

1/27/85

Start of year meeting - R. Ronald Lake

Read the minutes of the last meeting.

Approve the minutes. All infavor say Aye. I guess this is Jan. 25th

10AM Next time put the day it is whether Saturday. Amend the minutes it should have been the 26th - plain and simple. Minutes approved and in the future I think we will read the minutes like this, go over the last order of business and then/^{open}it up for discussion among the owners here. I am sure somebody has something to say, move up here, a little bit better if they want to or stay over there, it is immaterial. Wethought rather than wait once a year when we have our annual meeting, if we had more closer contact with our owners, like every two months so they could speak up or if they have any questions or concerns about raising the assessments or anything else; now is the time to speak up. We will take you one by one so those of you who want to speak if you will raise your hand.

Do you want to know -- pretty good.

They were here yesterday morning. Some of these things I'll throw out as they were thrown at me. I see a few things that were here yesterday.

Sales people should not have special privileges when it comes to the sales people's trailers that are still out in the campground on "choice spots." Jeff, "Which spots are we talking about?" The one that was mentioned was CarolynJames, her trailer is still out there. It finally was moved from one space; it is up on top of the hill in the loop now. I don't know what the reason is; the question was asked of me is "why is it still here when we are not in sales?" Jeff said: "It shouldn't be - will you see Jim that she is notified to move her trailer. I wasn't aware of it." If there was a reason she said, I wasn't aware of it and Jeff said - there was no reason.

Owners deserve a more detailed budget statement including major salaries, paid benefits. Lodging, breakdown of what is included in insurance, if it's a figure of \$75,000 is it workmen's - is that insurance comp. on the buildings - what is the breakdown on that, what is included in entertainment; so maybe they could underztand what are the figures and where they are at. (Jeff said he thought it was a pretty well detailed budget) She said - "I am just reading what they wrote down.

Need to clean up the dump sight at the creek behind the water tanks. Dump sight at the creek behind the water tanks - didn't know there was one there. She said I don't know what they are talking about - Jeff didn't know what they were talking about. Jeff said-- "There is a dump behind the water tank?" Someone said they have been dumping cans and wire from the hay bales. She said I haven't been behind the water tanks and Jeff said he had not lately either. A man said - I'll take care of it. Jeff repeated - you'll take care of it (do not know who he was talking to - no names mentioned) (I've been to the water tank a thousand times but have not been out behind it. Jeff - get it in a place - if you are going to have to dump something like wire bales, etc. figure out a place that is inconspicuous as far as everybody is concerned.

Lady said-

Suggestion of possibility of rifle range on the ranch someplace. Personally, I don't think we have the area that would be remote enough. Jeff - no it's not a good idea. She - And also hunting in remote areas in which I have been told by one owner that we are a game preserve. Jeff - no we are not a game preserve but we decided against hunting - it is not large enough to have that - we have it up north but with a thousand acres here and with the high powered rifles in this area - people hiking - like you are out in the back country - I don't think it is a good idea to have hunting up here. And I am hunter too. ^{More} Up there they have a more remote she said - in agreement. ~~r~~iding trails over other areas of the ranch -- Jeff said - good idea.

She - we lost the goat ranch trail I guess, when the property was sold up there - develop another trail ... Jeff agreed - develop another couple trails up here. One hour and two hour rides. She said - And that's, I think, a place where you can use some volunteer help with brush cutting and that to. Get an idea -Another fella said cat work

She said:

Teen center. Back to "Where do we put the teenagers?"

I have, of course, the big thing is wanting a building but that is cost prohibitive right now but I have a couple of good suggestions from an owner and she had feedback from some others. On the existing building that we have over here - knock out the end wall and connect

it to the storage building with a door you can close off and use the storage room .. put a floor in and put in some sturdy chairs - a place for the kids to congregate and sit and talk and smoke a cigarette if they want to because they are out there on the ranch doing it anyway... congregating. A place where they can sit and talk and be with each other and not have to be in the game room itself. This would not be, I don't think, super expensive thing because you would just be connecting a little breezeway between. Jeff said - let me check it out with Jim after the meeting. Also, perhaps a pool table in there with a cover that could be clamped on to be used for ping-pong so you would have a two in one table - to keep the teenagers out of (not out of per se) but so we could keep these tables free for the adults. Teenagers could have pool table - we charge them anyway.

