suggestion about the cabins - said at Wild Horse they had large white numbers on the cabins and maybe they could do that at the lake.

Man - Owner #147 - Talked about when out riding the horses he noticed the erosion down by the creek and if it kept up we would be losing the trees. Called attention to fact some trees lost already - along by the other river bank - already had to cut one tree down - danger of going down this winter. Water hits from bank to bank and erodes. Discussed with Jim last week and I understand he has a package prepared to go to the Dept. of Fish and Game - as they have more concern for the river bank than they do for the trees. It would be my feeling, if the rest of you agree, to back Jim with a resolution when he meets with the Dept. in a week or so - that we would like to see those trees saved if at all possible. This will involve re-routing or some structure to the creek itself. It seems silly for the sake of a few rocks to lose all those beautiful trees. I would like to propose therefore, that we have a resolution from the Ranch Owners' Association - that we would like to see those trees saved so Jim will have a little extra ammunition when he does talk to the Dept. this coming week. Show of hands proved unanimously. Jeff made a motion that they have a resolution from the ROA to back these gentlemen up. Motion carried. Jim commented that the overburden of gravel that needs to be moved can be used as a date on our new trailer proposal.

Owner #235 - When I bought - the clubhouse was the icing on the cake for me. I noticed the deer head were gone and the moose head over the fireplace were gone. I got used to looking at that and wondered if we would be getting it back? Jeff said that he put the heads up but they got so many complaints from women who thought it was terrible that they shot those poor deer so I thought I should get them out of here and put it up at Red Bluff..

Show of hands who want back - Jeff decided to bring back 2.

No Moose though....

Suzane - re: single owners. They are going to put a stop on bringing up guests on the big holiday. Putting on limit on passes. (last minutes) I don't think it is right for us single owners as there are families that have 6 kids. As for us singles, as long as we are paying for the passes and the cabins aren't abused

(3)
I think we should be able to bring up as many guests as we want - within a reasonable limit. As often as you want. A friend just bought in and they were hassled - had to turn around and go back - he had one guest.

Another owner- didn't know what the guest policy was - I thought you couldn't have them - I came up for day use on Memorial and I just had one niece with me and my kids and they wouldn't let me in the front gate at all and they told me to go back home to Santa Rosa - all I wanted was day use for a couple of hours. Single owner should be able to bring one guest up to share holiday. Besides cabins are made to accomodate 5 people - why should I be in there by myself. Jeff explained - we took a vote and it was overwhelming voted not to have guests on the three day weekends. That was 90% - to 10% and it was adopted and the letters that we did get and the names that were signed on the petition were all in favor of it. However we did receive a few letters of people that didn't want the rule but as Able Lincoln said - you please some of the people some of the time but not all the people all the time. The only way we have to run the ranch is to take the majority vote. As far as the three day weekend - Some owners got up and were for it and others complained. Lady - teenager wrote in - so did she - neither letter was acknowledged. Either no guests or all guests - doesn't have to be that way. Cannot see why they could not limit the number of guests on the holiday weekend so that single members could bring a gurest - complained though about getting teenagers to come up to ranch. She feels they should be able to bring guests for the teenagers and if they cause a problem kick them off the ranch. EVerybody is so afraid that something might happen. Someone might do something wrong - or people who don't have teenagers realize that they can't go to the store without a friend. She felt that a lot of the rules are passed in the winter when a lot of us aren't here. And we don't have the opportunity to vote. I would like to see, when a rule such as this, everyone on the ranch - have it in the newsletter before so we have an opporunity to respond to it. A select few people vote and the Board thinks thats the way everybody thinks.

Re: Mopeds - if they are loud and bothering people you tell them to quit. Make rules to have these things and if they cause problems they can be disciplined.

Jeff said - Just to clarify a few things... You made the statement that most people don't come up in the winter and then the rules are passed. This rule was not decided in the winter - it was decided in the last year's annual meeting and if the minutes were read of the last meeting you will see a limit on the number of guests allowed each owner on the 3 day holiday was discussed. It was decided that each owner would be allowed to bring two members of the family up on the long weekend - this means family not living at home. Singles would be allowed to bring up one guest without using a guest pass. So that was all decided at the last annual meeting a year ago. (A lot of voicing of opinions from the crowd) Jeff said - just so there is no question about it we will put a little coupon in the next newsletter and let everybody vote - all 1,800 owners vote on it and find out what they want to do on it. Jeff asked if that was all right with the board. More comment from the crowd. Jeff Said - sometimes there is a lack of communication - we have a rule that says you have to have your pass before you get in here and we broke the rule to let you come in here today without showing your pass. Occassionally we bend the rules. You said you just wanted to sit in the audience without a pass.

