

R-RANCH AT THE LAKE
OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 15, 1987

The quarterly meeting of the Board of Directors of the R-Ranch at the Lake Owners' Association was called to order on Sunday, February 15, 1987 at 10 a.m., 1962 Capell Valley Road, Napa, California, by President Jeff Dennis.

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

The minutes of the November 2, 1986 quarterly meeting were approved. A signed copy was posted for the Owners.

Ralph Wild was appointed by the Board to fill the position vacated by Harlan Williams. Mr. Wild gave a brief outline of himself and his experience.

Harlan Williams gave a Ranch Managers Report of the things that have been accomplished since the last Board Meeting.

New Business:

1. Major concern is that there is a bad leak in the swimming pool. Harlan Williams reported that he had a leak detection company do a survey. They gave an estimate of \$3,500.00 to determine where the pool is actually leaking. The pool is being drained, the leak will be traced, and an estimate for repairs will be given when it is determined exactly where the problem is. Mr. Williams will contact Mr. Dennis when this information is available. It is of major importance that the leak be found and repairs made before the summer season is in full force.

2. Harlan Williams brought up the problem of out-of-state collections and in-state hard core collections for past due assessments. On-site collection people do not have resources to trace owners who have moved, or are out of state. Board agreed that these problem cases could be turned over to a collection agency.

3. Harlan Williams brought up problem of people arriving at Ranch with guests but no guest passes. Past practice has been to bill them the \$5.00 for each pass used. However, many owners do not pay these bills. Question is whether or not they can charge these passes, or should they be made to pay for them in order to bring the guests onto the Ranch. Board is looking into revising the whole guest pass issue. Was tabled until the next meeting.

4. It was suggested by Harlan Williams that the front gate continue to be closed through the summer months. Stated that it seems to be working out very well having just the back gate open, and wished to try using just the one gate for the summer. This saves much money in salaries for security, electricity, etc. Board agreed to keep the front gate closed. Mr. Williams will have the authority to reopen the front gate if it becomes necessary due to crowds, etc.

5. Suggestion was made that lower parking lot be closed to owner parking except for the spaces by the store, which are designated 15 minute parking for store patrons only. Owners are to park in upper lot. Lower lot to be used for staff parking.

6. Harlan Williams suggested that we obtain some baby animals and form a "petting zoo" area by the barn for the children. Board agreed that it was a good idea. Harlan to check into getting a few animals to try out the idea.

7. Suggestion was made that we have a raffle, raffling off a horse, saddle, or some other items, to raise money for improvements not budgeted this year. Suggested that tickets be mailed to all owners; they would send in money for the tickets if they wished; drawing would be at annual meeting. Board wished to look into the idea at length; question of the Ranches' liability and the legality were to be checked out by June Berger & Jeff Dennis. Tabled until next meeting.

8. New format was introduced for the newsletter, more of a newspaper-type set up. Cost is same as format used now, but less setup time by Ranch staff will be required. Board approved change in format.

9. Mr. Dennis asked what the status was on the cabin renovation project. Rosemary Epler reported that 14-15 cabins are complete as far as insulation, sheeting, etc. Several have flooring in them; the balance will be done as time permits. Board agreed that 20 cabins will be completed, including 2 sets of bunk beds with mattresses, donated by Mr. Dennis. Mr. Williams will keep track of usage on the cabins so the Board can determine if more money should be spent on renovation.

There being no further new business, the meeting was opened to the audience for questions and discussion.

Owner Carol Roszkowski asked if the renovated cabins are being used regularly. Harlan Williams stated that they are the first reserved. John Marchant stated that he has used them several times and finds them to be much more comfortable. They are also much cleaner with the walls covered and the flooring in.

Owner Gary Shook asked if the bunk mattresses provided by Mr. Dennis could hold up the the moisture since the cabins are not moisture tight. The beds will be put in the renovated cabins only. They are also plastic covered, and should hold up well

4. Owner questioned if R-Ranch at the Lake would become part of the Coast-to-Coast camping program, since the R-Ranch in Georgia and the R-Ranch in Texas are part of the program. Mr. Dennis explained that he did not develop those ranches. He acted as a consultant only. He stated that he was approached by Coast-to-Coast when he was developing the Napa Ranch, but after researching the program, felt that it would not be in the best interest of the owners to be in the program.

5. Owner John Marchant questioned the fact that many items are brought up at the meetings, but action is not always carried out. One major item was the air conditioning for the lodge. There was lengthy discussion as to what was promised, by whom, why not done, etc. Bottom line is that the \$3,500 estimate that we got in May 1986 was not feasible. More practical estimate to do job properly is \$12,000 to \$20,000. Due to the pool problem which must be taken care of, air conditioning will have to be tabled for the time being.

6. Owners and Board agreed that a questionnaire or survey should be sent out to all owners as soon as possible, asking them to list in order of importance the projects they would like to see done on the Ranch. The suggestions will be tabulated, presented to the Board, and will be used to help the Board determine how money will be spent in 1988 for improvements. Owners feel that they should have some say in what is done. Board is in agreement. Mr. Dennis stated that in 20 years, at 3 R-Ranches, no special assessments have been levied. We try to live within our budget and keep assessments down, but still improve and enhance the Ranch. This sometimes means waiting for major items, and prioritizing major expenditures.

7. The raffle idea was discussed in length in the open session. Many owners feel that it would be a good way to raise some money. Would be strictly voluntary; low pressure.

8. Suggestion was made that ceiling fans might help the problem of heat in the lodge in the summer as an alternate until A.C. can be put in. The audience discussed this and felt that it would help circulate air, would not detract from the looks of the lodge and would be useful even if A.C. is put in at a later date. Board ok'd the purchase of 8 decorative-type ceiling fans to be installed on the beams in the lodge. Harlan Williams to purchase them; Ranch maintenance to install.

