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R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

OCTOBER 23, 1988

The quarterly meeting of the R-Ranch at the Lake Ranch Owners' Association was called to order by President Jeff Dennis at 2:00 pm at 1962 Capell Valley Road, Napa, California on October 23, 1989. Board members present were Jeff Dennis, June Berger, John Low, Jesse Smyth and Rosemary Epler. Also present were Ruth Cutright, ROA Office Manager and Bob Belanger, Ranch Manager.

The minutes of the last meeting were reviewed and approved as presented. A copy will be posted at the lodge.

John Low read the treasurers report. It was approved as read.

Ranch Manager, Bob Belanger, gave a report on the progress of various projects on the ranch. Over 20 cabins have been winterized. Mr. Dennis has provided us with the material required and the ranch is providing the labor. He also stated that shelves will be installed in the cabins.

Mr. Dennis reviewed the proposed budget and various items were discussed with audience participation. John Lowe explained the budget and the new requirements for deposits in the reserve fund. After discussion, the budget was approved by a 5-0 vote. The new assessment for 1989 will be \$445.00.

Bob Belanger is to get bids on the pool filtering system. The system needs overhaul or replacement.

Mr. Dennis announced that sales will be starting on the re-acquired shares that he has. Sales will be touring prospects and using certain areas of the Ranch.

The Board discussed the guest pass policy. After discussion with the owners present, the board voted 5-0 to keep the policy as it is. We will continue to use the \$5.00 pass which will be good for any length visit.

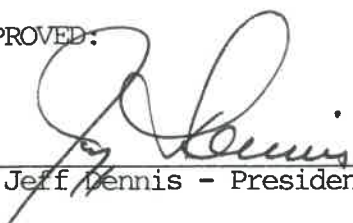
The Board and audience discussed payment of assessments on a quarterly basis instead of semi-annual. It was the feeling of those present that it would require too much bookkeeping and added expense to send out quarterly reminders and have owner cards that expired at so many different times. The board voted 5-0 to leave policy as it is.

There being no further business, the meeting was adjourned at 3 pm.

Respectfully submitted

APPROVED:

  
Rosemary Epler - Secretary

  
Jeff Dennis - President

**R-RANCH AT THE LAKE**  
**RANCH OWNERS' ASSOCIATION**

1962 Capell Valley Road  
Napa, CA 94558

Telephone (707) 252-0140

OCTOBER 23, 1988

TO: BOARD OF DIRECTORS  
FROM: RUTH CUTRIGHT  
SUBJECT: CHILDREN OF DIVORCED OWNERS

MANY OWNERS HAVE QUESTIONED OUR POLICY OF REQUIRING PROOF OF RESIDENCE FROM ASSOCIATES WHO ARE 18 - 25 YEARS OF AGE.

WHEN AN OWNER HAS CHILDREN FROM A PREVIOUS MARRIAGE, AND THE OWNER AND THE EX-SPOUSE (WHO IS NOT AN OWNER) HAVE JOINT CUSTODY OF THE CHILDREN, THE CHILDREN WHO ARE OVER 18 MAY HAVE THE EX-SPOUSE'S ADDRESS ON THEIR DRIVER'S LICENSE.

AT THE EXECUTIVE BOARD MEETING ON 7-18-87, THE BOARD DECIDED THAT ASSOCIATES WHO ARE ATTENDING SCHOOL AWAY FROM HOME MAY USE THE RANCH IF THEY CAN SHOW PROOF (DRIVER'S LICENSE, ETC.) THAT THEIR PERMANENT LEGAL RESIDENCE IS STILL WITH THE OWNER.

IN THE CASE OF DIVORCED OWNERS, THE KIDS' LEGAL RESIDENCE MAY BE WITH THE EX-SPOUSE. ARE THESE KIDS ENTITLED TO ASSOCIATE CARDS? IF SO, MUST WE VERIFY THEIR RESIDENCE ADDRESS? SINCE WE HAVE NO RECORDS ON THE EX-SPOUSE, HOW WOULD WE DO THIS?



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

Board Meeting 10-23-88

Guests: 1-/day or passes 5-/each  
leave it the way it is.  
(by vote of board.)

Improve non-elec campsites.

Renovate Bth - close 2, 4, 6 during  
rains for repairs.

Pool filters - bids being taken  
to replace.

Picnic tables -

Access point quarterly:  
check into tamper site of cards  
w/ pictures & stickers.

Yes/no/?

1989

Leave as is - pay bi-annually.

Budget. Civil Code/Reserves -  
explained by John Lewis.

445. -/year assess. for 1989.  
Unanimous vote to increase  
to above figure.

Shares will sell for  
14,550. -

There will be shelves in  
the cabins.

Require proof of  
residence w/ ex-spouse.  
[or children (under 26) <sup>or</sup> ~~one~~ owners  
who live with the owner's  
ex-wife or husband.]

Executive Session:

Wage/Salary Increases:

Bob Belanger: to 2,200. two.  
Bob Latriquet: to

B 128077  
140115

Ruth:  
Present to  
Bob. B →

Emp. / rate / last raise date.  
tabled for Bob. B. to present figures.  
Raises left to his discretion...  
All prior year 82-87

assess. to reserve

report - 2508  
1-1-89  
per fund

Mach/Equip → 12,000.-

Bal from Reserve for Fixed Assets