Another fella - I don't know how many of you use the camp grounds but I would like to know what is being done to enforce the time limit on the camping and trailers. Jeff asked Jim - Jim said there are a couple of instances and they have been told to move. Jeff asked why they were over and Jim said - they just haven't moved them. Said they haven't had time to get up here. I really feel, as I spend a lot of weekends up here as a lot of you do, I think the Board should be exempt from that rule because they spend so much of their time and give so much of their time. I don't think that they should have to move their trailers - if you see the time and how many weekends these people are up here - it just inconvenient.

Owner #276 would like to get clarification on the point regards to the vote - going to send out to 1,800 owners - but then later on you said there were so many owners that have not paid their assessments - I don't think the people who haven't paid their assessments should be allowed to vote. Jeff said they are not. They are pulled.

~~Another owner got up and agreed - cabins right on the road and~~
Owner #310 - Mopeds - I am a Harley rider. If you think you are going to allow Mopeds and not my Harley - you are mistaken. When I came up here, I didn't want motorcycles up here - It's quiet and I want it left that way.

Another owner got up and agreed - cabins are on road and it's hard to sleep when cars go by let alone Mopeds early in morn or late at night. I've been here for 3 years - in the cabins are the rules and I don't think many people read those rules because one of the things is nonoise after 10. I hear people singing and

(5)

playing their music and having no regard for the neighbors who have children and would like to get some sleep. I know we are all family members and all would like some rest. We all have to read rules and acknowledge. Nobody is exempt. Jeff asked Jim about a security patrol after 10PM - Jim said we have till 2 AM on Saturday and to 12PM the rest of the time. Jeff said to concentrate on it as much as you can. Another owner-Re - situation of kids at the dance. They say from 6 down they are not allowed to 9PM - From 13 up they are allowed. How about mine - they are 11 and 12. What am I going to do with them? Kids that age - they don't bother Jeff said - it was unanimously approved at the last meeting that we are going to put the band outside and the kids can dance outside - - as far as the kids go - we are all family people - you got kids and I've got kids - but on the other hand we have to respect the adults too. I think after 9PM the clubhouse be reserved for the adults - there is nothing wrong with that and it was felt that way by the majority of the people that it be reserved for the adults after 9PM - When you are dancing around there and you have kids 6 or 8 running around the dance floor it doesn't make for a very good dance and we also have singles that come up here that don't have kids. What about the kids from 10up - that was his question- Can they stay in the dance - 13 and up can be inside - 13 and down they can dance outside. Jeff said the kids have the use of the ranch 7 days a week - 24 hrs a day except from 9 to 12 on Saturday night. Now that is not asking too much for your kids to respect the elders or older people that they can have a little time to themselves- Jeff said he did not think that was asking too much. Jeff asked for a show of hands that want the dance hall reserved from 9 to 12 - for adults. Show of hands agreed. *

#249 (I think) I have a couple of suggestions - rental equipment - could we have rental mattresses or mats for under sleeping bags whenever people bring guests. Also, I have a Moped - but no way do I want mopeds up here. They are not quiet. Agreed - don't like noise at night. However, she suggested the ranch getting some bikes to rent out - so if people wanted to rent out bikes.

Linda #1488 - am concerned about barbeque pits - not enough of them - at least one for each cabin - some still have just one for 2 cabins. Jeff said he was not aware of that and he would get a barbeque for each cabin.

Owner #183 - Trailer storage area? He was keeping his at Pridmores - (changed tape) ??? Jeff said he would check it out with the board about trailer storage area. He did not know where it was at now - he was anxious as anybody to get trailer storage. We've got to get a fence and rocks in there and gravel - main road down through there. I promise you we will definitely work on it this winter and see what we can come up with.