Create a fishing hole at the bridge for the kids. I know up at Hornbrook they got a couple of places that they stock - right down here at the foot of the bridge - I think is where he was talking about. Jeff --- we created a fishing hole on the other side of the creek. Jim, did you ever stock that? Is it ready to stock? Well, we got a great fishing hole there - we dredged the whole thing and spent \$6,000 at least - the developers of the ranch did.. to get it ready. Jeff said - I would get it stocked this spring. Some man (Jim ?) said now is the time to do it - spawning pretty good and that ^{we want them to reproduce before} ~~before~~ dishing them out???

I think the particular suggestion was from a man with small children and that would be maybe too far for the little kids to go - that was why the suggestion was someplace closer - and if it is not feasible. Jeff said - the only problem with that hole down by the bridge is that it floods out and it dries --- She said - I think he is talking about the foot of the bridge right down here. Man said - that is a spawning stream and we can't do anything with that without getting in trouble with the fish and game. She said - Then that's the answer to the suggestion.

The existing trailer hookups - what is the plan for those? I think we talked about it before - that they can be used by ranch owners.

Jeff said - what I think we decided on those existing - how many do we have? about 15 - in the center of the circle here. Forgetting the spots that we have taken for permanent personnel - about how many do we have left Jim? about 12 to 15.. I think that if you opened those up to anybody you are getting to just have everybody fighting over them and I think it would be better to leave those for guests that come in on this interchange that we are working out with Atlanta and Hornbrook and San Antonio. Now that is my thought - we will discuss it with the board after our open meeting.

She -- about the washers and dryers that were promised at every other bath house.. We talked about it at one time that there would be washers and dryers at every other bath house. Jeff said - I think they should definitely be put in this spring - don't you Jim - I thought Paul was going to take care of that.

Jim said - we do have the washers and dryers and 2 new ones - we have sets - a washer and a dryer in each new bathhouse. They are in there now. We have 4 washers and one big dryer behind the loft? Do they get plenty of usage - do we need more washers and dryers - Jeff said - I don't think we do. Open for discussion. Some lady said she had been sometimes there for 2 weeks and had no problem. The problem is that they are at the new bath houses and people at the campground - Jeff said - well, it's not that far up there if they want to wash their clothes to scoot up there. I think right now with the budget the way it is we are trying to hold it down. I think there are other things that are more important right now than putting in more washers and dryers. She said - if the summer usage turns out to where you have a problem, then we could maybe put one set out.

Number system for getting the horses in turn. I thought we had that - we do have that. A number system for down at the stables. I don't think this person has been for awhile.

Square dancing on non-band weekends. This was a suggestion for something to do but I have been told by a square dancer that it requires a caller. Maybe we could find a caller (because callers cost money) that is a ranch owner that would be willing to come up and do some beginning teach - someone asked about a record but they said it would be impossible to hear the record. Would a caller be cheaper than a band someone asked? Jeff said - we could experiment with it. We tried it up north and it didn't pan out that good. It didn't show that much interest in it.

Like with the western dancing we have been trying to do some teaching and we, several that have been more interested in it - teachers that ar calling and are willing to teach - teach anytime that people will get out and ask. Many just sit and watch for awhile. They don't want to get out there on a dance night. If we could figure out the cost for a teacher. Square dancing is definitely party dancing - country western dancing - partner - Jeff said we had a big square dance rally up there at one time - and that was turned out from all over the state. As a weekly deal or a monthly deal - we have tried it for ten years and we just don't have the turnout for it. She said - I think it requires special skills - correct partnering - Jeff said - if someone wants to set it up for a special night and send it out to all those square dancers I think we should form a committee - that would be a small group - like we have our horse people get together. Let's have somebody set it up - that is interested in square dancing and organize it because we have the facilities and we certainly have the nights to do it. She said what you have to be careful of is not to elminate or alienate anybody.

More limits need to be put on guests length of stay- limited to weekends or 3 day maximum - question being. Was on a \$ 5.00 guest pass can you bring a guest up for two weeks? That was the idea behind Jeffy said. As long as you are here with your guest - that was the whole purpose of this - remember the name of it - R-Ranch and I think a lot of people bought in because they liked to brag about the ranch and invite their friends up; we haven't got that busy yet - I don't think - we have three busy weekends where we are overcrowded and I see nothing wrong with bringing your guests up andetting them stay with you for a week or 2 weeks. That was the question she said - should there be more of a charge if they stayed longer than three days - Jeff said - My feeling is - is personally to stay away from as many charges as possible. That is the trouble with all these memberships and time shares etc. - they start charging you right away and you get more darn charges and then people stay away from the place. WE have an annual charge, an assessment and I think that we should try to concentrate on sticking to that rather than additional charges.

