

R-RANCH AT THE LAKE

OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

AUGUST 6, 1988

The quarterly meeting of the Board of Directors of the R-Ranch at the Lake Owners' Association was called to order on Saturday, August 6, 1988, at 11 a.m., 1962 Capell Valley Road, Napa, California, by President Jeff Dennis. This was the Annual Owners Meeting.

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

Mr. Dennis read the minutes of the last meeting. The minutes were approved as read except for a correction on the split of the game money from the teen center. The Ranch receives 50% of the income from the games. 25% of this amount goes for operating expenses and 75% goes into the teen fund.

Jesse Smyth read the treasurers report; it was approved as read.

Mr. Dennis explained the voting procedure. We use a cumulative voting procedure which is regulated by the Department of Real Estate. Each share equals 5 votes. You can split your votes in any way you wish.

Mr. Dennis introduced the candidates for the coming year and each gave a brief outline of his/her background. Mr. Dennis explained that Rosemary Epler was unable to attend due to a conflict in scheduling and that she wished to run for reelection. Candidates for the coming year are:

Jeff Dennis
June Berger
Ralph Wild
Rosemary Epler
Jesse Smyth

John Low
Michael McEwen (not present)
Harlan Williams

The owners were given a few minutes to mark their ballots then they were collected for counting.

Mr. Dennis read a list of accomplishments for the year. Several improvements have been made including a new pole barn, drinking water well, repairs to existing water tank, new trailers for employee housing, 3 vehicles for ranch use, VCR for lodge, cabin upgrades, and many other items.

OLD BUSINESS:

Mr. Dennis read the letter that was sent out regarding Designated Users. A ballot had been mailed with the other voting material and a letter of explanation on what this means. We needed 51% of the eligible votes to pass; we did not get near enough votes returned to pass this item. Therefore, we will not have designated users at this ranch.

Mr. Dennis read a letter from an owner who wants us to leave some rustic cabins. Some owners like them the way they are. Board agreed to leave 10 to 20 "as is" for those who enjoy rustic camping. We are upgrading the balance with materials provided and paid for by Mr. Dennis.

The electricity in the campgrounds was discussed at length by many owners. The main problem seems to be whether or not to charge for every day the trailer/tent/motor home is left on the site with electricity, or only for the days the owner is actually using the electricity. Mr. Dennis explained how the charge was initiated (at the April 30, 1988 meeting). The matter was finally put to a vote of the owners. It was passed that we would retain the \$1.00 per day charge.

(a few weeks)

NOTE: It was approved/after the meeting that there will be no charge for electrical use at all at this time.

It was suggested that we charge a \$1.00 per day per guest for each day the guest is on the Ranch. There would be no free passes; owners would receive a discount for paying their assessments early. There was discussion from the audience, but no vote was taken. The item was tabled for further research and discussion by the Board.

It was suggested that we install a spa for use by the owners. Mr Dennis pointed out that it takes money for these types of improvements, and the owners must decide where their priorities are. No vote was taken.

Several owners expressed a concern for the condition of the bath houses. Items of concern are standing water on the floors, lack of privacy, cleanliness, no towels, etc. Mr. Dennis expressed the opinion that the bath houses should be our first priority this coming year. Mr. Belanger noted that he is planning extensive water blasting to clean the walls and is looking into epoxy and other types of coatings that may be more durable.

The stable staff was praised for the good job they are doing with the green cards and general conditions at the stables. One area that needs work is the boot room. Owners who borrow boots for their use or the use of their guests are reminded to put boots up in pairs, and generally help keep the room tidy. It was also noted that there is absolutely no smoking allowed in the barn area or on the trails.

An owner suggested that we ban smoking in the cabins. It was pointed out that this is already a rule.

Owner Sue Eckert brought up group use. They had planned a family BBQ for a weekend in the summer. Mr. Belanger told them that they were unable to book groups on weekends from Memorial Day through Labor Day. Mrs. Eckert stated that she had been allowed to do so in the past. The Board reinforced the rule and it was approved by the audience.

