

R-RANCH AT THE LAKE
OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
EXECUTIVE SESSION
JANUARY 30, 1988

The Executive Session of the January 30, 1988 Quarterly Board Meeting was called to order at 12:10 pm by President Jeff Dennis.

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

The next meeting date of April 30, 1988 at 11 am was approved by all.

The Horse Rules that were presented by the Ad Hoc Committee were reviewed. It was agreed that Bob Belanger and Jesse Smyth would review these rules and finalize the new stable use rules. The new rules will be published, and all horse owners will receive a set. The new boarding rate of \$55.00 per month per horse was approved by a vote of 5-0. It was agreed that an equitable rate will be charged for worming and other services, depending on the actual cost to the Ranch. Full time employees will be allowed to board their personal horses free, but will pay for other services. Part time employees board will be at the discretion of the Ranch Manager. It was agreed that an owners horse can be sold to satisfy debt for past due boarding fees if all other attempts to receive payment have failed.

The Board Members are now insured by Lloyds of London.

The proposal by Mr. Williams to blow out well #3, and to install a new pressure tank at well #5 was reviewed with Bob Belanger. It was voted 5-0 to go ahead with the proposal for \$1,400.00 to do these two things. Board also agreed to look into the cost of a new tank, and into building it in phases over a 3 year period to defray the cost.

The pole barn proposal was discussed again. It was moved and seconded that we build the pole barn for the estimated cost of \$6,900 - \$7,300. Vote 5-0 in favor.

A 5 year budget plan was discussed briefly. It was decided that Bob Belanger has been Manager long enough now to have some ideas for the next few years. Jesse Smyth, June Berger and Bob Belanger are to meet and start reviewing needs to get a 5 year plan developed.

A plan was presented by Bob Belanger to extend the existing teen center. A plan was drawn by owner Rich Webb. Estimated cost for material is \$7,500.00. It was moved and seconded to spend \$7,500.00 from the teen fund for this project. Labor to be combination of paid/volunteer. Vote 4-1 with Ralph Wild voting no.

There being no futher business, the meeting was adjourned.

Respectfully submitted,

APPROVED BY:



A handwritten signature in cursive script, appearing to read 'Jeff Dennis', is written over a horizontal line. The signature is written in dark ink and is positioned to the right of the 'APPROVED BY:' text.

R-RANCH AT THE LAKE
OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

JANUARY 30, 1988

*By-Laws is CCR
Change*

The quarterly meeting of the Board of Directors of the R-Ranch at the Lake Owners' Association was called to order on Saturday, January 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, June Berger, & Ralph Wild, and Ranch Manager, Bob Belanger.

The minutes of the November 14, 1987 Quarterly Meeting were approved as previously reviewed, and a copy was posted in the Lodge for the Owners.

Jesse Smyth, Board Treasurer, read the treasurer's report. As of 1/29/88, Cash on Hand was \$184,446.47, including \$14,140.75 in the Teen Fund. The treasurer's report was approved as read.

Bob Belanger, Ranch Manager, gave the Managers Report:

1. Improvements since the last meeting include general cleanup and painting at bathhouses; new fencing in many areas; new paddock fences behind the Managers house and general cleanup and maintenance
2. Mr. Williams did a survey on the existing wells. He made two recommendations:
 - a) Pull pump and blow out well #3 to try and get it back to producing 30 gallons per minute (original rate). Cost estimate = \$800.00
 - b) Install pressure tank on well #5. Cost estimate = \$600.00Board to discuss these options in executive session and make decision.
3. The water tank is holding well right now. Mr. Belanger is looking into replacement with a concrete type tank over the next three years. Board to discuss this option in executive session and possibly install over next 3 years.

Ralph Wild brought up the issue of a teen curfew which had been raised at a previous meeting. Board feels that this is a summer time problem since it is too cold in the winter to be out very late. Will be discussed further in executive session.

