

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
JUNE 16, 1985

The quarterly meeting of the Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Sunday, June 16, 1985, at 10:00 a.m., at 1962 Campbell Valley Road, Napa, CA 94558, by President Jeff Dennis.

Present at the meeting were Jeff Dennis, Jesse Smyth, Rosemary Epler, and Harlan Williams. Also present were two guests, Jim Hall and Ruth Dennis. It was announced that Secretary Portia Theriault will not be running for re-election to the board in August. Ruth Dennis was asked to take minutes.

The minutes of the last meeting were read, and Jesse Smyth made a motion that the minutes be approved as read, which was seconded by Rosemary Epler.

Harlan Williams gave an estimate for the installation of new astroturf around the pool and lodge: \$16,426 plus tax for materials, plus \$3,500 for installation. This figure does not include leveling the concrete surface. President Dennis suggested that the ROA postpone replacing the astroturf until next year, for financial reasons. A motion was made to include \$20,000 in the 1986 budget for new astroturf; motion carried.

The financial report was given by Ruth Dennis. Checking account balance: \$51,704.09; petty cash \$1,000; reserve account \$20,000; teen center fund: \$1,043.36. Total cash on hand was \$73,747.45. Assessments receivable: '82: \$952.11; '83: 5,702.32; '84: \$21,359.93; '85: \$201,461.26; '86 prepaids: \$599.49; prepaids from R-Ranch Ltd.: \$204,187.42. Net assessments were \$24,688.71. The '85 balance includes assessments due for the second half of 1985 which will not be due until July 1, 1985.

OPEN FORUM:

Harlan Williams suggested that instead of harrassing owners whose assessments are past due, they should be invited up to R-Ranch for a free weekend to show them what they are missing.

A suggestion was made that the ROA should provide babysitting on weekends for owners with small children. Another owner mentioned that due to the liability involved, the ROA should not be involved. A system could be devised where owners can arrange their own babysitting. A motion was made to let owners who are interested in babysitting post a card on the bulletin board in the lodge.

A suggestion was made that the basketball court should be paved.

The "no guests" rule for three-day weekends was discussed. A letter was received from an owner who called the new guest policy an "unqualified success." A petition signed by about thirty owners was received who were in favor of keeping the rule as it stands.

There was much discussion of children at the dances. Some owners felt that children should be allowed to attend the dances because they want to have their children with them. Others felt that children should not be allowed at Saturday night dances because adult owners would like to enjoy themselves in adults-only situation. A compromise was suggested by owner Sally Fahrion: 1) children should be allowed at the dances until 9 p.m., then they would have to leave. 2) form a committee to improve the teen center so the kids will have someplace nice to go. 3) put the band on the porch of the lodge and let the kids dance outside. This suggestion was well received by those present at the meeting.

It was decided by a show of hands that kids under twelve years old will be allowed at the Friday and Saturday night dances from 7:30 to 9:00 p.m. After 9:00 p.m. kids must leave the lodge. They may dance outside if they wish. Owners who need a babysitter may check the bulletin board for owners who will babysit.

President Dennis stated that there was absolutely no truth to the rumor that the ROA's good horses were being taken to the Red Bluff Ranch. A question was raised as to what happens to the money collected when a ranch horse is sold. Ranch Manager Jim Hall stated that ALL monies collected go directly to the ROA. Bookkeeper Ruth Dennis agreed, and stated that there have been times when expenses for the Red Bluff ranch have been paid by the ROA, but these items are always reimbursed by R-Ranch Ltd.

Ranch Manager Jim Hall announced that he is trying to negotiate a lease with Clint & Don Pridmore on 1200 acres of land near R-Ranch at the Lake to board owners' horses. Only employees will be allowed to enter this property - the board fee will cover rent on the land and transportation of owners' horses to and from R-Ranch at the Lake.

An owner asked for clarification of the definition of a "single owner": President Dennis stated that a single owner is the sole owner of his share. Two single people, who live in the same household and own one share together do not qualify as single owners.

An owner suggested that owners be allowed to post "For Sale" notices on a bulletin board at the Ranch. President Dennis said that the C. C. & R.s state that no for sale sign may be posted on the Ranch, and that it requires a majority of all owners to change the C. C. & R.s.

An owner stated that there are boats on the ranch that have not been registered in four or five years; he suggested that boat owners be required to keep their boat registration current in order to limit the number of boats stored on the ranch. President Dennis replied that owners are allowed to store their boats here regardless of when they were registered.

An owner stated that she felt owners should be allowed to play radios at the pool if they are not too loud. President Dennis replied that a majority of owners do not want radios to be played at the pool at all.

An owner asked whether it is all right for owners to use mopeds on the ranch for transportation to and from their campsite. Harlan Williams stated that it was decided by the owners that mopeds may not be used on the ranch. The board will discuss this further.

Monte Carlo Night (August 24, 1985) will be put on by the Lake Berryessa Chamber of Commerce - they will do all the set-up and run the operation. Proceeds will go to the Chamber, but the ROA will learn how to do this for future years.

An owner asked if a guest can bring a horse to the ranch and use a stall when owners can't put their horses in a stall. Ranch Manager Jim Hall stated that they may not.

Guests should be told to respect R-Ranch and clean up after themselves.

An owner asked if more riding trails could be put in. Ranch Manager Jim Hall said we would need a lot of volunteer help because it costs a lot of money to cut a new trail.

Construction will begin on the teen center when funds are available.

The shower curtains and curtain rods in the bath-houses will be replaced since unknown parties continually remove them.

