

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

The quarterly meeting of the Board of Directors of R-Ranch at the Lake Ranch Owners' Association was called to order on Sunday, November 3, 1985 at 10:00 AM at 1962 Capell Valley Rd., Napa, Ca 94558, by President Jeff Dennis.

Present at the meeting were Jeff Dennis, Jesse Smyth, Rosemary Epler, June Berger and Harlan Williams.

The minutes of the annual meeting were read and two corrections were noted. The boarding of the horses was to be \$40.00 and not \$50.00. Mrs. Jesse Smyth read the Treasurer's report, not Harlan Williams.

The minutes were approved except for the two corrections as noted.

Jeff took notice of the item in the minutes regarding his returning deer heads to the lodge. He explained that those were his personal property and were not included in the Bill of Sale when the property was turned over to the Ranch.

Jeff asked Ray McCrory if the shower floors had been painted. Ray said each shower is being completely redone for \$400. They are doing one a month. (The 6 old ones).

New Business:

Astro Turf around the pool... We have a quote from Contract Design for \$15,850.00 to replace the turf but not to condition the cement; that is extra.

Harlan Williams said we need samples of the quality Contract Design is bidding on.

Phil de L'Etoile asked about putting in a drain in the area below the pool where the water stands. Ray McCrory said he would check on this.

Ruth Dennis told about the letters mailed out on past due assessments. Ruth sent out one letter asking for payment in full within 15 days. Jeff Dennis then sent out a letter requesting payment in full within 30 days or we would have to start taking people to small claims court which Ruth will start doing after the 30th of November. Ruth said some money has been coming in as a result of the letters. Jeff said he has been talking to someone about doing the collections.

An owner suggested that we get Mastercharge and Visa for payment of assessments. He said Hornbrook does it. This seems like a good idea so Jeff told Ruth Dennis to look into it. Another owner asked why we didn't let the owners pay monthly and Jeff explained that the bookkeeping costs would be too large.

Another owner asked how much we have in back assessments. Ruth said we have about \$90,000. He asked if we got a collections person would he work on commission. Jeff said the Board would discuss that and it seemed like a good idea to him. There was further discussion on the small claims.

Ken Rhoades, #292, had a question regarding the RV storage. Mr. Rhoades felt we should reconsider the issue of RV storage because the place could begin to look like an auto salvage yard. He said there were abandoned vehicles at Hornbrook and it would be an expense to get ride of them. Phil de L'Etoile mentioned that if we charged a small fee for parking we could have the vehicles moved if they didn't pay current. This would avoid the problem of vehicles being abandoned. Mr. Rhoades, Phil de L'Etoile and Joe Couto volunteered to form a committee to reappraise the RV parking project. They are to study the environmental impact, find the cost and also find out how many people really want the parking on the ranch. Also to look for alternative parking areas. They will put something in the newsletter in January.

Mrs. Smyth brought up the issue of the owners' horses being sent to the Pridmore property. She said her horse was brought back lame. She was upset that she and the other owners could not go to the Pridmore property to check on their horses.

The point was made by Rosemary Epler that the owners were never asked if their horses could be moved. It is also difficult for the ranch personnel to have to go to Pridmores to get a horse when an owner wants it.

Mr. Harris, #825, brought up the issue of the swimming pool not being heated. Mr. Dennis said the pool was warm during the summer. There was discussion about solar heating. It is simply a matter of money.

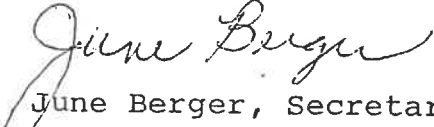
Jeff said the assessments are going to have to be increased this year by a modest amount in order to cover the additional expenses. The insurance doubled this year from \$31,000 in 1985 to \$64,500 in 1986.


Jeff mentioned that we are looking for someone to run the snack bar. If anyone knows of someone who would like to run the snack bar, please advise.

The open forum was adjourned and the Board went into closed session to discuss the budget, employee raises and other issues.

Meeting adjourned at 12:00 AM.

Respectfully submitted,


June Berger, Secretary


Jeff Dennis, President

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Corrected
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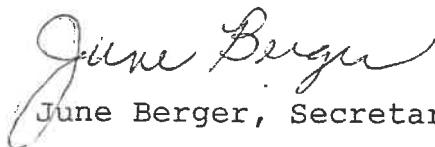
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BOARD OF DIRECTORS - R-RANCH AT THE LAKE
CLOSED MEETING - November 3, 1985

Rosemary Epler brought up the problem of the snack bar. She said that the food is good but the service is so slow that people just aren't going to wait so long. Jeff said that we needed to get a couple to run the snack bar. Rosemary reminded Jeff about the Cramers. Jeff asked Rosemary to contact the Cramers. We would provide a trailer for them to live in and take 5% override during the summer months.

Jeff brought up the issue of office space. The office is presently too small. It is the feeling of the board that the office should remain at the gate due to the collection of assessments so it would be better to add on to the building instead of moving the office to a different location. Assessments are taken at the front gate when the office is closed. We need to get an estimate on enlarging the office and adding toilet facilities.

The unused space in the store can possibly be converted into living space.

The Board went through the budget for 1985. Each item in the budget was discussed and changes made as they felt necessary.

Jeff mentioned that he knew of a good truck for sale for \$6,000. The trucks on the ranch are in very bad condition. The Board agreed that he should purchase the truck if possible.

A motion was made by Jesse Smyth and seconded by Rosemary Epler that privately owned horses would not be transported to the new grazing land at Pridmores due to the liability involved. The motion was passed as stated. Only horses owned by the association would be grazed there.

There was a discussion about the guest passes. It was noted that ranch usage was down this past summer and guest pass income was down.

The board resolved that the number of votes was so small on the issue of the 3-day holiday, that we should just go back to the way it was and see how it goes. It was not crowded on the holiday weekends in 1985.

There was a discussion regarding limiting the number of people in a cabin but no resolution was made.

A suggestion was made by Rosemary Epler that Ruth might make a diagram of the large picnic area and assign areas when people make reservations for large groups.

There was a discussion on salaries. The board determined that some salary adjustments were necessary.


The following people were given raises:


Michele Bunch	increased to	\$1,050 per mo.
Ruth Dennis	"	1,650 "
Michael Epler	"	4.00 per hr
Donald Fleury	"	1,200 per month
Janice Goodell		6.00 per hr
Thomas Goodell	"	1,400 per month
Randle Hodge	"	1,050 per month
Jack Page Dorothy Sipi	"	1,200 per month <i>5.50 per hour</i>
Allison Strain Roxanne Strain		<i>11.00 per hour</i> 4.00 per hr
Ronald D. Wonstead		975 per month

The next meeting is be February 9, 1985, Sunday at 10:00 AM

Meeting adjourned at 1:40 PM.

Respectfully submitted,


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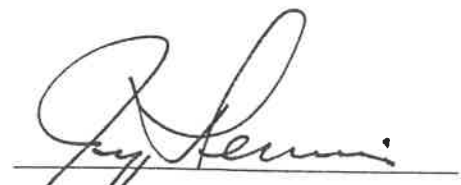
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VISA/MC for assessments

Operator for snack bar/store - request in newsletter.

* Guest policy for newsletter?

Video game income ^{+ pool tables} to be put in
Teen fund 25% operating fund
as of 1-1-86 75% building fund

Owner's horses will be kept here - ranch
horses will be kept at Piedmore.

~~Not enough votes to change policy.~~

Sweeper for ranch?

A - New guest policy - Unlimited

2-7-86

Teen's meeting 2-8-86