Security - is the security 7 days a week - 24 hours. There is someone on the gate Wed. at midnite? The person that asked the question was wondering whether it was necessary.. Personall she said, one of the reasons I bought in here and like it is because we do have a secure gate. The question came up in discussing the budget which would mean a raise in assessment. Could you save money if you cut your security or didn't have them on the gate say from 2 - 6 - or something like that. I wrote this down - but she said - I personally think - Jeff said - we advertised and sold it - 24 hour security and I believe in 24 hour security - especially on this highway. You get those motorcycle gangs in the summertime - 2 or 3 in the morning someone has been drinking down at the corner would think nothing of coming in with a few belts under them. - I think people are missing the boat how much a security man costs. Jeff raised questions - Is there anybody who thinks we should not have 24 hour security - So I think it goes without saying that's the reason a lot of people bought in here and let's keep it 24. She said - that is my feeling but I had to write down the questions.

Question was - Posting rules regarding the lounge chairs at the swimming pool which goes a long time. The statement was made that - you can't save a table and go down and ride and have nobody sitting there - so the understood rule last summer was that if you put your towel down on a chair and you are not there for say 15 min. to a half hour - But there was no sign posted and the lifeguard became the bad guy

because he didn't have a sign to point to. - Point brought up that there was only one table on the adult side - Jeff said we could get more tables. That's inexpensive and will help a lot.

Brought up that they didn't think they should allow snack foods or hot snack foods around the pool. The hamburgers and french fries that are bought at the snack bar are brought out by the pool area and food is smashed in the turf and that brings the flies. Why can't the people that buy the snack food eat it around the snack-bar. Jeff, said I agree with you but how do you differentiate between somebody that brings their icebox and sandwiches and eats around the pool. Hard to say you can have potatoe chips but no french fries. You could put out a sign - no food around the pool - But you are taking away their recreation. I don't think Jeff said, that it has been that big of a problem - has it Jim.. Remember the one thing we want to concentrate on - this a fun ranch and the easiest thing to do to destroy a ranch - and I have seen it happen - is get too dam many rules and make it too hard for people to have and enjoy themselves. WE bend over backwards to go along with it as long as it doesn't create a problem with other partners. If other partners start complaining a lot then we try to do something about it. Just help pick it up - Jeff said if he goes by and sees litter he picks it up. One person brought up the flies.. She said flies are better than yellow jackets.

What about reserving tables and places. I thought that was taken care of Jeff said. She said - you can be sitting on the table but you are not supposed to put your cooler on it - and I have seen Janet, and Dorothy and Carol move the stuff. If they don't know how long it has been there - and you've seen it setting for half hour it is the same as the pool. Janet said in the winter we have not had this problem but in the summer it does get real crowded. Jeff said, I think this summer we will get mo-e tables outside so we can spread out a little bit more.

This is a wintertime thing - but putting 2 or 3 of these round tables in the fireplace area for the people who want to play games or cards or something like that so the lights stay off in here - and on in the fireplace room. This is on dance night - this would be an easy way of keeping the conflict down - they did it one night - Jeff said - go ahead and do it.

Two more suggestions on the teens and that's it. Suggestion ---Carol Lyon said that New Years eve was bad and cold - they had teenagers that said they had bands or know a band that would come up and play for the teens for a very mimimum fee to cover gas to get the exposure and get the teenagers better and different entertainment. They have had a DJ a couple of times and they end up with the juke box and quite honestly I have teenagers and a lot have small children that turn into teenagers - and you need something for them to do - they are out there wandering around and it is cold and they get bored and if we could find someone that knows a band or another DJ - we only have one that comes up from Pacific - I think rather than ask here - Jeff said - ask your teenagers. Jeff said I think we can afford to spend a minimal amount. Some of them will play just to get the exposure and you can go back to your Concord HS and say we heard a really great band - they will play to get the exposure.

We voted to eliminate bands here every ~~other~~ weekend - Jan. Feb. and March to try to do it every other weekend and I think from talking to a lot of owners - budget - there are a lot of other places to use the money - and those I personally like dancing - I don't need a band every weekend. To put it into April or possibly May - the biggest dance nights are May, June, July, August and possibly September. So Oct. Nov. December, Jan. Feb. and March, April, - 6 months - April it starts getting nice - Jeff is saying 6 months - I think - would go along with it. After April - it's nice month and people start coming up so I would say 6 months of the year - Jeff said his personal feeling, would be every other week would be sufficient. Until we get to the position like they are up north - where they have \$500,00 in the bank -

