

R-RANCH AT THE LAKE

OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 30, 1988

The quarterly meeting of the Board of Directors of the R-Ranch at the Lake Owners' Association was called to order on Saturday, April 30, 1988, at 11 a.m., 1962 Capell Valley Road, Napa, California, by President Jeff Dennis.

Present at the meeting were Board Members Jeff Dennis, Jesse Smyth, Rosemary Epler, Ralph Wild, and Ranch Manager, Bob Belanger. Board Member June Berger was excused.

The minutes of the January 30, 1988 Quarterly Meeting were approved as previously reviewed by the Board, and a copy was posted in the Lodge for the Owners.

The Treasurers' Report was read by Jesse Smyth. As of 4/29/88, we had a bank balance of \$58,416.22 in checking; \$46,017.37 in the reserve fund; \$15,470.81 in the teen fund; and \$1,940.00 in petty cash for a total of \$121,844.40. Our cash position at 5/1/87. was \$47,050.84. Our cash position is much improved from the same period last year. Our past assessments are being cut by aggressive collections; we have collected \$6,969.21 on "chargeoffs" from past years. This represents extra income to the ROA since these accounts have been written off as uncollectable. The Treasurers' Report was approved as read.

OLD BUSINESS:

1. Bob Belanger discussed the status of the water tank. It had been estimated that it could cost over \$50,000.00 to put in a new tank. Bob contacted The Barrel Company to assess our current tank. Their report indicates that we have at least 20 years of life left in our tank. The recommendation is that the bottom seal be repaired from the outside. This will not result in any water loss during repairs. Approximate cost is \$1,000-\$1,500. Mr. Dennis moved that we approve an expense of up to \$1,500.00 to repair the existing tank. Approved - 4 yes; 1 absent.
2. Bob Cutright reported on the status of the new well. It is being tested and it is producing 28 Gal. per minute right now. With the new well, our water situation through the summer will be greatly improved. After the well has been pumping for two weeks, the county will test it to determine if it can be used for drinking water.
3. The pole barn is now installed. Total cost was \$7,300.00. The barn should pay for itself in 1-2 years. We are attemptin to sell the bad hay, or give it away, to get it off the Ranch. The pole barn will eliminate soem of this hay loss in the future.

4. Mr. Dennis reported that the Snack Bar is now being run by new owners. The hours will be extended to 7 days a week after June 10. The store is being run by the ROA.
5. The teen center addition that was approved at the last meeting has been tabled due to problems with the permits. The proposed plan was to extend the existing building out the back using the existing concrete slab. The Board approved the use of \$7,500.00 of the Teen Fund for this project. When the permit was applied for, it was discovered that the county requires 100 feet of 6" concrete retaining wall along the creek. We have no estimate for this wall yet, but it could cost more than the proposed addition. The Board suggested that we do not spend the balance of available funds for this retaining wall. Instead, Mr. Belanger will look into the cost of erecting a steel building on another site, possibly across the road from the existing building. Tabled for further information.

An owner asked how the money gets into the Teen Fund. Ruth Cutright explained that 50% of the income from the games goes into the fund. The games are owned and maintained by an outside service. The service receives 50% of the income, the teen fund receives the other 50%.

6. The new 5-year plan was introduced by Jesse Smyth. It is an outline for major expenditures for the next five years. Some items being considered are major improvements such as lodge furniture replacement; road resealing and/or paving in cabin area, camp grounds and parking areas; septic tanks; vehicle and equipment replacement. Jesse Smyth & June Berger have been working with Mr. Belanger to estimate needs and costs on items for the next five years. The plan is still being worked on.
7. Mr. Dennis reported that he is planning to install 135 electric hookups in the campgrounds around bathhouse 7 & bathhouse 8. The estimated cost for this project is \$50,075.00. Mr. Dennis will bear the entire cost of this project. Mr. Dennis suggested that we charge \$1.00 per day for being on an electric site, whether or not you are using the electricity. Since there will be 165 spaces without electricity, there will be enough spaces for everyone, whether or not they want electricity.

Mr. Dennis is also spending approximately \$75,000.00 for cabin upgrades including windows and other materials. Mr. Dennis will provide the material; the labor will be provided by the maintenance staff. An owner questioned the use of astro turf in the cabins. The fear is that it will be difficult to clean. It was decided that we will try a few, and if it does not work, we will try something different.

The question was raised regarding the \$1.00 charge for electricity. Will you be charged \$1.00 per day, even if you are not hooked up? If you can leave your trailer on a spot for 2 months in the winter, will you pay \$60.00 if you are on a hookup? The answer was yes since you are taking up a space that someone else cannot use which has electricity. A majority of those present approved the \$1.00 per day charge, whether hooked up or not. The Board approved the plan.

8. Trailer policy was reviewed. All trailers must move off after two months. If you own more than one share, you still must move after two months; you cannot leave the trailer or motorhome on longer. Also, if two owners share a trailer, the unit still must be moved off after two months. Approved 4 yes, 1 absent.
9. Ruth Cutright requested that we change accounting firms. There will be no cost to change since the firm picked is familiar with the way the books are set up. It is the same firm that is used at Wild Horse and Hornbrook. Approved 4 yes, 1 absent.
10. Ralph Wild commended Mr. Belanger on the amount of work being accomplished on the Ranch with fewer employees. He noted that the Ranch looks great and morale of employees is much better. Thanks to all of the employees for a great job.
11. The teen curfew was discussed by the Board. The curfew is 12:30 a.m. for teens through age 20. The noise curfew is still 10 p.m. Teens found roaming around after the curfew will be returned to their parents. If they are caught again on the same night, they can be asked to leave.
12. It was brought up that boats in the storage area must have current registration and tags to remain in the area.