Mr. Dennis read the results of the election. New Board Members are

John Low
Jeff Dennis
Jesse Smyth

Rosemary Epler
June Berger

Mr. Dennis announced the board would meet after the general meeting to elect officers for the coming year and pick a date for the next meeting.

Owner James Meeks thanked the staff for the fine job they are doing in keeping the Ranch running and in enforcing the rules for the betterment of all of the owners. He also pointed out that the main problem with the bath houses is that owners/guests "trash" them. We must take care of "R" Ranch.

Several owners expressed the opinion that teens must be controlled by their parents. The curfew seems to be helping but parents must be responsible.

There being no further business to discuss, the Annual Owners Meeting was adjourned by Jeff Dennis.

Respectfully Submitted,

APPROVED BY:

Therese Marie Egan

Jeff Dennis

MAJOR PROJECTS COMPLETED FROM JULY 1987 THROUGH JULY 1988

1. Completed deck addition at swimming pool. Project includes lumber, paint, astroturf, permits.
2. Drilled new well for drinking water. Project includes plumbing and pressure tank.
3. Constructed 36' x 50' x 18' high pole barn for hay storage.
4. Pool cover.
5. Hot tub
6. New FM radio system for security.
7. New Savin copier (lease).
8. Five new Carry-All carts (lease).
9. Equipment for snack bar.
10. 1972 Ford pickup with utility boxes - maintenance.
11. 1975 Ford Courier - security.
12. 1974 Ford Courier - maintenance.
13. 12' X 60' Fleetwood mobilehome - employee housing.
14. 8' x 35' travel trailer - employee housing.

LODGE & POOL AREA:

1. New VCR for movies.
2. New freezer.
3. Handicapped ramp at rear entrance, and handicapped parking space.
4. Enclosed & painted laundry room.
5. Built ramp from main parking lot to swimming pool.

YOUTH CENTER:

1. Completely rebuilt bridge from lodge to youth center.
2. Installed gas heater.

CAMPGROUNDS & CABINS:

1. Installed dishwashing sinks at all eight bathhouses.
2. Renovated ten cabins (materials paid for by Jeff Dennis).
3. Sprayed all roads in cabin and campgrounds to prevent growth of weeds.

STABLES:

1. Rebuilt paddocks with pipe rails, and plumbed water in.
2. Rebuilt all stall doors in both barns.
3. Built new tack room with cement floor, new saddle racks & harness racks.
4. Built new board fence behind barn.
5. Built new small paddock for horses needing treatment.
6. Made two new trails: one north of barn, and wagon trail.
7. Painted both barns.
8. Replaced water troughs in all pastures and paddocks.
9. Put in new wire fence to divide pasture to office.
10. Built new saddle racks in owners' barn with volunteer help.
11. Poured cement floor in boot room.
12. Purchased & repaired covered wagon.
13. Qualified 500 pardners for trail cards.
14. Raised rafters and lights in both barns.

STORE & SNACK BAR:

1. New roof on store.
2. Installed new swamp cooler in store.

EMPLOYEE HOUSING:

1. Purchased woodstoves for manager's house & south house.
2. Purchased & installed air conditioner - employee housing.
3. Purchased & installed swamp cooler - employee housing.
4. Renovated and re-roofed mobilehome
5. Completely renovated mobilehome.
6. Painted three mobilehomes.

ENTRANCES:

1. Moved guard shack back from highway.
2. Built new fence on bridge by Gate 1.
3. Built fence at ROA office.

WATER SYSTEM:

1. Installed new chlorination pump in drinking water system.
2. Sealed water tank.
3. Installed pressure tank at south well.

OTHER:

1. Installed additional 350 gallon tank on fire truck, to increase capacity to 700 gallons.
2. Built portable 2-stall outhouse, known as 'doublejohn', to replace use of rented outhouses.
3. Painted maintenance building.