Bulletin Board - can't sell your unit - BB established so that people who have camping equipment or sell whatever - for sale items - Jeff said "We'll do it"./

Owner #894 - Questioning extra horses grazing here. Are they private property or are we supporting them. The owners horses - that are not ranch horses - 50 horses are available for riding all the time - 25 out and 25 resting. 54 horses - We just made arrangements with Pridmore - the next ranch - has 12,000 acres and we are leasing it for \$12,000 a year - just the owners horses alone will more than pay for it so we will have much more hay storage feed, and whatever Jim has planned is a great deal for us. We charge \$50 a month for owners horses - He also said - no mopeds. Burrows were not here when you bought in - they were given to me by a friend and I put them up here as an attraction - I am paying for them - but I will be moving them - or mount their heads and leave them here. *

Owner # 600? - Since he was here thought a lot of time spent drawing up rules or watching for those who weren't obeying the rules - I would think as an adult community - not any larger - get more general in our concerns in terms of attitudes and behavior patterns and things that are annoying and not worry so much about the specifics because I see a lot of people running around pointing fingers at other people - talking about how they did this, should have done that - makes for a very disquieting environment. He said we seem to bounce around from all the guests you want to no guests - etc. and there seems to be so much tension and it should be a real fun operation. Jeff said - if I had my way there would be no rules - but unfortunately you get 1,800 owners and families and any civilized society has to live by rules. But I am in agreement - keep them as minimal as possible.

Owner #671 - Jim Hart - bought one of the last of introductory shares - one of the agents. Main concern is drastic increase in our ranch owner assoc. dues - 14. - now 16. in 1984 - and I am wondering if it is going to be 18% next year. I am also an owner in R-Ranch at the north and I see they have managed to hold their dues down to \$275 a year and they also show a surplus. Jeff said - 2,500 owners against 1,800. I have paid \$204,000 which I have personally supplemented - basically speaking the DRE allows you to increase the investment 20% and that was in the sub-report when you read it. When you bought in - when you were selling you were suppose to tell people that and I sure hope you did. Hart said - speaking of selling that was one of the things that we were not told to inform the people. Hart said - you were not my direct supervisor so you cannot vouch for or against that - however - Wayman was my direct supervisor as far as what I was to tell the people - one of the thing was not only - there were to be barbeque pits for every cabin but every

Also we were told every other bath house was going to have a wash room with washer/dryer and when I was selling the ranch and telling everyone about the ranch what was termed the goat ranch at the time - I was told was part of R-Ranch and subsequently we found out that it wasn't part of R-Ranch but apparently was sold off to Pridmore - and that's my information. I was also told to tell the people that the developer was going to build a teen center that was going to be somewhat akin to what they have up at R-Ranch up north. It seems they have quite a few facilities up there - more than we have here and I am having a hard time figuring out why all these things that I told people the developer was going to put in - haven't been put in and yet we still stand here holding the bag for a \$10,000 that we owe directly to you for God only knows what reason. Jeff said ---

In the first place - all of my sales people have all been instructed personally - as Mr. Hart was- by me personally - if you attended meetings and the one thing we stressed - tell it like it is - you don't have to lie - as soon as we found one person lying we fired him - you were instructed to read the sub-report and people signed for the sub-report stating that they have read the sub-report and that is given to the DRE ... Did you sell anything - He said - I did sell one Of all the people that I have had I have never had a complaint from the DRE in fact ; they have bragged that we are one of the few outfits that they never have trouble with - I have been in this business 20 years and I have never been up before the DRE and have had as high as 3,200 salesmen at one time and if you don't think that is a job controlling them - but as far as that piece of property down there - there is a map that is on the wall that shows the exact boundaries of this property and it doesn't show any property on the other side of the road and everybody knew that and we were using that area and it was my graciousness to have overniter's down there. It was my property and has always been my property and if I wanted to sell it off it was my perogative - I did sell it to the neighbor who was very good to us and I have no apologies for that at all. Everybody here got a map of the property and knew where the property was. Hart said - one more thing - I think I was in a position where I lied to some of the people who toured the ranch - One of the thing we were supposed to tell the people was that there would be 75 head of horses up here belonging to the ranch owners rather than 50. I can remember as far as the sub report goes it said 50 head of horses. We have had as high as 65 horses that we have brought into the ranch. Hart said - my only last comment is - you tell me that - everything you say sounds real good except - some of those things you said you specifically said you told me I don't recall your telling me. Jeff said, then well maybe if you would have spent more time at the meetings you would have

sold more than one piece of property when you were with us.

Carolyn James - I am an owner here and have also worked for Jeff Dennis for the last four years - I don't know what meetings this gentlemen attended. I have attended all the meetings and I have never been told these things - and I have never had to lie to my owners and I can look them all square in the eye.

