

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

ANNUAL SHAREHOLDERS MEETING

AUGUST 2, 1986

The fifth annual meeting of the R-Ranch at the Lake Ranch Owners' Association was called to order by President Jeff Dennis at 10:02 AM at 1962 Capell Valley Road, Napa, California, on August 2, 1986. The partners were welcomed to the meeting and the Board of Directors were introduced. Board members present were Jeff Dennis, June Berger, Jesse Smyth, Harlan Williams & Rosemary Epler. Also present were Ruth Dennis, ROA Office Manager, John Heiman, Ranch Manager, and John Stover, attorney. Mr. Stover was present with the board for the purpose of acting as parliamentarian. HEIMAN

June Berger read the minutes of the May 4, 1986 quarterly meeting. The minutes were approved as read.

The treasurers report was read by Jesse Smyth. As of July 31, 1986, the checking account had \$63,619.16 in it; \$1,000.00 petty cash on hand; \$5,698.64 in the reserve account and \$800.00 in the change machine for a total cash position of \$71,117.80. Assessments receivable are \$163,639.86; \$120,938.25 is presently due and \$43,234.15 is past due from 1983, 84 & 85.

Attorney Stover explained the election procedure to the partners and answered several questions from the audience.

Nominations for the coming year's Board of Directors were as follows:

Jeff Dennis	June Berger
Jesse Smyth	Rosemary Epler
Harlan Williams	Jerry Browning
Ralph Wilde	Jim Hart

WILDE

The candidates each gave a brief outline of his/her background and qualifications, and answered questions from the audience on several subjects. Voting proceeded with the owners present casting their ballots.

The open forum began as soon as the voting was completed. Items discussed in open forum, and during the candidates discussions were:

General discussion regarding the counting of votes and how the proxy works. Proxy holder has the right to cast the five votes for whichever candidate he chooses. Proxy is not good if the owner who sent it is in arrears on the assessments. All proxies are checked prior to the meeting to make sure the share is up to date.

Suggestion was made that the Annual Meetings be started later. After much discussion in the audience, Mr. Dennis said that we would put a ballot in the next newsletter and let the partners vote on having the 1987 meeting at 10 am or 1 pm.

Several owners raised questions about the teenagers on the Ranch. Concern about activities for them; their behavior on the Ranch; problems that have occurred; possible solutions; teen committee, etc. Mr. Dennis went over some things we have tried and asked for any suggestions or comments to be brought to the Board.

Roving

Major concern regarding/Security after 2am on weekends. Majority of people present felt that the lack of security after 2am is partly at fault for the problems of loud parties, etc., late at night. Mr. Dennis was unaware that there was not 24 hour security on weekends. He stated that roving security all night on Friday and Saturday during the warm months is a must. John Heiman was instructed to implement this immediately.

Suggestion was made by several owners that putting lock on all cabins would eliminate part of the problem since empty cabins would not be available for teens (or anyone else) to meet in and party. Suggestion is that all cabins be locked; When you check in at front gate you would receive a key; key deposit would insure that keys be returned. Other suggestions were made along the same lines. Mr. Dennis said that we would discuss this at the next Board Meeting and make a decision on how to handle the problem.

It was suggested that we charge for boat storage to generate income for the Ranch. Mr. Dennis explained that we cannot do this because free boat storage was promised in the sub report when the Ranch sold. Cannot change it now.

Mr. Mike Mooney praised John Heiman as Manager, and Mr. Dennis' selection of him.

Owner #943 raised question regarding a boat stored on the Ranch which belongs to her and her 3 sons. Sons cannot come onto the Ranch just to hook up boat and take it to the Lake, or to bring it back in. They have had to pay for a dock at the lake. Parents can't come up every time one of the sons want to use the boat. Sons are 26, 27 & 29. Mr. Dennis said he saw no problem with letting them on the Ranch to pick up or drop off the boat without passes. To be discussed with John Heiman.

Owner # 849 wants phone numbers and addresses of Board members in the newsletter. Would allow owners to get in touch with the Board between meetings, etc. Mr. Dennis said OK. Directory was suggested again. Mr. Dennis said we had tried it and it caused problems with solicitors calling, etc. Decided that it was not a good idea to have a directory.

Woman owner stated that someone had already circulated the owners phone numbers. She had been called about sending her proxy to a certain candidate. She has an unlisted phone number; number had to be given by someone at the Ranch. Much discussion in the audience. General feeling is that it should not have happened; most owners don't want their numbers published.

Problem with the newsletters coming out way before the events. Times and dates are published, then changed. Also, newsletters are later and later getting sent out. Mr. Dennis said the activity director would work on getting it out on time.

General discussion about the assessments. One way to keep them from going up so much is by volunteering more of our time. When we volunteer it doesn't cost as much to get things done. Other choice is to pay someone to do the work and suffer assessments that go up. There was discussion in the audience on how to get more people involved in the Ranch and in helping out.