I think that we have been seeing a little better dance attendance even in January when we have posted that the dance is going to be here certain nights. Better crowd than we were having without any notice at all. Jeff asked: What is the feeling of the general people that are here about every other weekend. Let's try it first with every other weekend - I think we can handle that - even maybe eliminating - maybe every three weeks in Jan. and Feb. If we don't get the attendance at least it is a point to start to try. Let's try it every other week Jeff said - Automatically have a band on 3 day weekends - barbecue on Washington's Birthday and that will be a band and barbecue because we couldn't get the crab this year. We usually have a crab feed. Every other weekend - that will be additional. We set it up with Feb. - thinking the crab feed would be on the 3 day weekend - skip the first - do two together - try to get all the holidays - you'll hit Easter, Thanksgiving or Xmas or whatever you hit in those months and - however you work it have two weekends of bands whether two together or alternating. Someone asked - on these off weekends - I asked Jim about it - on these winter nites have a big bonfire - something like that ... I don't know about the fire permits. No problem, Jeff said, with fire permits in the winter time. WE could have a big bonfire.

Have a campground cleanup - cleanup day on Saturday -- put out in the paper - Suggestion - have the cleanup day - Have Jim find a spot to put it all together limbs, etc. and then have a big bonfire with it and a sing-along. That sounds great. You could maybe provide hotdogs and hot dish type of a thing. If you have a trailer - one fella just went along and clipped all branches that would hang down to hit the trailers. Jeff said - OK - let's do it.

Picking

~~Faking~~ a weekend. A lot of these things - see anything wrong with that Jim

Jim said - I would like to suggest - the campfire area right there in the meadow - we have water - clean it out around there - put a few logs for people to sit on - Jeff said - we used to do it right down here at the entrance but it is not big enough. Jeff said - you figure out a spot.. The big meadow over the hill. Put it out there - where it is away from everything. Don't have to worry about sparks on the buildings, etc. - OK we'll do it.

~~I've had several people ask me why they can't have open campfires.~~

~~I had an owner tell me that when they bought in they were told they could have open campfires and I can't imagine somebody saying that.~~

She said - I had an owner tell me when they bought in - they were told they could have open campfires - and I said - I can't imagine someone saying that in this area. But that is an area where they could have it.

Lady Pardner:

I noticed yesterday when I was out riding they have dug a great big hole out there to bury some trash. There is a great big drain pipe down there by the crossing - you know the stream. Could that be dragged up and dumped in that hole - it is an awful eyesore. Jeff questioned - Is it any good

Yes, we are going to save it. Take it out of there \$10 a foot to replace. Save anything you can.

Question - regarding campfires ? Because of the fire hazard it was recommended by the Dept. of Forestry that we have these little barbecue things instead - Something lost here when changing the tape from one side to the other...

Regarding tables - go count and see how many are needed. We have a lot of tables but we have been doubling them up - I think if we spread them out you would find that we have more tables than you think we have.. Spread them out again.

Talking about barbecues again. Didn't we lose some out here at the south end. We had some stolen - 4 stolen. Is there anyway during the winter time when people aren't out camping we could pull them in. Aren't they in cement - How did they get them out? Bolted on. Jeff said if it happens again we'll weld them on.

Is there some ruling that pardners can't put advertising on the bulletin board. Jeff said - this is very touchy - the reason being - and I won't beat around the bush - we don't want them advertising their units for sale - and if you open up advertising on the bulletin board - then you can't stop them from advertising their unit for sale and it doesn't do any of us any good if somebody comes into the ranch and they bought at \$7,990 and we sold out at \$14,500 and they have to leave the country or something and they put an advertisement on the bulletin board for \$7,500 or \$10,000 so that is the primary reason we don't have advertisements on the bulletin board. WE do not take advertisements for the news letter for the same reason. We ran into this problem one time - we'd take advertisements and we got the attorney in the routine so we decided against so - I suggest we advise that we don't take advertisements on the bulletin board. She said that is exactly what this fella was going to do with his share. Someone said - you could have business card up and that was all. Jeff said you could put your business card on there - in other words we had a board that said "why not do business with a pardner" and everybody put their cards up there if they wanted to and this was a good idea but if those of you that want to sell their shares - I've bought back some of them - bought back their

shares and paid them 25% profit on their equity - what they had in the ranch - but now I have enough inventory - we have about 60 units available for sale and they will be sold this spring and summer. We've got a crew put on them right now and they will be wiped out but don't get shortsighted. Keep the value of your shares up there. The going price now is \$14,500 and we can't stop somebody from putting an ad in the paper and I'll sell my share for \$12,000 or \$10,000 but I don't want to encourage them to put them up on the board. here because what it does is pulls down the value of all our shares. Give it a few years - in my opinion - it is just my opinion but I think these shares are going to be worth 20 or \$30,000 because there are no more. When you first get in, lot of people bought two or three of them for spec and they bought in knowing the price was going up and they unloaded them. But after these have all settled down you will find there are only 1,800 owners and in my opinion the value is going to increase..

