

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 5, 1989

The quarterly meeting of the R-Ranch at the Lake Ranch Owners' Associations was called to order by President Jeff Dennis at 10:00 a.m. at 1962 Capell Valley Road, Napa, California on February 5, 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 read by Jeff Dennis and approved as read. A copy will be posted at the lodge.

The treasurer's report was read by treasurer John Low. Cash in bank - \$292,806 (Reserve Fund - \$62,000; Teen Fund - \$20,000). Total assessments receivable - \$336,000. Mr. Dennis reviewed collections on unpaid assessments. The treasurer's report was approved as read.

Ranch Manager Bob Belanger reported that he got nine bids on the repair of the pool filtering system. A new clay valve was installed at a cost of \$4,000.00. Estimated cost was up to \$30,000.00. Mr. Dennis announced that there will be no need for a special assessment for pool repair at this time.

Old Business:

Mr. Belanger reported that 30 cabins have been improved.

Concrete steps are being formed to extend stairs from the upper parking lot to the picnic/meadow area.

Concrete cover was installed at the sewer junction box below the adult end of the pool to help conceal the odor that is evident in the hot weather.

Open Forum:

Owner Mark Brown asked if it would be possible to convert the managers office in the lodge to a viewing room for the children. Movies are now shown in the back of the kitchen. Board to look into this option. Sales is using this office in the wet weather.

Mr. Dennis gave a summary of items that have been initiated at the other R-Ranch facilities. One item that may be initiated at R-RANCH AT THE LAKE is a requirement that all riders under the age of 18 wear helmets when riding on the horse trails. This was voted in at Hornbrook and Wild Horse. Tabled for further discussion.

The "hold harmless" release form being used at the stables will also be used for owners with their own horses. Vote 5-0.

Owner suggested that employees who are provided with living facilities on the Ranch be required to pay a cleaning deposit. Some trailers are being left in terrible condition. Board to discuss this item.

It was brought up that owners who live very near the Ranch (in the general lake area) and bring guests to the Ranch to use the facilities, should be able to bring their guests on the Ranch for the length of their visit with one \$5.00 pass per guest. Board agreed that owner should inform the Ranch Manager of the guests names and length of visit and be allowed to use one pass within the guidelines of the rule book.

Owner inquired as to why there are no heaters in the bathhouses this winter. They were stolen during the last year. There was discussion on ways to winterize the bathhouses. This will be looked into and discussed again.

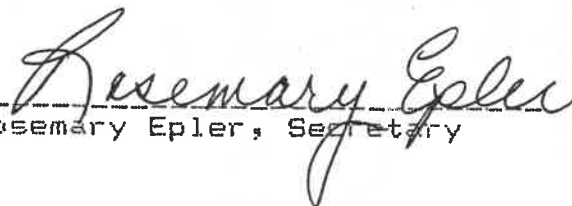
The question of some type of air conditioning for the lodge was brought up for discussion. Mr. Belanger reported that he had looked into a 20-25 ton 3-phase unit. The cost was too high. He got a bid for 2 10,000 CFM evaporative coolers of \$3,920.00. John Low moved that we purchase these units and have them installed before summer. Seconded. Vote 5-0 to go ahead.

The Board set the next quarterly meeting for Saturday, April 29, 1989, at 10:00 a.m.

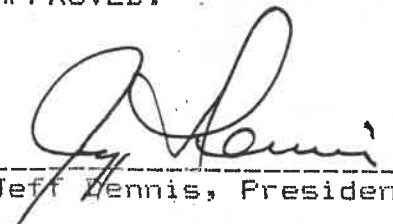
There being no further business, the meeting was adjourned at 10:40 a.m.

RESPECTFULLY SUBMITTED:

APPROVED:



Rosemary Epler, Secretary



Jeff Dennis, President

R-RANCH AT THE LAKE RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING - EXECUTIVE SESSION
FEBRUARY 5, 1989

The Executive Session of the R-Ranch at the Lake Ranch Owners Association was called to order at 10:45 a.m. on February 5, 1989, at 1962 Capell Valley Road, Napa, CA. Members present were Jeff Dennis, Jesse Smyth, John Low, June Berger and Rosemary Epler. Also present were Ruth Cutright, ROA Office Manager and Robert Belanger, Ranch Manager.

