

R-RANCH AT THE LAKE

OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 14, 1987

The quarterly meeting of the Board of Directors of the R-Ranch at the Lake Owners' Association was called to order on Saturday, November 14, 1987, at 1 p.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, Bob Belanger.

The minutes of the July 18, 1987 Annual Meeting were approved, and a signed copy was posted for the Owners.

The treasurers report was read by Jesse Smyth, and was approved as read. Cash on hand as of November 14, 1987 was \$69,461.32.

Reports were presented by the Ad Hoc Committees on Finances and Stable Use by Private Horses.

1. Marc Brown presented the report from the Stable Use Committee. The committee's first suggestion is that the CC & R's be changed to allow owners horses on the Ranch. Present wording does not allow over night stabling of private horses.

Other suggestions by this committee are:

- a) Limit the number of owner horses allowed on the ranch. The committee suggested 40-45.
- b) Set maximum number of horses allowed per family to make it fairer to all owners
- c) Set up rules and regulations for owner horses
- d) Charge equitable amount for board so that Ranch does not subsidize owner horses. Board to set rates and approve future changes.
- e) Charge equitable amount for all services (i.e. shoeing, shots, vet, etc.)
- f) Set up guidelines to force owners to pay board or remove their horses from the Ranch.
- g) Employee horses allowed on Ranch. Limit 3 per family.

Mr. Dennis reviewed the history of how owner horses were allowed on the Ranch if it is in violation of the CC & R's. An owner has contested this practice, and the Board must review how the ruling can be changed legally and permanently. A decision on this was tabled until the next meeting so that the Board, and the Horse Owners Association can review all the information. Mr. Dennis will contact the attorney to get a decision on voting.

2. John Low presented the report from the Finance Committee. He stated all questions that he had raised at the Annual Meeting, and at subsequent committee meetings, had been answered to his satisfaction. The committee feels that the Ranch is moving

in the right direction. They have requested a more detailed statement, and development of a 5-year plan for maintenance, replacement of equipment and capital improvements. The final recommendation was to base the budget on estimated actual receipts from assessments instead of on full receipt of assessments, since approximately 10% do not pay their assessments.

Old Business:

1. Bob Cutright, Head of Maintenance, reported that the water problems are being reviewed. We have done repairs and maintenance on existing wells, and are looking into a site for another well.
2. The Board does not feel that we should allocate funds for a permanent trailer storage site at this time. Funds are needed for other improvements and continued maintenance. Space is available at Pridmores Storage at a reasonable rate and the expanded time allowed for stays in the campgrounds seems to be working.
3. Approximately 200 Green Cards have been issued so far. Program seems to be going well.

Mr. Robert Belanger, our new Ranch Manager, was introduced by Mr. Dennis. He gave a short history of his background and previous experience. He thanked all the partners who have pitched in and helped on different projects around the ranch since he took over.

There being no New Business to discuss, the meeting was opened to the open forum.

1. Owner Tom Ross questioned how many horses the Ranch can handle, combining owner and Ranch horses. Mr. Belanger feels that 90-100 total horses is practical.
2. An owner raised the question of back assessments. We have adopted an aggressive collection program right now. We have two people working on it, and we are getting judgements. The problem we encounter is in collecting on the judgements. Also have a problem finding owners who have moved, etc. Must have current address in order to serve summons.
3. It was suggested that we get a larger, more visible sign at the Capell Valley Road entrance. Mr. Dennis said that the front gate is now being opened on weekends from 8 am to 4 pm. We will also find out about a sign at Capell Valley Rd.
4. Owner raised the question of Employees getting free board for their own horses. The Board voted to allow them to continue to get Board, but they will pay for other services.
5. Mr. Hart brought up the question of the leaking storage tank for water. Mr. Bob Cutright, head of maintenance, stated that the problem is not really one of leaks. The problem is in low water during the summer. The storage tank is made of wood. The wood shrinks and swells. When the water is low, it shrinks, and this causes leakage. When the tank fills up, the leaking subsides.