Cheryl ?

Someone said - I just wanted to tell you that our sales representative told us specifically that you could put on the board - the sale of your ownership. Jeff said I will have a talk with Pat Potter because she knows better. I've heard other people say that their sales representative told them things but once they became owners they found out were not true - I think that policies should be made very clear and represented truthfully. Jeff said - Cheryl, let me say this that I don't think there is any company that I am aware of and you can check with the Dept. of Real Estate that their salesmen and sales people are told over and over and over again - you tell the truth we do not have anything to conceal up here - but unfortunately in the sales department some people if you paid them to tell the truth they would lie on credit. I hammer over and over again - every meeting every sales meeting that we have had - and as a rule they are 95% accurate because we have a manager move in when we are closing so they know that the manager is going to know what they said and we have'nt had that many instances - in fact ~~we~~ have never been up before the Board Dept. of Real Estate in the 12 years we have been in the business and my license has never been in jeopardy because of it and I concentrate on that all the time. On behalf of the salesmen, there are a lot of customers that - after they have bought in will manufacture things that they said the salespeople have said and I have had this happen many times - to fit their convenience. The salesman told me this - and I know darn well they didn't. As long as you are selling something in this world you are always going to have that problem come up. But bear in mind they are reminded at every meeting.

Is there some way you can pick up an extra _____, _____, _____ Right here at the office, anytime you want one. Go to the ROA office and ask for one.

Snack bar - Jeff said he would talk to Jeanie about the snack bar prices. Lady spokesman said re: snack bar - she is providing a service over there that many of us are depending on - especially in the wintertime when you become lazy about bringing food at all. She has been bending over backward providing us with - special dinners - that she makes us - like a turkey pot pie - to get away from just the regular fare - for a lot of people that are up here and like a change. Jeff said, for those of you that are here, what is your general feeling about the snack bar. Does it meet your needs - are the prices fair? are they too high - too low? or what is the general feeling. Is there any complaints about the snack bar. - One lady said Good - and one man questioned - Doesn't part of what she makes go back into the ranch? Jeff said - let me explain - We give here six months free rent - what she pays is 5% of the gross sales - to the R ranch owner's association and that is taken off the cash register locked tapes at the end of every day so we know how much went into the cash register. In fact it behooves all of us to see that everything is run up on the cash register and then - not that I am saying it wouldn't be - that's part of protection. Then because we realize she doesn't have much business in the winter months but we want her to stay open, we let her go rent free. So she doesn't pay 5% during six months of the year - which she keeps everything which offsets her expenses - she pays the electric and gas. What you are saying - the money that is taken in - we're talking about 5% going into the POA - right off the top - gross sales. She raises the prices - I take a Denny's menu which is a typical restaurant and we compare prices - and I try to keep it what's fair and yet have a few loss leaders like your steaks - your breakfasts shouldn't get out of line. I want to have her make a good profit but on the other hand I am trying to keep the prices down for the ranch so that it works good for everybody. One man said she is doing a dam good job. I would hate to see that jeopardized because of a nickle or dime on a hamburger which is going right back to the ranch anyway. If people would realize you get a little back beside the good food. 5% goes right back to the ranch. On the other hand Jeff said - if she raises something a dollar - 95 cents goes to her and 5 cents goes to here. We are very conscious of it and try to work out a fair arrangement. You have to realize this is not like every other restaurant where she is supposed to get rich either - she does pretty well in there and I have to look out for 1,800 owners and see that we keep the prices in line. I don't want to get overpriced. A fair arrangement for everybody is what we try to do. The store -- Jeff said we are going to try to extend - plans drawn and paid for - to extend the snack bar out that way - at the other end and it will be at least as big as the store and incorporated all in one so that we have less help and she can run the whole thing - and I told the man at the store that way. I have a hard time controlling his prices and we are going to change it around. Question: Why can you control the snack bar and you can't control his? I can - but the problem being is getting someone to run that store. It is not that easy to get someone to sit there all winter and take in a dime some days. So, we are trying to move it over here and I've looked the other way when he has charged a little too much on some things. Fella said - you take a little bottle of propane - you pay \$4.95 - in San Jose you get it for \$2.35. These are the things I wish you would put in the suggestion boxes because I can't shop all the places and if they do come up like that - that's what I want to

I want the same prices that they charge every where else on the hill - maybe a little less. Remember - the store does not buy in bulk and they can't compete. Jeff said - well we are going to see what we can do.