1. Snack Bar/Store Operation: Present situation is that operators pay to ROA 5% of the profits for 6 months and are given 6 months free rent in the winter. They are responsible for utilities all year. Mr. Dennis suggested that we allow them free rent year round as an incentive to keep someone good running the operation. Present owners have come to the manager with the suggestion that utilities also be paid in the winter. (Current owners took over in Sept-Oct and do not have "summer profits" to help them out.) After discussion it was decided to allow free rent, but not free utilities. Vote 5-0.
2. Lengthy discussion of a group medical insurance policy for ranch employees. Mr. Low had done research into this in conjunction with Ruth Cutright. June Berger also had some details on this subject. It is agreed by the Board that some type of health plan should be available with partial payment by the Ranch. Mr. Low and Ruth are to find a plan and present it for approval.
3. Discussed different types of accounts for the various funds of the R-Ranch at the Lake Owners Association. Mrs. Cutright had several bank cards for signature moving funds to comply with the feeling of the Board that no account should have over \$100,000.00 of funds at any one institution.

There being no further business, the meeting was dismissed at 11:00 a.m.

RESPECTFULLY SUBMITTED:

APPROVED:

Rosemary Epler, Secretary

Jeff Dennis, President

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

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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

CONSOLIDATED CASH REPORT

FROM 1-28-89 TO 2-3-89 2-5-88

	BEGINNING BALANCE	RECEIPTS	DISBURSE- MENTS	ADJUSTMENTS		ENDING BALANCE	PRIOR YEAR
				CREDIT	DEBIT		
CHECKING	209,126.15	18,138.99	15,453.05			211,812.09	134,864.69
RESERVE CD	62,176.67	649.51				62,826.18	37,885.90
TEEN CENTER FUND CD	20,643.35	185.25				20,828.60	14,430.64
PETTY CASH	1,860.00					1,860.00	1,860.00
TOTAL CASH	293,806.17	18,973.75	15,453.05			297,326.87	189,041.23

A S S E S S M E N T S R E C E I V A B L E

1983	600.00					600.00	600.00
1984	1,012.00					1,012.00	1,385.60
1985	2,357.45					2,357.45	5,719.70
1986	6,205.02	50.00				6,155.02	15,396.76
1987	16,942.64					16,942.64	43,474.13
1988	34,440.88	55.92				34,384.96	428,441.16
1989	493,181.15	16,856.68				476,324.47	(1,012.27)
1990	(322.00)	50.00				(372.00)	-0-
TOTAL DUE: OWNERS	554,417.14	17,012.60				537,404.54	494,005.08
PREPAIDS: R-R LTD.	(218,000.00)					(218,000.00)	(230,428.98)
TOTAL ASSESS.	336,417.14	17,012.60				319,404.54	263,576.10

COLLECTED ON CHARGE-OFFS:

THIS WEEK: \$ -0-

THIS MONTH: \$ 649.51 (MONTH OF JANUARY 1989)

THIS YEAR: \$ 649.51

*'89 Assess. delinquent =
196,112.60*



0.00 †

C. Stone, Atty.	80.00	+
Best Pool	638.99	+
Wrt's Printing	848.64	+
Fac. Bell	105.37	+
Keller- Wach & Hard	{ 10,709.00	+
	{ 4,260.00	+
PGE	{ 6,257.88	+
	{ 2,916.32	+
Berryessa Garbage	471.80	+
JW Kerr D.V.M.	787.50	+
Bert Williams	{ 173.87	+
	{ 8.78	-
	{ 5.98	-
	{ 26.96	+
	{ 39.28	+
Lincoln Farm Equip.	2,141.20	+
Napa Elec.	21.00	+
San Sierra	360.00	+
Thomson Digs	15.96	+
Total	29,839.01	†
Payable	<u>0.00</u>	†