6. The question was raised concerning why the Board allocates money for certain things, when other things are needed. Mr. Dennis stated that the Board makes its decisions based on what most people want. Most capital improvements are made after being discussed at two or three meetings, unless it is an emergency item, such as the pool repairs.
7. Mr. McCracken outlined several areas on the Ranch that seem to be continual problems.
 - a) Bathhouses - need to set standards for cleaning and maintenance. The Board agreed that this is top priority for the coming year.
 - b) Need to replace leaking toilets and provide more mirrors in bathhouses in cabin areas
 - c) Teen dances were a good idea, except for the drinking problem. We need to find a way to continue the dances with better chaperoning.
 - d) Should establish a curfew for teens. We have had problems with them being out until 3 or 4 am. There is no security at this time. The Manager and Board will look into a solution to this problem.
8. Owner stated that the Green Card system needed to be explained in more detail. There was a lot of misunderstanding when the program went into effect. Ruth Cutright, Office Manager, explained that the newsletter was ready to go to press when the Board initiated the program, so there was not space for a detailed outline. It will be explained in full in the next newsletter.
9. Bob Helms raised the following questions:
 - a) Front gate - Questioned if we had more money now, since the gate was closed originally to save money. The Board explained that originally the gate was to be closed from Nov. to May only. Also, we had been getting comments and letters asking if the Ranch was closed, bankrupt, etc. The Board felt that it was in our best interest to open the gate for the daytime hours on weekends. Expanded hours will be posted for summer.
 - b) Lower Parking Lot - Some people still park there. Mr. Belanger was not aware of the rule. It will be enforced. It was also brought up that it was being used while the ramp was closed.
10. Mr. Hart brought up the dump on the Ranch. Mr. Belanger stated that we are removing items a little at a time.
11. An owner expressed the opinion that we need to look into babysitting at the dances. Need to spend more money on the little children for activities. Another owner brought up the problem of liability if sitting is provided. The Board will look into the cost, insurance etc. to provide this service.
12. Mr. Mooney expressed the opinion that we need to keep the manager for two to three years; give him a chance to work out. Mr. Dennis explained that the decision by the Board to replace the Manager was reached for many reasons. The Board does not like to change either.

13. Owner questioned why owner horses are not boarded at Pridmores, on property we leased. Board explained that owners objected to the horses having to be trailered. They also did not have direct access; could not use property to ride on. Board decided to use the property for winter storage for Ranch horses instead.
14. Owner Dave Aaron requested that the boat storage be opened up to RV's also. The Board stated that there is not enough room in that area. Also, it was designated boat storage by developer as part of sales.
15. Marlene Butler discussed the newsletter. Feels it could be layed out in such a way that you can find items easier. Wants more information regarding Board Meetings, etc. Also suggested different "sections", i.e., Business, Social, Upcoming Events, etc. Ruth Cutright stated that we may be able to add a page when needed because we have a new copier that allows us to print the newsletter ourselves, thus saving the printing costs.
16. Ted Nicholes asked if we had looked into buying acerage to add to our present acerage for items such as storage, pastures, etc. Mr. Dennis said it would be a good idea to see what was available in case we need more space.
17. Owner #603 presented a letter to the Board regarding a complaint. Board to discuss it at closed session with owner.
18. Joan Strain thanked all the employes who have worked long and hard to make the Ranch run smoothly.
19. Pete Harris questioned possible changes in guest pass policies. Mr. Dennis explained that the Board has not decided on a change at this time. We are considering programs that have been put into effect at the other ranches. No change at this time.

There being no further business, the meeting was adjourned at 12:30.

Respectfully submitted,

APPROVED BY:

ROSEMARY EPLER, SECRETARY

JEFF DENNIS, PRESIDENT

Called to order 1pm
Intro of Board Members
Minutes of Annual Meeting to
be posted.

Treas. report - end bal. of
11.13.87 cash report.

Ad. the Committees

Mark Brown Chairman of
Stable Use Committee

Read proposals.

Jeff: Requires change of CCIR's.

Mal ballots (committee)
include pro & con arguments

State board for emp
horses as fringe ben.
DW W-2?!!

Board does not object to
changing CCIR's to accommodate
owner's horse.

Essex - date of first board.

Finance Committee chairman
John Low.

Questions answered
Spoke purpose of committee.

Reporting procedures of G.
Worth not same as Nod's.

"Potential Cash Flow
Problem"

5-year forecast + cap. expenditures
budget should be used.

Spend according to actual
receipts, not budgeted
receipts.

Recommendations:
Make FS consistent.
Add more detail " "

Water: OK

Trailer Storage: Don
Ross to do it - he
said if com. members
were not available they
would merge w/fin. com.

Greenlands. Edwards
riders.

Intro of Bob Belanger.
wants to volunteer.

→ keeps ins. rates down. (?)

ZW: boat storage - excellent
reg. ? We don't check now.

Tom Rogers: ^{Pers.} "brings it"
Waiting list or "first come,
first served."

Hornbrook can file
Delinquency Notice
& foreclose on 5/1/81!

Per Matt: Cannot
perfect foreclosure due
to decrease in value of

Sol
Masteller
And moves: 165/year of
90/6 mo More space.

Employees will be charged
for elects, shoeing etc.
Collective:

WtH to be sold out
w/ March 1st. JD plans
to come to R. Lake to
sell Jedd's shares.

Gene McCracken: bar/bars
early tickets in 3rd; point.
New tickets. more mirrors,
teen dances: drinking age? (under
or over teen age)
Coke?

