

R-RANCH AT THE LAKE  
RANCH OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 9, 1986

Jeff Dennis, President of the Board opened the meeting at 10 AM.

Minutes of the Board of Directors Meeting of November 3, 1985 were read by Secretary, June Berger. There were no corrections to the minutes. They stood approved as read. President Dennis called for any old business.

The replacement of the astro turf around the swimming pool was the first order of business. Harlan Williams presented a sample of astro turf and a quote of \$14,950 plus installation charge of \$3,500. Contract Design quoted \$15,850 including installation. The board was in agreement to go ahead with the installation but it is just a matter of getting the best price.

An owner mentioned the need for an air conditioner in the lodge. John Heimann said he was getting price quotes on an air conditioner.

Jeff introduced the new Ranch Manager, John Heimann who stood up and gave a brief resume of his background. Jeff welcomed him aboard.

The next old business to be discussed was the roof on the manager's house. John was instructed to get a couple of bids and get the roof done. It should be about \$3,500.

A letter was read from Mr. Phil de l'Etoile, the chairman of the committee to investigate the desirability of establishing RV storage at the ranch. The recommendations of the committee were that we not create any more storage area on the ranch. This is due to several reasons:

1. Esthetics
2. Cost
3. Administration of fees as well as possible abandoned vehicles.
4. Napa County might not permit it.
5. Creates more insurance exposure.

The committee suggested that we extend the period that an owner could keep their RV or trailer on the Ranch to one month in summer and two months in winter. The letter is filed as a part of the minutes of this meeting.

A motion was made by Rosemary Epler (and carried) that rather than consider building a storage area at the present time, it is more desirable to extend the length of time an owner can use the campground. We should extend the period to two months in winter and one month in summer, number the campsites, and designate the prime spots. Prime spots couldnot be used for long term parking. There must be one full week that the trailer or RV is off the property in between the long term parking to assure that there is no permanent residency.

Jeff brought up the issue of the snack bar. He had given the information that Linda wants to run the snack bar. She has had experience and is willing to run the snack bar for 60 days on probation. Jeff says we want a good operation that takes care of the people, is clean and fast and does not cost the ranch any money.

Linda Vestneys is to run the snack bar on a trial basis until the next board meeting and then we will decide what to do.

Rosemary Epler explained about Western Pleasures. She said there is a meeting every month and there are lots of fun things going on that will interest everyone on the ranch. She said the activities director is working too, but we need to know what the pardners want.

Rosemary brought up the issue of refurbishing the cabins. She says we can winterize some of the cabins so that winter time use will pick up. They have put paneling in one cabin and it was a lot more comfortable. She suggested that we buy a load of 100 sheets of plywood, nails and boards; we could do 8 or 9 cabins. The board appropriated \$1,000 for this.

Jeff introduced Ken Robertson who is a broker currently selling R-Ranch shares. John Heimann also has a real estate license and will be available to show the ranch.

Five hundred people are delinquent on assessments. We have a full time credit person and are taking people to small claims court. We are also charging 10% interest on delinquent accounts.

There was discussion about putting heaters in the cabins. It was decided that the heaters would be too dangerous.

It was concluded that we do need permanent heaters in the bathrooms.

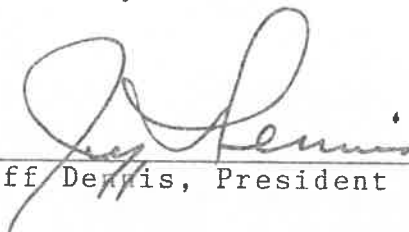
The meeting was adjourned at 12:05 PM.

Respectfully submitted,

  
\_\_\_\_\_  
June Berger, Secretary

5/4/86  
Date

Approved by:

  
\_\_\_\_\_  
Jeff Dennis, President

5/4/86  
Date

Board Meeting

2-9-86

Horton - bid on as-frosted - 14,950.-

3,500.- installation

18,450.-

Board voted to take bids on new roof for John's house.

Trailer Storage - committee felt it would be better to consider letting trailers be kept on ranch longer.

~~small~~ trailers must be moved to B sites.

Motion made to try for this summer (one month) summer 2 months<sup>in</sup> in winter

Snack Bar - Linda Vestings will take over Snack Bar on a trial basis until next board meeting in May.

check  
time to

operated by  
20A