9. Owner Eleanor Hepworth expressed opinion that for the first time in a long time we have a manager who is working on the Ranch. Expressed the opinion that Mr. Williams is doing an excellent job. General audience agreement.

10. Suggestion was made that we put a mixture of horse manure and rice hulls or sawdust in the arena. This is used at many boarding stables. Provides a good surface, is cheap, and will eliminate much of the rock problem. Owner Vickie Lenzi agreed to look into cost of rice hulls and will report back. Board agreed that this was a good idea and it will be implemented.

11. Ralph Wild suggested that we make a list of all suggestions brought up at each meeting, what action is to be taken, etc. This way ideas that are proposed and deferred will be brought up again until action is taken, or a definite decision is made not to act. Rosemary Epler to go through past minutes and present a list at the next meeting.

12. Idea of emergency phone was brought up. This idea had been made before. Harlan Williams had checked into it. Pacific Bell would not run any more lines on the Ranch unless we replaced several phone poles. Board suggested that with the front gate moved permanently to the back gate area, the problem would solve itself since the main concern was that owners could not get in touch with security late at night unless they drove way out to the gate. Agreed that it is not a priority any more; too costly to run phones to campgrounds.

13. Owner Jerry Browning asked what we are doing about the people who owe horse board (almost \$2100 overdue). Mr. Dennis is to get a list of the people who are in arrears. He will then send a personal letter asking that the charges be paid, or the horse will be sold. Will give a 30 day payment period before action is taken. It was questioned if this was legal. Do we have right to sell. Mr. Dennis pointed out that the Boarding of horses is a privilege and if it is abused, the horses in question should be removed. Mr. Dennis to check into the legality of selling a horse for non-payment.

14. Owner John Marchant suggested that owners be told if the pool or other facilities are closed when they make reservations. Board agreed that if possible, Owners should be warned of any planned closings. However, when emergencies occur, the pool or other facilities may be closed without notice. The office staff will inform owners confirming reservations if any areas are closed to use.

15. A suggestion was made by Joan Strain, via a letter to Jesse Smyth, that the Board look into the possibility of a kennel area for dogs so that owners who use the cabins and own dogs may bring their pets up with them. Also suggested that another possibility was to set aside a certain number of cabins just for dog owners and their pets. Mr. Dennis said NO to dogs in cabins. This was never promised when the Ranch was being sold. It has always been stated that dogs are allowed in campground area only. Audience discussed the kennel idea at length. Many suggestions were made. Many felt it would cause noise and other problems with several dogs kept together in one area. Board decided it is not a high priority item right now. Tabled for further discussion.

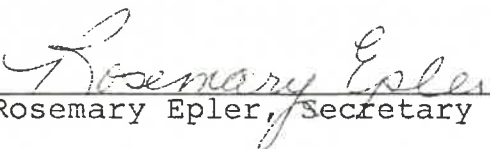
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17. Owner John Marchant asked what the status was regarding finding an area on the Ranch for owners to store personal items such as camping gear, etc. It had been suggested that there may be room in the building housing the pool bathrooms or in one of the long barns. Mr. Williams reported that he had looked into this, but feels that what little space we have is needed for storage of ranch items. There is no existing space available for owner storage.

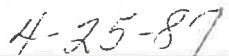
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There being no further business, the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

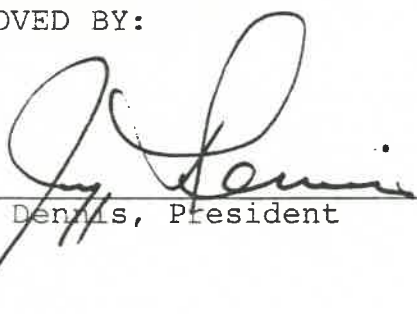


Rosemary Epler, Secretary




Date

APPROVED BY:



Jeff Dennis, President



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Respectfully submitted,

Rosemary Epler, Secretary

Date

APPROVED BY:

Jeff Dennis, President

Date

Board Meeting 215-87

Ralph Wild appointed to Board
minutes approved as read.

- Harlan's report

- Pool Leaks:

repair skimmers 12,500.-

→ pressure test 3,500.-

→ approved by Board

- Guest passes - 100's

- \$1. per day?

- Horse board - Let's to write letters

- Past due assess: out of state?

Collection agency? ok per Bill

- Gate 1: close permanently? ok per Bill

sign at Copell Valley Road - go ahead
with option to re-open without
Board approval.

→ Parking - behind lodge. Signs - employees ^{only}

- Pets - lambs, calves etc. ok per board.
ins.?

→ 15 minute parking for sb.
u.

- Raffe - prize horse & yak; proceeds to go toward covered arena. Mail tickets in newsletter. Band to consider talk to attorney.
- Newsletter - format similar to Hornbrook's. \$ per stb.
- Cabins - 15 winterized, 5 more to be done. we will pick up 80 beds & 80 mattresses from Red Bloss - donated by dept.
- Polar Bear Club.
- Bogins & other improvements
- Notes at stables - measuring of different trail markers.
- V. Davis consulting on new types of led for horses.

Open broom -
cabins

Charles
Mack) Air conditioners at lodge
Time of meeting? due to 12 of something late? Next meeting in May at 11 am.

Tons of profit
52"

It is judge $\approx 3\frac{1}{2}$ ton units
+ ducting etc \rightarrow 12,000.- per
John Merchant.

- * - Sign to form in stickers at gate.
- the ballot in newsletter for
owners preferences of major
expenditures.
- Send with election material
a priority list
- Arena - fill manure / sand dust
or rice hulls in with dirt.
- Notify owners who will
that pool will be closed.
- tunnel for owners dogs.

Next meeting:

11AM