Jim Brown - haven't been up here for awhile because the last time I was up my camper burned up - I had a lot of help putting it out and I appreciated it. Question I have is concerning maintenance. I was in the campground and I went to take a shower this morning and there wasn't much water coming out of the faucet. I don't know why. I notice the locks are broken on the doors. Someone needs to take a look at it. First new one in the campground. Shower doors - knocked the locks off.

Jeff said - speaking of restrooms and showers - you may not recall but reading your subreport there was no mention made of the restroom facilities up there. I put that second one up there at a cost of \$85,000 and I put it in and paid for it. The first one that went in (some from audience ????)

Mooney got up - What about bathhouses in the camping area. He promised bathhouses in the camping area - there were none there at the time. So he has fulfilled his promise - he did build bathhouses. In the minutes they were going to allocate \$20,000 to repair the whole pool^{carpet} area. The biggest debt we have is horse feed - talk about building a pole barn - I talked to some of the wranglers. They said the savings on the hay alone would pay for the pole barn in maybe a year or two. / Maybe we should get the pole barn built right away - - Forget about the pool - have it repaired for \$1,000 or \$2,000 - not spend \$20,000. Build the pole barn - then we are making money. We won't have to spend a lot of money during the bad season to have the hay hauled in. Repair the pool area for another 3 or 4 years and build the pole barn right away and cut down on the horse expense and start making money right now.

Jeff said - plans for the pole barn have been submitted to the County for approval. Jeff said he was in agreement with Mooney on this. He thought it was a good point. We are all for the pole barn - Jim said. Money has been approved for it already.

Chuck Lockwood - owner here at WH. About the guard - I think they should have a printed By-law - understand all the sections to avoid misinterpretation. ??

Not just turn the people around - that have limited -- so the guards would know about that - just point out the law - what section what page - Guard - more persuasion instead of turning away - point out the law. New instructions.

Also the teenagers - parents start to argue -

The other thing about the horses -- should have good record of horses - how many alive - how many dead - good record - how many babies born.

Also would like a locker for each owner - little locker. Jeff said - as far as the lockers go - it is a great suggestion but multiply the cost of one locker by 1,800 times and the min. would be \$20 and your talking \$36,000. Maybe we could find a spot if someone wants to bring their own locker up - figure out an angle like that - will have to take it up.

Guards should have a written rule book - The other guy said we have too many rules. Guards get a new rule book and say - this is it... back up what they say.

Owner #1160 - add to this guard situation - lot of teen age parties in vacated cabins- have the cabins locked until those going into are on the premises and cut down the teenagers having parties in the cabins. Jim said it is a lot of work and involved taking care of the keys, etc. Jeff said he had better check with the fire dept. In Tehama County you are not allowed to put a lock on the cabin because somebody might be in there in case of fire -

Issaac - what happened to the teen center - when it will be completed. Jeff said - when we get the money. That's what it boils down to. One hand people complaining about assessments going up - others saying build teen center. Hart complained again. Jeff said - disgruntled salesman that we let go and he's giving hard time. He is out of line.

Jim Martinez - wanted to know what they were going to do with kids when they threw them out of dance. I think adults have right to 3 hours on Sat. night. Been up here week and a half and get awoken to music being played but his kid goes out and has his box on his shoulder and everyone says - turn it off.. Was kept awake until 2:30AM (#91) by four adults- asked them to quiet down. Two days before couple kids out under the same condition - next day they were kicked from the ranch. Can't have two sets of rules. Kids get kicked off - Kids don't want to come up anymore - because they are hassled. Some of those people who don't have kids should give us a break - on the other hand - if you can't control your kids you shouldn't be up here either. It is a 2 way street. If people that don't have kids want to go to bed at 10 o clock it is their right too. We have got to give our kids something to do. This is everybody's vacation - I have my kids.

Remember though - when teenagers grow up a lot of them - Some lady talking - about the kids being bored - how about \$1,000 for something???? Jeff said - maybe we should have a special assessment of \$100 a piece and build a hell of a teen center. That didn't go over so good. Boils down to money - assessments.

When you bought in here you knew what the amenities were and all I can say is that as time goes by you will be pleasantly surprised. Up north we have more and more amenities all the time - the one on the Klamath River and we have over \$400,000 in the bank. So I think improvements as go along - Portia suggested put in a juke box and the funds from the juke box go toward the teen center.

