

R-RANCH AT THE LAKE

OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

November 2, 1986

The quarterly meeting of the Board of Directors of R-Ranch at The Lake Owners' Association was called to order on Sunday, November 2, 1986 at 1:10 P.M. at 1962 Capell Valley Road, 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 August 2, 1986 Annual Meeting were approved. A signed copy was posted for the Owners.

Harlan Williams was introduced as the new Ranch Manager as of November 1, 1986. He will resign from the Board of Directors as of November 2, 1986. Harlan gave a brief outline of his background and plans as new Ranch Manager.

Ruth Dennis had presented a revised rule book to the Board for approval. The book was approved by the entire board with minor changes.

The Board agreed to continue the ban of skateboards on the Ranch. This was due to a serious accident that occurred, and the nature of the terrain on the Ranch.

Harlan Williams was given the go ahead to install dishwashing basins at the exterior of each bath house for use by the owners.

After discussion, the Board approved a plan to lock all cabins when not in use. Maintenance will unlock cabins that have reservations each week, and will remove the lock and key. Cabins that are not reserved will remain locked. If Owner wishes to lock the cabin he has reserved, he will use his own lock.

The Board agreed to close the front gate from Nov. 5 until Mid-May, and have everyone check in at the back gate. Fence will be installed across front gate. This will eliminate 1 shift of security in the winter months. Owners will check in with Ruth or Lyn if they come in between 8 A.M. & 4 P.M.

The Board approved the 1987 budget in its Executive Meeting prior to the open meeting. There will be no increase in assessments for the 1987 year.

The Board discussed a pool cover and decided that it would not be cost effective at this time. Pool maintenance is to be done by the Life Guards during the summer months.

Board decided that there would not be a full-time activity director year round due to the cost. Lynn will handle activities for the remainder of the winter and spring seasons. She will also be in charge of the newsletter.

Due to the cost and the low attendance, there will be no more Friday night dances. There will be two dances on the 3-day weekends of Memorial Day, 4th of July, and Labor Day. Children will be allowed in the dances until 9 P.M. After 9 P.M., 13 and over will be allowed in the dances. For safety sake small children are not allowed on the dance floor unless accompanied by an adult.

The PGE energy saving plan introduced at the May, 1986 meeting is to be implemented. Expected savings is \$5,000.00.

Owner Robert Allega suggested we have a more active resale program at the Ranch to stimulate interest and increase income for the snack bar and store. Mr. Dennis explained that we have a broker assigned to sell shares at R-Ranch at The Lake. Mr. Dennis has approximately 120 shares in inventory with another 60 or so in the process of foreclosure. After Wild Horse Ranch sells out in 1987, Jeff plans to bring a crew in in the spring of 1988 to sell these shares and any others.

Owner Jim Hart suggested that we set aside an area on the ranch where camping equipment, etc. could be stored on a limited basis. Board to look into the use of the area between the bathrooms at the pool, or perhaps the long barn.

Owner Jim Hart suggested that the breakdown of the voting for the Board members be posted.

Owner Ben Powell raised the question of why the children have to give a \$5.00 deposit to play pool at the teen center. It was explained that the deposit is to assure that the sticks and balls are brought back in good condition.

Trailer storage was discussed in the open session. It was agreed to continue the present plan which allows the trailer to be left on a space for 1 month from May-Oct, and 2 months from Nov.-April. However, some owners are not moving the trailers out when their time is up. Therefore, the Board approved a penalty of \$25.00 per month for leaving a trailer on after the tag has expired. No grace period and no exceptions. Plan to go into effect January 1, 1987. Trailer must go off for 1 week, then can come back for another month (if summer) or 2 months (if winter); must go on a different space. If owner wishes to use ranch, penalty must be paid; no exceptions.

Owner Ben Powell raised the question of making freezer space available for owners to use while on the Ranch. Mr. Dennis said we would check this out.

Tom Goodell was promoted to Head Wrangler. Ron Winstead was promoted to Maintenance Foreman.

*Rule - not  
Bylaw*

Owner John Marchant suggested that we fine people or penalize them in some way for breaking other rules on the Ranch such as too many guests, etc. Mr. Dennis said we should give Harlan a chance to clean up some of the problem areas.

Owner Bev Cramer suggested that we post a notice at the stables that explains the meaning of the different trail markers. Many owners are not aware of what each color means. Mr. Dennis said it was a good idea and would be done.

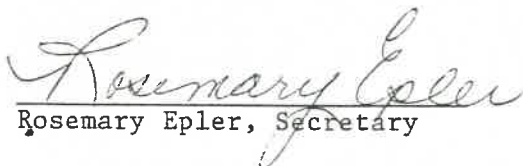
Owner Carol Roszkowski brought up the problem of too many guests being brought in. This is a big problem in the cabin areas. Cabins are only large enough for a certain number. Rule book states 1 vehicle per cabin. Many times owners have to move to get away from a large noisy group. Mr. Dennis told Harlan to work on this this summer. New rule book should help also.

Owner Donna Harris suggested we allow more guests in winter as it is not crowded. Opinion of those present that we leave policy as it stands.

Reviewed cabin renovation project. Next work day is scheduled in January. Jeff offered to donate bunk beds with mattresses for the renovated cabins. Harlan to donate vinyl floorcovering and install it in renovated cabins. List of renovated cabins is available at back gate.

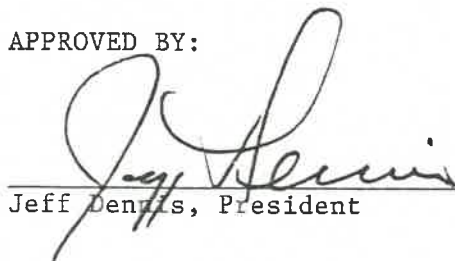
There being no further business, the meeting was adjourned at 1:50 P.M.

Respectfully submitted,

  
Rosemary Epler, Secretary

2-15-87  
DATE

APPROVED BY:

  
Jeff Dennis, President

9/2/87  
DATE

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