

R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION

QUARTERLY BOARD OF DIRECTORS MEETING

OCTOBER 21, 1989

The Quarterly Meeting of the R-Ranch at the Lake Ranch Owners' Associations was called to order by President Jeff Dennis at 11:05 a.m. at 1962 Capell Valley Road, Napa, California on October 21, 1989. Board members present were Jeff Dennis, John Low, Walt Mullen, Rich Webb and Rosemary Epler. Also present were Ruth Cutright, ROA Office Manager and Bob Cutright, Ranch Manager.

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

The Treasurer's Report was read by treasurer John Low. Total cash on hand is \$245,266 including \$27,640 in the Teen Fund. Cash position at the same time last year was \$129,423.00. The Treasurer's report was approved as read.

Mr. Dennis announced a few of the projects that are being placed in the budget for capital improvements for 1990.

1. New astroturf and cement repairs at pool area. Bob Cutright to get prices on turf and cement work for next meeting.
2. Pole Barns for pasture. Will continue to get bids. Bob Cutright is hoping we can get two if the price is low enough. Pole Barns will help keep horses and feed dry, save cost on feed and save on labor.
3. Some furniture recovering is scheduled for lodge. This is a minor item.

Managers Report:

Maintenance is working on cabin renovations. Three more cabins are finished. We are looking into several other winter project.

Old Business:

1. Amendment to change tax status was approved. Enough votes were collected by the end of the weekend of the Annual Meeting.
2. Cover lattice area of deck at pool for more shade. Bob Cutright checked into using parts of the old pool cover. Owner Dot Chavin can seam sections together. Total cost will be minimal.
3. Locker Storage: Bob Cutright got prices on large plastic containers that owners could purchase and perhaps store on the Ranch. Jeff Dennis and John Low discussed the amount of space that would be required to accomodate a majority of owners. Board tabled due to lack of space available to accomodate even a fraction of 1800 owners.

4. Teen Center: John Low got a bid for a modular building. Total price to purchase and install a 24 x 60 building was \$24,000. Jeff Dennis to check with another supplier and report to Board at next meeting.

John Low went over items that had been brought up in the monthly informal meetings. Items discussed included:

Air conditioning in lodge, which is complete now

Review of trailer and cabin rules in regard to reservations and length of stay

Moving trailers that have been left on a spot too long (can we do it legally?) Manager to check with other Ranches and DMV.

Trailer tags; be sure they are logged in and out properly, even if someone else moves it; increase the fine for leaving it over the allowed time

Entertainment/Bands: Majority of people want a band that plays 50/50 rock and roll and country music. Owners need to bring suggestions for bands, with phone numbers, etc., to Lodge Manager so that suggestions can be acted on. Bands are hired several months in advance and cannot be cancelled without proper notice.

Suggestion box: One board member will have the key and will open the box 2-3 times a month. Copies of all suggestions will be sent to all board members so that action can be taken when appropriate.

The Board approved Bob Cutright as Ranch Manager as his 90 day probation period is up.

Open Forum:

1. Owner brought up the problem of space in the "Owners" barn. The Ranch is presently using two of the stalls for miscellaneous storage. With more horse owners on the Ranch, all stalls are needed. Bob Cutright will get the stalls cleaned out.
2. Several owners spoke on the subject of the length of stay allowed in the cabins. Jeff stated we won't change the rules now; we will enforce them as they stand in the summer (cannot reserve for more than 2 weekends in a row), but will allow flexibility in the winter when we are not crowded. Trailers will continue to be 60 days in the winter on one space then a move off for a week; in the summer it will be 30 days on one spot, move to a new spot for 30 days, then off for a week. This is to prevent use of the ranch as a permanent residence. The board reviewed the policy and agreed to keep it as it is.
3. An Owner brought up the problem of getting up to the ranch to move their units when they live far away. It was pointed out that there are several people on the ranch who will move units for a fee and it was agreed that the length of stay should not be extended beyond 60 days.

4. An Owner raised the question of enforcement of cleaning fee deposit requirement of employees using Ranch housing. Some have been charged and others have not. Agreed that it must apply to all employees using Ranch housing.
5. There was a problem during the summer months of the number of horses being used for trail rides. Owners were not able to go out in small groups after 8:30 because horses were being saved for the trail rides. Guests are allowed to go out on trail ride without the owner going also. Some owners feel that we should require more people to qualify for a trail card so that the trail rides will not be so large. Three owner suggestions were presented:
 - a. Split the number of horses available and use half for trail rides and half for other riders
 - b. Change the time of the trail ride to a later "none prime" time. Suggested one ride at noon.
 - c. Board to review the policy on how many guests will be allowed on trail rides. Will also review whether or not we need trail rides and if guests should ride before owners.