#502 - I can honestly say - over sales techniques - I am automatically suspicious of sales people - automatically suspicious of developers but never once have I felt that anything was ever misrepresented to me in buying the ranch - I felt everything was very honestly represented - Compare Thousand Trails, Condos, campgrounds - or any of the others the techniques they use - none were used for R-Ranch. Philbrook was salespeople Pleased with what we have. Teen age problem- I have 5teenagers - my responsibility to control my teenagers when I come up here. Three girls sent to restroom - 4 or 5 boys came in to harass them - very objectionable and reported it to security and as far as I know it was taken care of. You got to have some beef in the security to handle problems like that. If security is not given the latitude of going to teenagers or parents and saying - your kids are doing this and if it continues they won't be allowed to say - I have rules in my job. Have to have rules to refer to.

#756 - Lady - all here a lot of the time - good time - Found 5 or 6 children in their boat - what about boat security... Folks are right there. Safety reasons - need to do something about the carpet. Replace it or repair it before one of the children or adults trip on it and fall.

A variety in the music - One rock and roll and then all country.

Teenagers - bands up here for them - Money forking out for band - not good turnout for teenagers - nobody knew where they were. Maybe put a teenager on the board. Bathrooms in cabin area - very slippery and very unsafe. Will be painted with sand in them next week Jeff and Jim said.

Archery range - will there be one - Jeff said easily done could do it.

#1301 - 50 miles an hour on the ranch - speedlimit is supposed to 10 miles an hour - what happened. Jeff said they had speed bumps sand people wanted them taken out so all they could do was try to catch them...

#290 - Don't want assessments to go up - but want a lot of amenities. Part of it is - Klamath has bern in operation 12 years. Part of the way we could possibly add more to the ranch would be to volunteer to do more things around the ranch. There is a number of things we can do. Simple things like replacing missing rings and hooks at the cabins. Had a fence painting party - but I was out of town. Do more things like that - build a teen center. Could save on the labor and should set up a special volunteer organization - fall months and early spring months when not swimming -

Mooney - Jeff said - maybe your wife and the gal next to her might like to set up a committee and figure out a building program - do I hear volunteers... I think it is a good idea- appoint a few people - figure out plans for the teen center and if we can raise money to build it - that's better.

Teenagers - Agree to set up youth center - ask for donations. I am going to donate old pin ball machines - ask for donations - game or something. Put all kinds of games in there - Jeff said he had 3 video machines that don't work and he would donate them - the fella could repair them and all the money can go to the teen center...

#221 - Do you really think it is fair - why should the single owners be the one to suffer - can bring in 6 kids - one family - how all get in. This owner came late and discussed - 10 people at one campsite - then as a single person buy 9 guest passes and bring in 9 people That way a single person could have as many people as a family with 6 kids... Jeff said - you were here late and we had discussed it. You can bring 1 guest free anytime - Jeff said he did not think there was any objection to bringing any other timethan 3 day weekends. But he insisted on 3 day weekends he should be able to bring in as many as if he had a family of say 4 ---

Several times there have been work parties - volunetter - 24 other owners on the fence painting - had plenty of notice -- so much come and contribute a little to volunteer help.

Jeff said - Results of the election - New board members are Jeff Dennis, Jesse Smyth, Rosemary Epler - Harlan Williams and June Berger.

Immediately following there will be a meeting to elect the officer of the board.

Jeff announced that the barbeque was on the house today....

Meeting adjourned approximately 12:15....

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
August 3, 1985

A meeting of the newly elected Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Saturday, August 3, 1985 at 12:30 PM.

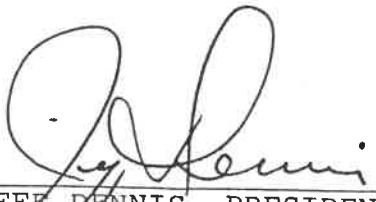
The purpose of the meeting was to elect new officers for the coming year and to schedule the next quarterly board meeting.

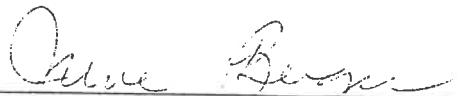
Officers for the coming year were nominated, seconded and unanimously approved as follows:

Jeff Dennis	President
June Berger	Secretary
Harlan Williams	Vice President
Rosemary Epler	Vice President
Jesse Smyth	Treasurer

The next quarterly board meeting was scheduled for 10:00 AM on Sunday, November 3, 1985 at the ranch.

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


JEFF DENNIS, PRESIDENT


JUNE BERGER, SECRETARY