I would like to suggest as part of the restaurant a kid's menu - or spaghetti for those that don't eat like an adult - smaller menu there - I will talk to Jeannie about it - Also, most anything in there - ask - she probably will cook you a half sandwich.

Jim is looking into the cost of Monterey pins for along the road.

Discussion - Jeff said - Janet what is the problem? The adult dance on New Year's Eve - need more security Janet said that it is not so much more security as it is an alternative for the kids. Kids had baby sitting and the women that did the baby sitting did a good job but it is hard - the little 8 - 9 year olds were bored. They needed something planned to do. The teenagers were freezing - had just a juke box because we weren't able to get a band for them - we need to make sure - they lost their power down there - the teenagers are to a point instead of giving them hot dogs - give them chips and dips and coldcuts like the adults. Lot of those teenagers are almost adults. - a lot of those teenagers would have rather been in here dancing to country music - they understood they couldn't and then you have the in between crowd - 10 to 14 - that didn't want baby sitting and didn't want to be down there and they were just floating around out there. I like to always have an alternative but don't have one to that exactly. Jeff said - when he was 8-9-10 my folks just said - go on - didn't worry about being entertained. One of the babysitters New Years Eve spoke - One time had 35 children - most of them under 10 years of age - some 10- 14 - no control over the children - Teenagers running in and out - I had all I could do to keep the smaller children in - I tried - teenagers were biggest problem.

What about right outside the door - Sometimes that place is packed with cars. They have a place out there for the store, a place out there for the staff - if something were to happen in here there would be no way an ambulance could get into this place unless they come through the roof. I would like to suggest someone else said - we should be parking up there instead of down here - Trying to figure out some way - they got garage doors up there - snap buttons - to close garage doors - why can't you put a steel post around there - the gentleman that knocked it down is no longer a member. They could drive in and out there - wouldn't have to be getting in and out of the truck - yet you could still - on busy nights - - put a car in the garage and have it as an emergency vehicle so you can get in there. Chain up so you would have room for an ambulance can get in here. And when you are asked to move a car out of the way - comply. Jeff said it was a matter of enforcement and he would work on it. Someone said - when the chain is up and we do park on the hill - we have to work down the small part of the road where the traffic is. I would like to make a suggestion - from the upper parking lot - give us a path right down the hill here that connects so we can walk down from the parking lot without walking on the busy road. Jeff said he would look it over when we got finished and see. Also road has a speed bump in the dark you may trip over. Jeff again said he and Jim would look at it after the meeting.

Come summertime - Jess is pretty good at cement work and we could put steps up there real easy.

Jeff said - get on with the meeting - everyone has had an opportunity to say what they want to say - Close the meeting - One person said they would really like to commend the people that work here they do a great job.

Also - one said they felt they had a terrific ranch manager....

Jeff agreed and felt it was pretty hard to find another Jim Hall. Interested in the trailer parking - are they going to discuss that soon? I am interested in parking my trailer and would rather pay the ranch to park it rather than someone down the road. Jeff said what we were trying to do is - as soon as you come in the main entrance - that big field on the right hand side - that is open now - plan to plant trees along the highway - Monterey pines -about 5 to 6 feet. so we can get a barrier there - do not want to advertise to the highway people that we have trailers in there - that's frist on the agenda and then we plan on putting a trailer park in there - trailer storage - and we don't plan on charging.

AT the present time we have no thoughts of charging - just keep the trailer there and that's what our plans are - taking plans on it and have drawn it. Figured we could get a lot of trailers in there - that is if the budget will allow. I am sure you are aware that we have raised the assessment - 20% - and did not get too many complaints. They knew we would - about half a dozen is all I have received. When you stop and think about it - how much did we increase about \$50 - if you look at the big picture and realize - the ranch that you have here and you get charged \$50 more a year - we have not been making special assessments - I put in about \$208,000 -so we are not spending the money - I had to come up with that to make the shortages and hope that I get it back someday. But when you first start out a ranch (Jeff is saying) it is hard to determine exactly what the costs will be and what the budget will be - now we are staying well within our budget and we will gradually as you people pay your assessments - and if everyone would pay their assessments when they are due - there would be no problems. It is the 10% that are late that don't pay that make it difficult to keep the ranch going on a budget - Bear in mind that we try to keep that budget down - down to the bare minimum.

Lady said her husband took pictures of the ranch 22 years ago and is taking pictures now - make a portfolio now - would like the board permission. Jeff said - what it looks like before and what it looks like now. So the new members can see the difference you people have made in the ranch. Jeff said he would appreciate that very much. Jeff gave his permission.