Final suggestion is that we try one trail ride at noon; first 25 people to sign up will go. This policy will go into effect in January if necessary, or at the start of summer season. There will be no limit on the number of guests except that no more will be allowed than the number the owner can bring on the Ranch legally (6). Owner does not have to go on the wrangler led trail ride with their guest.

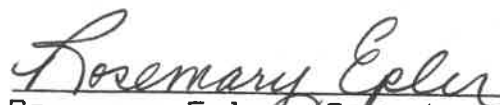
Ruth Cutright introduced Linda Hodge who has taken over the collections operations for the Ranch.

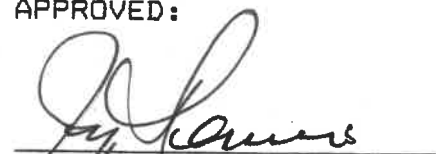
An owner raised the question of maintenance on the horse trails. Bob Cutright explained that there is no regular schedule. They try to do most trail maintenance during the week so that they do not interfere with weekend riding. Also suggested a trail work weekend using some of the volunteers available. NOTE: Bob Cutright is working on a new trail presently.

There being no further business, the meeting was adjourned at 11:55 am.

RESPECTFULLY SUBMITTED:

APPROVED:


Rosemary Epler, Secretary


Jeff Dennis, President

Board Meeting 10-21-89

Minutes of Annual Meeting
(revised) approved.

Treasurer's Report - per
cash report. Budget
OK - cash flow OK.

Trailers in arrears - OK
to move or? I will ✓
w/ Hunt & Dev as to
procedure.

* { Trailer & cabin policy to
be marked w/ address.
bills - use rates as
printed - Bobby can
send at his discretion.

Trail Rides:

~~One trail~~

one trail ride at
12:00 noon.

Call Wild Horse cabin
rent penalty & policy?

Call Bev.
Hornbrook trailer
policy & penalty?
72 hours

Call DMV re:
moving post due
trailer &

Lien sale:

→ Send notices to owner.
Verify last owner.
Charge: 4- for info request.
+ Reg. 3 t.s.

Transfer to RDA.

Wild Horse

20.- if confirmed &
they don't show.

Billed to owner.

25.- per week for
not moving RV, after
a month. Security sends
letter 30 A-S 600-11

Hornbrook

Trailers - not unoccupied
for more than 72 hours.

Must move to different
site after 90 days.

Penalty: 10.- fine (per day)
for not moving after 72
hours.

Raise for Bob Wright
to 2,200.- eff. 11-1-89.

Raise for Ruth Wright
to 2,000.- eff. 11-1-89.

500.- to Employee
Fund.

480.- for 1990

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RANCH OWNERS ASSOCIATION
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Present were Jeff Dennis, John Low, Rich Webb, Rosemary Epler and Walt Mullen. Also present was Robert Cutright, Ranch Manager and Ruth Cutright, ROA Manager.

The major topic of discussion was the budget for 1990. John Low presented the proposed budget and it was reviewed. Mr. Cutright had suggested an increase in assessments of \$29.00. Board discussed a special assessment to cover capital improvements to the astor turf and for pole barns. It was agreed to raise the assessment \$35.00 and have no special assessment. It was moved and seconded to raise the annual assessment from \$445.00 to \$480.00. Approved 5-0.

Discussed raises for employees: Office manager to be increased to \$2,000.00/month. Ranch Manager to be increased to \$2,200.00/month. Approved 5-0.

Discussed plan for staff incentives. Agreed to contribute \$500.00 to employee fund for Christmas Party.

Bob Cutright brought up the problem of staff housing. We need more housing. Asked Jeff Dennis if the trailer now being used for Bob Chavin could be converted to staff housing. Jeff Dennis agreed. Also agreed to free the trailer being used for Sales for housing.

Discussed the price for the modular building for the teen center. John Low got a price of \$24,000.00. Jeff Dennis to look into another price and report back.

Adjourned to regular meeting at 10:55 a.m.

Re-Adjourned at 12:10 pm.

Major item of discussion was alleged drug use problem on the Ranch. After lengthy discussion of the actual problem, persons involved, etc., it was agreed that Bob Cutright should get rid of the problem employees. Reviewed the Ranch policy regarding drug and alcohol use on the Ranch. Set down the Board policy for Bob Cutright to follow.

Also discussed the employee hiring policy. Agreed to try and be more selective on hiring and not hire the first "warm body" to show up at the gate. Will work on this through the winter.

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