Bob Helms: Where does
money come from to
open front gate? Important
in appearance to gen. public.

Parking by Lodge - enforce
no parking dress.

Sign for back gate?

Dump up the deck? We
will be working on it.

Rogers: Entertainment / Baby sitting
for kids: Child care.

Caroline, Norinberger: date
for section on owners
horses.

Moore

* Bus. page

Social page

} separate
info.

Ted: Buy adjoining property
Dr?

Keith:

R. Harris: Guest Policy?
Changed at Wild Horse
to free guest passes.
"B.L. - can I collect
vs deliberately make it
did at Hornbrook

Advertising in newsletter
?

Board Meeting

- Board decisions in Exec. Session
- Duplicate ID cards -
\$5.00 charge stamp duplicate
- Guests may not bring horses on the ranch. ✓
- Guests must ride with an owner or ~~with~~ on a wrangler-supervised trail ride only.
- Owners horses brought on ranch to be left overnight must be left in the north pasture - not in stables or paddocks.

- Pool hours:
w/ lifeguard Thurs, Fri, Sat Sun 9AM - 11PM
dill 11pm MTW 9AM dark
w/ lifeguard?

Nov. 14, 1987

meeting called to order at 1pm by Le
J.R. ~~total~~ Present were J.R., J.S.,
R.E., R.W. & J. Burger.

Minutes were approved as read
~~provisional~~

Min. were read by Board Members
& approved as read. A copy will
be posted ~~at~~ in the lodge

Jess Smyth read the treasurer's
report. Cash on hand \$6946.13².

Reports were presented by the
Ad Hoc committees on Finances &
Stable Use of Private Horses

- 1) Marc Brown - Read report & suggested
changes in CC&Rs to allow owner's
horses as perst priority.
Also sug. limit # of owner's horses
allowed on ranch. set max # per
family; set up rules & reg for owner's
horses; charge equitable amt
for Board so Ranch doesn't pay for
owner's horses; ~~or~~ charge equit
amt for all services (ie. shoeing, shot, etc)
to cover expense; set up plan to
force owners to pay or remove horse
Emp horses allowed, limit of 3.

(2)



Mr. Dennis reviewed history of how owner houses started being boarded. Conclusion is that Mr. R. Rhoades has contested ^{owner} houses being on Ranch; therefore, must amend By Law. Board supports having owner & emp. houses on Ranch. Board agreed to support Home Comm. in getting votes nec. to change. Mr. Dennis to check w/ ally re: how many votes nec. to change. Have comm until next Board meeting to get votes.

John Low reported on Finance Comm. findings. Stated that all quest he had were ans. satis. Feels we are moving in right direction. Rec. letter acting (more details) on stmts. Also rec that we dev. a 5-yr plan for maint, replacement of equip & emp. 3rd rec. was not budget full rises when past per. shows low rec. 85-90% only.

Status on water - Saw the summer
 Auddeng, O.K. Chipping into new
 well, redoing some.

Trailer Storage - Board opinion is
 to not allocate funds for perm. storage
 at this time. Space avail set res.
 rate at Piedmores right now & the
 expanded time seems to be working.
 Therefore, no changes.

Green Card status - 200 issued so far
 seems to be going over well.

Bob Bellanger ^{was} introduced & gave
 short history of his background.
 Thanked all partners who have
 helped with projects on the
 Ranch. Can get so much more done
 w/ partners help

- No new business -

Open forum

↳ Sam Ross - re owner horses. OK. How
 many can we handle. Mgr. feels
 90^{to 100} total (ie 50 Ranch - Owner)

4)

Question was raised re: back assess. Shall more aggressive collection right now. Are getting judgements. Problems sometimes finding owners and/or collecting on judgements.

Oldmans

Suggest sign at Capell Valley Rd front gate now open on weekends.

Emp get free board but will pay for other services

Hart brought up water tank. Bob Cutright, maint, discussed tank. Leaking is caused mostly by front tank not being full. It is wood; wood shrinks & swells. When low, it shrinks & does leak. Problem this summer was low water not water storage.

Jeff outlined way Board makes discussion based on what most want.

5.)

Owner expressed ⇒ Mr. McCracken ~~dis~~ outlined areas where we need imp.

1) bathhouses - need to set standard's for cleaning & maintenance (Boards ~~is~~ ^{is} one area that is top priority.)

~~Motion - \$10~~

2) New toilets; more mirrors
~~need~~

3) teen dances OK, except drinking
Were good idea, find way to chaperon, police better.

4) est. curfew for teens - have had them out til 3-4 - (no sec. at this time.) need to look into it.

Green Card's - needs to be explained better

Bob Nelms # 3.