A suggestion was made that the ROA sell two of the heaters in the lodge and buy an air conditioner for the lodge. The board will look into this.

The board should set a limit on how many people may use a cabin.

There being no more new business, the meeting was adjourned at 11:30.

Respectfully submitted,



Ruth Dennis  
Office Manager/Bookkeeper

Chairman  
July  
1985  
W/S  
Potable

Board Meeting 6-16-85  
10 AM called to order  
Jesse Horton Rosemary Jesse  
guests Jim & Ruth

Portia absent - grandmother died  
will not run again. RD asked  
to fill in as secretary.  
Minutes of 5-31 meeting distributed  
& read by board.

Riding lawnmower was purchased.

Horton est on astro turf: proper kind -  
est. \$ 16,426 + tax  
3500. - for whole area +  
3500. - for installation - does  
not include leveling concrete surface.

16,426. -  
3,500. -  
19,926. +  
tax

I sug. we keep this for this year -  
put in '86 budget - Motion: budget  
\$ 20,000. - for astro.  
second: Jesse  
Carried -

Board to review old bus, then open  
to discussion w/owners.

Motion minutes be approved   
Second RF.



\$500. - no collection fees. -

evg. bot: post notice, baby sitting  
avail - assign a cabin for weekends  
during dances. Tent? good in  
summer, bad in winter. Jim's  
odds? Dorothy agreed. 6 + under  
or play by ear on dgs. lets try -  
budget \$

Open Forum -

Owner: chg. 50k or 1. per hour  
per kid. - then ~~the~~ <sup>FOA</sup> worst have  
to pay them

O: liability involved: system where  
owners can arrange their own  
FOA hands either to leave FOA out of it.  
FOA can find someone - but owners pay  
[Action J: try above system.

liability ins will be increased, is FOA  
involved. Bulletin board.

Owner O: sign release of liability - J: this  
doesn't release our responsibility.

Mr. Dietie letter: "Unqualified success" on guest policy - BBQ - portions too small. Sat. dances: kids should be ok now - hot were sold out - no small kids on dance floor unless accompanied by adult.

Joan Stram letter: Sat night adults only. disagree strongly w/ present policy comment - what's her kids with her?

Rosemary - owners w/ kids aren't attending dances. can't send kids off by themselves - keep them with them & control themselves.

Eleanor - ~ 12 wks ad. only. 2 things: 1/2 post 1 Sat nights. "Gettish" sick children, whining, throwing up. doesn't want kids in strollers, dirty diapers. small kids running around. Sat night d. need a place to "paltick" staff - how do they feel.

S. Fabiano: 12 weeks most popular ones. 1) sit time limit - 9 or 10 2) committee to improve teen center, no seats, with

FE w/ teens - allow them in, if they wish

Jed: sug: band outside when it's warm.  
good idea band 1:30 - 9 PM for family.  
order 9<sup>-10:12</sup> arrange for baby sitters or  
don't show up - til after that.  
teenagers 13 up. I don't buy it.

Eleanor: What about Friday - family night?

Jed's same as Sat.

↳ Teens don't want to be at home - let them  
participate in our dances.

Mrs. Browning: teens act "solo bit"

↳ try it w/ fast odd time.

O: "kids don't want to come up anymore  
due to rules..."

↳ Show of hands: same rule Fri & Sat.

↳ kids OK til 9 - ad only 9-11:30

↳ discontinue Fri dance - why not?

D Sip: hard to contract for 1 night only - more  
feasible for 2 nights

↳ disagree - 600. - for 2 ? - 450  
for one night

Eleanor - no problem w/ teens - little kids only.



Cramer: shouldn't "not allow" kids to come & check in w/parents.

O. water tanks more.

Fleanor - Board members o/b unbiased, politicking at dance.

Dicke - Majority's view should be

- 1) Band outside - kids ok outside.
- 2) \* kids here til 9 (under 12)
- 3) \* babysitting pd by owners @ 1. - per hour.

R. control of cash - not a part retail.

Jedd: horses for RB - good horses?

time will be head wrangler - no time off from Napa vacation 1 days ok.

Jim: bought/sold lots of horses.

Jedd: billed for feed for horses & burros.

Jan: rumors grossly unfair. most honest person around -

Thelma: purchase of horses pd to Rot.



Flemer: Single owners - 1 guest.  
One person on share = single owner

J Browning: Bulletin board to adv.  
at FOA office.

J: Can't change CC IRs w/o 2/3 majority

O: Fees? reg warrant? last reg. '81  
Jim to check.

cfahrion: music by pool - Volume  
reg. by lifeguard.  
J: lifeguard may have a different idea

Owners - maj. agrees w no radios  
Flemer -

R Gossen - no scooters? Agreed  
2-3 years ago.

O - mopeds OK for those camped  
together out -

Flemer - no objection

Jim - others will run all over ranch -

Monte Carlo: no \$ - observe and  
learn - next year we can do it  
ourselves ✓ Owners only.  
Friday night % age of ROT

Kenzi - can guests bring horses & use  
a stall when owners can't NO

Laura - Radios by pool? NO per Jeff  
Reper. Radios only when it's slow.  
Lifeguard in bad spot.

O: "indefinitely" - babies can't ride double.  
"is not appreciated."

O: > Guests should be told to respect

Z-Ranch - pick up garbage

O: Showers too low - drains clogged.

O: More riding - trails? In cost \$  
or volunteers.

Browsing - complete teen center - could  
solve our problems.

Pete born parent - delayed - teen

Cramer - Thank Wranglers.

Adjourn 11:30