Regarding the trailer space again. A gentlemen brought up the fact that we would not have a charge on it but Jeff said - at this time we do not have plans at the present time for charging. The owner felt that if you had a charge on it the people using it would be more than glad to pay - and if you don't have a place to put the money, put it in a kitty - for a teen center or something else. Would eliminate people parking there forever - no charge. Mentioned the Pridmores - they have done us a favor. Some of us who have a space - they have said share it. There are many people on this ranch that would be willing to pay

right now she charges - \$100 a year - we would be willing if there would be 300 spaces to pay you - to front the money - could we get it in sooner than R-Ranch to have the money. Then the money we paid back would go into the ranch once you were paid back. Jeff said he understood what they were saying and he would talk with Jim Hall regarding expense, etc. before he could give a definite answer. It makes sense anyway.

Member said - one of the assets here on the ranch is the fact that we have the big gravel pile down on the turn where the lower crossing is. At the low time of the year when the creek is down - I talked to the fish and game and he saw no reason in the world why we can't remove that - which would be an asset because it wouldn't be cutting that bank out. Re-channel that and use all that gravel for a base for the base for the travel park. Woman said - I think I can safely speak for all of those here who have trailers - and people who have said - we would get one if we had a place to put it - would be willing to give some help.

One thing Ruth that we were talking about - Harlan wants to know - why - when they pay their assessments, they don't get the cards at the time - they don't. When they mail in their assessments why don't you mail them the card? First, postage costs are so high we are trying to cut back on the amount of postage being sent out. Acknowledge and then next time they come up they pick up their cards. Send a postcard - thanking for the money. ID cards cost .37 or more to mail - Jeff said the guest passes and the riding passes - let them pick those up - but I think everybody should have their ID card when they pay their assessments. Another person agreed - not that much more - talking \$130 if you mailed everyone their card at the time. Jeff said he is in favor of mailing the card. Another person (female) said, Why would a person need an ID card if they are not at the ranch. People can pick up their cards and stickers when they come to the ranch. Stickers - discussion on no more stickers - Jeff said he didn't know they stopped that. How much are the stickers. \$700 a year. Could you sell them for a quarter to cover the cost. No. As long as you can get in the gate with the computer print out - you can pick up the cards. Why send the card even. Someone asked if there would be a problem in not receiving an acknowledgement of receipt of assessment and postcard. How about if there was a notification in the newsletter stating that there would not be an acknowledgement that your cancelled check was your receipt. Pick up the cards at the ranch. . Saves \$360. Now it seemed to be in agreement with the board to do that. Notice in newsletter - save the postage money.

Get back to the stickers. Jeff said he has to withdraw from the vote on that because naturally I would like the stickers because it advertises the R-Ranch and as long as we have a few units for sale, I naturally want to put stickers on the car because I have 1,800 people driving around advertising R-Ranch at the Lake. One fella said - I travel more than anybody probably in the 1,800 and travelling about 11 western states you would be surprised how many people there are - I met some people in Fargo, No. Dakota that were R-Ranch owners. We have been here for two years - we all have a sticker on it - no one out there knows it is two years old or a current assessment - How many stickers do we have left? Quite a few in case someone requested one topout on their cars we would have it. Leave it up to having someone request a sticker - Maybe put out commemorative sticker later on but for now if someone wants a sticker just have them go to the office and get it. They will put it in the newsletter.

Are we going to have the newsletter out on a more regular basis. Ruth is now putting out the newsletter and we don't have to depend on the previous person and every two months we are getting out a newsletter - Attendance was down this year because they were notified of special functions - a lot of the owners are not here in the wintertime and we really need to have notice of two or three months in advance.

Harlan - nothing to bring up - Jim Hall had the cost of the trees - \$2.65 a tree - need 125 of them -10 ft apart - Monterey Pines - man assured me they would grow 6 to 8 feet a year. That is a 2 ft tree. \$330 - Jeff asked if he had the facility to water all the trees. The drip line is going to cost us \$331 - that will come from the well we dug out there. Motion was made to buy the trees and put in the drip system. Motion was seconded and voted yes on by the board. Total cost \$661.

Regarding the pole barn - Hay storage is one of our big problems here and we always have to keep it covered. A pole barn - visualize this room with just poles on the outside and just a roof - they have them all ranches and it's just for hay storage. Rather than build a full barn, we just figured a pole barn, volunteer labor to do it, and the estimate 30x80 - 16 ft high - \$7,450. \$3.10 a square foot. That was the best bid I could get. Jeff said he thought it would cost \$20,000 - that is a damn good price if we can get it for \$7,450 and that included everything but the nails. We have to sink our own cement piers but that is the material for the barns. Going to put it on rock. Is the labor required something that volunteers could do. Instead of a cabin raising we could have a pole barn raising. You could make it into a day of a big feed.