Lady owner asked about rule that does not allow dogs in the cabins. There was much discussion about this. Most owners felt that dogs should not be allowed in the cabins. Even the cleanest dogs have fleas, etc. There is also the problem of barking; messes around the cabins, biting people, etc. General feeling is to leave the rule as it stands.

Question was raised why there were no teenagers at the annual meeting. Mr. Dennis explained that they are allowed at the quarterly meetings. However, the annual meeting is for voting and is for owners only.

Mr. Dennis asked for a round of applause for Bob Chaven who has donated many hours of carpentry work on the Ranch. Recent projects have been the addition to the office at Gate 2 and the room added to the foremans house.

Buletin board to list items for sale was suggested. Mr. Dennis said he saw no problem.

Owner #646 asked if owners who are delinquent in their assessments still receive the newsletter and are they allowed to return questionnaires, etc. Mr. Dennis felt that receiving the newsletter might get them interested in coming up again. Also, the money saved from not mailing the newsletter would not be that great. There is much paper work involved in checking who is in arrears, when they get paid up, etc. To be discussed by Board.

Owner asked about evening rides and later stable hours. Mr. Dennis said that it had to do with the heat in the summer. If the stables close from 12-4 then reopen, the horses have to be unsaddled, put out, and saddled again. Staffing problems also occur when you split the shifts.

Owner suggested an air conditioned room for the wrangler to use. Mr. Dennis said we would check into the cost, etc. Board to look into it.

Owner asked why we don't have a pool sweep. Mr. Heiman had an estimate and demonstration of one brand. Board to look into cost versus saving.

Owner asked why we don't put timers on the lights on the tennis courts and in the cabins to save on electricity. Tennis court lights are already on timers.

Owner complained that the showers in bathhouse #6 are too hot. To save energy, should turn the heat down in summer and up in winter. Mr. Dennis told John to look into that.

Owner raised question of bubble cover for the pool. Mr. Heiman had an estimate of approx. \$950. - \$1100. Need to check out durability, chemical savings, removal and replacement, etc.

Owner raised the question of getting more tables and chairs at the pool. Mr. Dennis said we will get more. Will see big change around pool next spring.

Question regarding number of employees living on the Ranch was directed to Mr. Heiman. Mr. Dennis told owner and Mr. Heiman to discuss it together.

Woman raised the question of the expense for dances on Friday nights; some nights only 5-6 couples. Mr. Dennis agreed to eliminate Friday night dances. (Exception on 3-day weekends?)

Suggested that we build dishwashing basins at the end of each bathhouse. Maintenance to look into cost and will be discussed at next board meeting.

~~MEMBER~~
Caroline Nurenburger asked about the status of the improved wiring at the stables. To save money, Mr. Browning is acquiring donations of the wire and other items needed. We have all the wire now. Are waiting on the other parts.

There was much discussion from various owners regarding the trailer storage. Rosemary Epler went over what has gone on at the past 3 Board Meetings on the storage situation. One of the members of the committee that formulated our present plan got up and explained how they arrived at their findings. Decided to retain our interim plan that allows owner to keep trailer on a camp site for one month from May thru Oct. Nov to April you can keep it on for 2 month. Must move off space when tag is up or plan will not work.

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Owner asked status of the energy efficiency report discussed at the last meeting. Board is reviewing the suggestions and initial cost estimate to implement the plan.

Suggestion was made that we plant a few trees around the fishing pond for shade. Board to review suggestion and look into the cost involved.

Question was raised if all Board Members are involved in the selection of key people on the Ranch, or just the Board President.

Woman asked if it was possible to have a report back of everything discussed at the meetings. Then, as things are taken care of, report back. Mr. Dennis felt this was a good idea. June Berger raised the question of whether it should be all items discussed, or only items that are motioned and approved. Board to discuss this at next meeting.

Single owner brought up question regarding guest policy and the number of guests he is allowed to bring up at one time. A married owner with 6 Or 7 family members is allowed to bring up 6 guest for a total of 12 or 13 people at one time. The single owner can only have 6 guests plus himself. Feels this is unfair. Was discussed among the audience. There was no support for a change in the rule. The single owner was reminded that he can bring up 1 guest without a pass.

Leonard Cramer questioned Mr. Dennis on why the path from the parking lot to the pool that was promised last year has not been take care of yet. Mr. Dennis told Mr Heiman to do it within 30 days. There was also discussion on carrying out suggestions and items promised in a timely manner.

Owner suggested that for safety sake we look into moving the front gate building back to allow more room for cars in the area off the highway. Concern is that cars line up trying to check in and there could be a serious accident. Mr. Dennis said the building is on skids and could probably be moved. The Board and the maintenance staff will look into moving it and relocating the electricity.

The results of the election were announced. The new board for the coming year is: Jeff Dennis, Rosemary Epler, Jesse Smyth, June Berger and Harlan Williams.

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