1) re: front gate open - do we have more money? ^{7th} Board ~~felt~~ ^{was} getting comments from outsiders that Ranch was closed, bankrupt etc. Original plan was to close from Nov-May. Will be open 8-4, Sat, Sun.

(6)

2) parking in lower lot. Some still use it. Bob Billinger wasn't aware of rest. will be enforced OK staff.

Owner ^{exp} opinion that gen. appearance of Ranch is great; cleaned up behind barn area.

Hart brought up dump on property. Have been taking items out a little at a time.

Owner exp opinion that we need to look into baby sitting at dances. need to spend more on the children for activities; sitting. Will try to supply sitting. is a liability problem. Tabled - Board to discuss & bring up at next meeting.

Board #232

Money #235. re mgr. Need to keep for 2-3 yrs. give him a chance to work out. Jeff explained that Board doesn't like to change either. We are trying to find right ~~new~~ person

(7)

Owner horses at Piedmore's -
Owners objected to having horses
trailer'd; ~~can't~~ don't have
access; can't use prop to ride,
ins. problems;

Board decided to use for Ranch
horses only.

Dave Aaron #1588 } Wanted to use
boat storage for R.V. No. not enough
room; dis. for boats only.

Marlene Butler #193

re: Newsletter layout in such a
way that you can find items.
Wants more info, Board Minutes,
etc. Sugg. business page; social page,
upcoming events, etc.

Ruth also stated that we may be
able to add a page because we
have a new copier & can print it ourselves.

Jed Nicks - #928.

re: Have we looked into buying
acorage to add to our present acorage
Jeff said it was a good idea to see what
was available

Bob A Owner 603 - Gave letter of
complaint to Board to be discussed
later. Board met privately

18)

John Strain thanked all emp
who have worked hard & long
to make Ranch run smoothly

~~Larry Shook - Pouring concrete~~

Pete Harris \$25.00 re. pass charges in
guest passes - Haven't changed
yet - probably won't do it here
for another yr. Board needs to
discuss this

~~Wanda Lopez~~

~~Office
Meeting~~

~~Sam Rogers~~

Meeting adjourned

TO: RUTH

NOVEMBER 13, 1987

FROM: ROSEMARY

Items of interest from Executive Board Meeting of 7/18/87:

1. Ranch to continue to pay propane for trailer Bob Chauvin uses.
2. An owner had asked if he could send his underage (under 16) children to ranch with an adult friend when owner unable to come up. Vote 5-0 that owner must be present per rule book.
3. Fee for duplicate cards to be \$5.00.
4. Vote 5-0 that security guard is to come out and greet owners. This also allows for casual check of vehicles. Sign at gate to be removed at 4pm ("Park, Come in and Register" sign).
5. Pool hours can be extended to 11pm ONLY if lifeguard on duty. Pool gate should be locked at dark if no guard on duty.
6. Assoc. owners 18-25 attending school away from home, may continue to use Ranch if they can show proof that their legal residence is still with the parent/owner
7. Personnel Procedures (new set) were approved. Should try to set up meeting with Ralph, Bob Belanger, etc. to review with employees

R-RANCH AT THE LAKE
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*CC & R's / Bylaws
Change suggested*

BOARD OF DIRECTORS MEETING

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you time

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Respectfully submitted,

APPROVED BY:

ROSEMARY EPLER, SECRETARY



JEFF DENNIS, PRESIDENT

For Newsletter

Board Member in Ralph Wild will meet with ~~interest~~ owners on occasional Saturdays at 11:00 AM in the lodge to discuss matters of interest to the owners.

Times and dates to be posted in the lodge.

Bring your questions, and suggestions.

GO - TELL - RALPH.

Annual Meeting
Introductions

Treasurers Report

Jeff - No increase of assessments

John Stoner - Attorney

Cumulative voting

Nominations - none

Speeches

Jim Ewing - not here

Jim Hart - not here - speech

by Mike Mooney: repair water system; double storage space in long barn; column in newsletter for owners to ask questions.

Jesse - corp. controller. & sales rep
at Wild Horse.

Ralph Wild - teacher, camp director.

Rosemary - secretary

Jane Berger - controller - Ltd.

Jed -

41/day GP - tabled ^{next} ~~at~~

Vandalism, drinks ^{meeting}
exchange rights - voted down
at Horn Brook; none at
Wild Horse

Teen center? to be discussed
by board.

Referral Program -

Owner who refers a buyer here will receive a one-week trip to Hawaii.

* [Owners can show prospective buyers the Ranch without using guest passes.

Use caution with horses.

Trailer storage - charge?

Survey: owners who would like to store trailers here.

Babysitters for dance nights.

24 hr. roving security?

Jeff Dennis 842

Ralph Wild 524

Jesse Smyth 481

Rosemary Epler 473

Jane Berger 442

Jim Hart 164