

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 31, 1985

The quarterly meeting of the Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Sunday, March 31, 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.

Since Secretary Portia Theriault was not present at the meeting, the minutes of the last board meeting were not available. They will be read at the next meeting.

OPEN FORUM:

Caroline Nurnberger said she is pleased with the improvements that have been made such as fire safety, and the three new umbrellas for the stables.

A list of projects for owners who wish to volunteer their help will be compiled by Jim Hall and Tom Goodell.

There was much discussion of how to properly identify owners when they are checking in. It was decided that, effective immediately, owners will be required to show a current driver's license or other picture ID with their owner ID card. A suggestion was made that the ROA issue ID cards with the owner's picture. This will be looked into.

The horse trail north of the main gate is being damaged by erosion. This can be corrected by diverting the stream or possibly moving the fence over to make more room for the trail.

Although the rules state that owners may not park boats in the campground/cabin areas, it was decided that it is all right for owners to take their boat to the campsite only long enough to unload. After unloading, boats must be parked in the boat storage area.

There was much discussion of owners running horses - the trails should be better supervised. Ranch Manager Jim Hall will handle problems by restricting riding privileges, which will be noted on the owner's rolodex card at the stables.

All horses will have their feet cleaned each day before they are put on the string.

The fishing pond will soon be stocked with fish.

The fence around the pasture across the highway where owners' horses are kept needs to be repaired.

Dan Dupree asked about solar heating for the swimming pool - there is not enough money for a project of this size at the present time.

A suggestion was made that the maintenance crew refrain from mowing lawns on the weekend because of the noise.

The urinals have been removed from the bathhouses because they are hard to maintain, and can be unsanitary.

A suggestion was made that the basketball court should be paved. Owner Dave Undercoffler will measure it and report to Jim Hall.

The meeting was then closed to owners' comments.

The Treasurer's report was given by Ruth Dennis, which reflected \$94,765.60 in the checking account, \$1,000.00 in petty cash, \$20,000.00 in the reserve savings account, and \$1,043.36 in the teen center fund, bringing the total cash on hand to \$116,808.96. Assessments receivable were: 1982: \$952.11; 1983: \$5,722.32; 1984: \$22,331.93; 1985: \$260,547.70; 1986 prepaids: \$596.49; Assessments prepaid by R-Ranch at the Lake, Ltd.: \$204,187.42, which brought the net assessments receivable to 84,770.15.

A building permit is needed before construction can begin on the new pole barn for hay storage.

The ranch needs a new riding lawn mower, which could cost as much as \$4,000.00. A motion was made by President Dennis to give Ranch Manager Jim Hall authority to buy the mower. The motion was seconded by Jesse Smyth. Motion carried.

President Dennis approved the purchase of new tack as needed.

The picnic tables will be given a new coat of paint.

Harlan Williams will get an estimate for replacing the astroturf by the lodge. The concrete surface will also be leveled.

More tables and umbrellas will be purchased for the pool area.

Pool repairs came to about \$3,500.00 which includes patching, repairing grids, and rebuilding motors.

The next board meeting will be Sunday, June 16, 1985, at 10:00 a.m.

There being no further business, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Ruth Dennis
Office Manager/Bookkeeper

Board Meeting 3-31-85 call to order 10 AM

4 ^{board} members present Lesse, Rosemary, Hartman, Jeff
guests Gina & Tom.

Minutes
were not
read -

present Carolyn Harbinger - pleased with improvements,
Portia present due safety, 3 Umbrellas for stables.

~~Start of volunteers. E.~~

* List of things volunteers can do to be
put together by Jim & Tom.

John Mackintosh
Foster of owners

* Jeff how to verify identity of owners: require
ID with ID card, effective immediately.
* Also check into picture on ID card.

Carole Roszkowski: Picture on ID card.

Bob Roszkowski: erosion of trail north
of gate 1. Stream will be diverted.
Possibly move fence

Gino Over: OK to take boats to campground
to unload only?? Yes.

Eleanor Hepworth: Who will control? →

Mr. Underwaffer: Picture ID + paper ID.

Sharon Smyth: running horses on trails.
Police trails better.

7. Rosemary: Give wranglers more authority - Jim prefers to handle by restricting owner from riding noted on Zolodex card.

Fleener: Give authority to Head Wrangler, will be stocked.

Folk for pond. (16 of under only).

Fleener: Fix fence around owners' pastures.

Dan Dupree: solar heating for pool? no money. lawn mowers on weekend - didn't like noise

No urinal in Bathroom. - hard to maintain unsanitary.

Do wranglers clean hooves - need fract's in feet

How basketball court? ~ 25 x 30' ^{Pastor collector} owner
will measure

"Treasurer's Report" by R. Dennis

~~Trailer Storage:~~

Pole Barn: Ready to go for parent.

Need new lawnmower (riding mower)
Jim will get price 5. Snapper, Toro ~ 4000.-

Motion (Siddharth's) to give Jim 20th. to buy mower second: J. Smith.
Motion carried.

New tbl needed - OK per tbl.

Paint picnic tables.

H Williams will get estimate to replace astro turf by lodge. 7 level surface.

More tables + umbrellas for pool.

Pool repair ~ 3500. - drained + patches repaired grides, re worked motors

Next meeting: 3rd Sunday in June: 6-16-85 (tentative)
10 AM.

[Board approval of 10¢ per month increase in board fee to

* Discussing raising board fee -
RDA is losing money on owners horses. passed raise to 40. -
Vote at meeting. eff. 7-1-85

Directory → Bulletin board