There being no further Old Business, the meeting was opened to the audience.

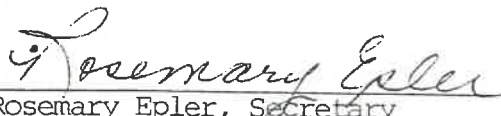
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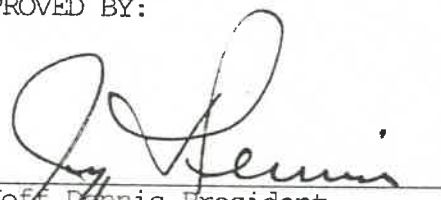
The Board set the next meeting, which is the Annual Meeting, for 11 a.m. on Saturday, August 6, 1988.

There being no further business, the meeting was adjourned at noon.

Respectfully submitted,

APPROVED BY:

  
Rosemary Epler, Secretary

  
Jeff Dennis, President

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Respectfully submitted,

APPROVED BY:

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Rosemary Epler, Secretary

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Jeff Dennis, President

## Board Meeting 4.30.88

Called to order 11:00 AM

Gene Berger absent.

NEED  
COPY

\* Minutes approved as corrected

✓ Smyth - treasurer's report OK  
as of 4.29.88.

Water Situation: repairs to  
big tank ~800. - 1500. (?) approved  
by BOD.

Well: after 7 days continuously  
28 gpm. - excellent improve-  
ment to drinking water supply.

Pole Barn: to be delivered today;  
cost 7300.- should pay for itself  
in a year by reducing waste.

Will sell some moldy hay to  
recoup part of cost. Cannot  
feed to horses. We used to store  
hay at Pridmore's barn w/ no loss  
by deterioration. Floor raised,  
gutter around road to keep water

4-30-88

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out.

Sweet Bar - New operators. <sup>open</sup> 7 days  
6-70

Store - F&T operated now; to contract out & collect 5% summer.

Teen Center: 15,470. in CD - will need 100 ft wall by creek to build next ~~to~~ VC. Consider different site which will cost less \$.

Discussion on where it comes from, %'s etc.

Syr Plan long-term Budget: fix roads.

Do part each year { 1) Campgrounds 2) cabins 3) parking lots 4) Tennis courts.

Septic Tanks - pump annually.

Pool Furniture: different table tops.

Lodge Furniture: replace part at a time.

Lodge Floor - check support; get est.



LF Budget

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- Pipe borals - to replace wood fence
- Food filter & drinking water filters
- Beekhoe
- Small truck - security.

Jed: Elec. <sup>hookups</sup> 11w 135 computers.  
59,075.- to complete - to be paid by Jed - not ROA.

Prop.: charge 1.- per day to occupy elec. hookup - whether used or not.

labin upgrade: Ranch provides labor; Jed provides materials.  
Complete in ~ 1 year. 1 finished; 6 under construction.

Owners: Astro turf: increased maintenance?

Use door mats.

Can use heater on wood platform w/ astro turf.

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Page 4

20 amp. service for each campsite.

Self signed proposal from Tidmore  
to put elec. in 135 campsites.

1. / day to be charged for use  
of elec. site.

Trailers / 2 shares - No change,  
to existing rates.  
2 owners / 1 trailer - No change.

Change accountants - old.

Ralph . . . . .  
commended the entire staff for  
a job well done - more  
accomplished w/ less people.

4:30-88

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Sub:

BBQ's? "When I was selling."

Annual Meeting: 8-6-88  
11:00 AM

Status on Collections

April 30, 1988

1987 and prior	\$63,060.74		
1988 1st half delinquent	44,940.00	214 Owners	12%
Total Delinquent	\$108,000.74		

Small Claims filed on owners

Judgment	Date	Paying
\$658.22	3/5/87	N
883.47	3/3/88	Y
848.60	8/29/86	Y
242.50	1/8/87	N
1515.00	1/29/88	N

(filed lien on property as owns outright)

Bankruptcy

total 9      \$11,090.55.      Waiting for either deed back or re-affirmation. Either way, the \$11,090.55 is a total write-off.

Write-Off Shares

Collectable		\$28,407.08
Credit Bureau	\$57,612.90	
Less 1/2		28,806.45
Total W/O to be collected		\$57,213.53

# of W/O paying      14  
 # of W/O no response      29

W/O Small Claims

Judgment	Date	Paying
\$665.05	7/25/86	N
607.19	8/22/86	Y
305.05	7/25/86	Y
656.05	5/30/86	N
798.97	8/28/86	N
953.52	6/12/86	N

Meeting 4-30-88

Ruth -

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ROSEMARY'S NOTES

Approved est. to repair  
bottom seal on water tank ✓  
(1000-1500). Est 20 yrs. more  
life in tank

New well is pumping 28 gal/min

Pole barn is now up.

Ken center expansion will  
have to be tabled. County is  
requiring <sup>ing</sup>retain wall along  
creek in order to expand on  
current site. To look in to  
~~and~~ prefab bldg.

Jeff to put in 135 elec hookups  
Chg \$1/day - ea day trailer  
on. Approved -

Off buying windows &  
other material to upgrade  
cabens. Enclosing them; putting  
in windows, doors, walls &  
floor cover.

All trailers must go off after  
2 months.

5 yr. plan for major open  
was outlined.

Scen Curfew - 12:30 -  
noise curfew is 10pm -  
generators off at 9pm

Annual Meeting  
Aug 6, 11am

Please put in something  
about anyone int. in being  
on board