Jeff made motion that we put in a pole barn. Motion seconded and carried with all in favor.

Now we have trailer storage started and hay barn started.

Snack bar - what did we decide on the snack bar - are we going to convert that? Do we have the money to convert that - did anybody get a final price on what it would cost. Charlie was supposed to do that. Jeff said I will get with him on that.

What the costs would be to convert the snack bar into the general store. Figured out a checkstand deal where they can go in one way and come out the other way and pay for it and it would be more convenient. Would pick up more things when they are in the snack bar. Will defer this till we get an estimate from Charlie Weinman.

Re: tent - I don't think the tent is worth moving. It wouldn't be practical to move it because of the age of it. It would cost \$6,000 to have the tent moved. Maybe we could do something over here to give the teens a little more room. Some sturdy chairs - Maybe some sodas etc. for sale over there - maybe that would be a place for the coke machine so when they do come in - mostly my kids asking for 55 cents - and we are paying Carol Ryan? on Saturday nights to be there which I feel is a great asset to the teenagers - she's good with the kids and a good friend to the kids - place for them to congregate.

Any other immediate problems. Current financial statement passed out to the people there.

Suggestions: Regarding band - we are having every Friday and Saturday nite in summer.

Suggestion: Wooden shutters instead of plastic being put on every winter and taken off during the summer. Wood shutters are expensive - plastic donated as well as staple guns.

Suggestion: We should have a direct light switchboard for the youth center have ruined discouraging games when they turn off the lights and many little children don't dare because of the teenager's rudeness. Direct light just light the games - younger children can play games while the teenagers have the juke box on and the strobe light on.

Suggestion: Disagree with the cigarette vending machine because it attracts the teenagers more.

Suggestion: The snack bar people are the most rude on the ranch - they yell at you.

We travel 3 hours each way to get to the ranch and the service at the snack bar makes you wonder what good it is by yourself - or which guest of yours is going to get the same service. Please do not let this happen to the other owners. Give it to Jean to read anyway.

(3)
Suggestion: When can we convert store into new ROA office - we already talked about this. Soon as we can. Till we can get a bid and Charlie can tell us what it costs.

Next meeting - March 31st - 10AM Sunday

Talked about Halloween - Crab Feed - setting some dates.

Suggestion - crab feed in the future - New Years Eve - good to have reservations - food leftover. Good time to start with barbecue - by reservation only.

Put in newsletter - in future - major food cost function - have reservations with money up front - send ticket in mail - 2 months notice on it.

Can't have too little - hard to guess . All in agreement for reservations.

Jeff made motion to adjourn meeting. SEconded and passed.

Band Meeting 1-27-85 9:20 AM

Minutes of October Meeting 10-28-84

Post Doc Assess - KLC's.

Inviting guests - No guests on Mon D. 4th, Labor Day

Summer party area

More Sokes tent

minutes in news letter

open house at meetings - 1 hour

limit 2 hours

trailer storage - plant trees

Owners' suggestions

Sokes people w/ special privileges

More detailed budget

Dump site at creek behind water tanks

NO Fulle range on ranch

more riding trails - volunteers to help

Teen center - convert w/gold shack - add pool table

fishing hole at bridge - use reservoir pond & stock,

trailer hook-ups - to be reserved

washers & dryers at every other bathroom? not now

square dancing on non band weekends? maybe - money - caddlers cost

more limits on guests? no

Security - 7 days / 24 hrs day - keep

chairs at pool - can't be reserved over 15 minutes

when no one is there - more tables at adult area.
food around pool?

reserving tables in lodge - not over 25 min. if no one is

tables by fire for non dancers

teen bands for little or no \$

ok band every other weekend Oct Nov Dec Jan Feb Mar

old weekends: band fire; clean-up day.

Eff 1-1-85

Now charging 1/2¢
interest? 4?

* Notice w/ billing or newsletters;
single covers may bring one guest

* No guests on 3 day weekend.

* Condensed version of Board Meeting minutes
in Newsletters

Next meeting 1-26-85 (tentative) 10:00 AM
Gen'l business 1 hour open discussion.

Trailer storage 0.5/month or 100.5/year

Volunteer questionnaire

Full feed to board notes??

Employee horses?

Full time - board -

part time - up to time.

Newsletter every other month.