Old Business:

1. Status of Owner's Horses on Ranch - The attorney ruled after lengthy review that the rule limiting owner's horses on the Ranch is in the By-Law section of the Owners Manual, not in the C.C. & R section. The Board can change By-Laws by vote of the Board. The Board voted 5-0 to allow owner's horses to be boarded overnight on the Ranch. The rules proposed by the Horsemans Committee will be reviewed and an approved set will be posted. There will be a limit on the number of horses that can be boarded.

2. Green Card program was reviewed by Mick Miller, Head Wrangler. 276 owners have passed so far. The program is going well, and most owners realize that safety is our primary concern and is the reason for the testing.
3. Bob Belanger gave a report on the cost of erecting a pole barn on the Ranch. The purpose of this type of barn is to cover hay and protect it. Right now, we are using tarps to cover the hay that has been purchased. The tarps allow moisture to collect in the bales, and causes spoilage. We can expect to lose approximately 25% of the hay stored right now. We are expending a lot of time and maintenance hours in covering and uncovering the hay trying to keep it dry, and allow it to get air in good weather. A pole barn will save time and money being spent, and will help reduce spoilage. Horses fed hay that had mildewed may die. The pole barn proposed is a metal structure to be installed, including footings, by the company that we are considering purchasing from. Cost estimated at \$6,800.00 - \$7,300.00. Board to consider in executive session and vote.

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

1. Owner asked about the status of collection on overdue accounts. June Berger stated that we have very aggressive collections right now. We are using staff, plus outside help for the "hard" cases. 1987 collections are better than any prior 3 year period. We are going after them quicker, and are working with owners to get them current and keep them current.
2. Questions was raised as to whether or not owner's assessments are connected to payments on loan to Dennis Enterprises. Mr. Dennis explained that if the assessment is current, the owner can use the Ranch; payment to Dennis Enterprises is separate. Dennis Enterprises is starting foreclosure in most cases if payment is 4 months overdue. Once foreclosed, Dennis Enterprises assumes obligation of assessment; they will not accept a deed back until assessments are current. Dennis Enterprises has approximately 300 shares deeded back through foreclosure, etc. A sales force will be back this summer to start selling these units.
3. An owner suggested that we have our meetings at 1 pm because it is difficult for people to get here for 11 am meetings. This idea was discussed and the majority present wanted the next meeting at 11 am. Meeting set for April 30, 1988 at 11 am.
4. An owner questioned Mr. Dennis as to how prospective owners will be handled when sales start. Mr. Dennis stated that they will not be allowed to ride the horses or stay over night unless they are guests of owners and guest and riding passes are used.
5. Question was raised as to whether or not employees pay board for personal horses. Policy is free board, but all other expenses are paid by the employee. There is a limit to number of horses that can be owned per family.

6. Owners were reminded that parking in the lower lot, by the lodge, is not allowed. These spaces are for handicap parking, lodge staff, and 15 minute parking for the store.
7. It was suggested that we build lean-tos for the horses in the pastures to provide shelter from the weather. It was discussed and was decided that this could be a good volunteer project.


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

Respectfully submitted,

APPROVED BY:



Rosemary Epler, Secretary



Jeff Dennis, President

Board Meeting

1-30-88

Minutes approved

J. Smith - Treasurer's report

Managers report

work in BH, painted floors,
new fence; wells; survey
1 test; rec clean 1.4
add projects cost: 1,400.-

Ralph - insert in news letter
no decisions.

Jeff - horses boarded

Board voted to change rule
which disallows owners
horses boarded - max.
50 owners horses
rules to be published.

Pole barn: ~7,300 for
30x60.

Ted ~~Wahl~~ ^{can} take
shares back? Add: yes if
no been by Ltd. (check?)
* w/ done - foreclosure of

Meetings to be at 1pm?
Who cares!

* Ill look for my violin..

Time to be published

Date

4:30

1:00 PM