R~Ranch At The Lake
Income Forecast For 1994

Assessment and other income for '94 received in November/December '93 (credited to 1993)	$416,344.00*

Assessments and other income received in 1994 as of April 16.	$308,622.00
Income expected from Telephone Collections Program via payment plans in May/June.	$ 18,557.00
Second~half of year payments expected if those who paid first~half follow through.	$158,034.00
Remainder of 1994 monthly payments by developer on unsold shares.	$ 39,751.00
Assessment and other income for '95 hoped for in November/December '94 (to be credited to '94)	$416,344.00*
Total (does not include income from interest, passes, foreclosures or collections for rest of '94)	$941,308.00

* Assume same amount in '94 as in '93

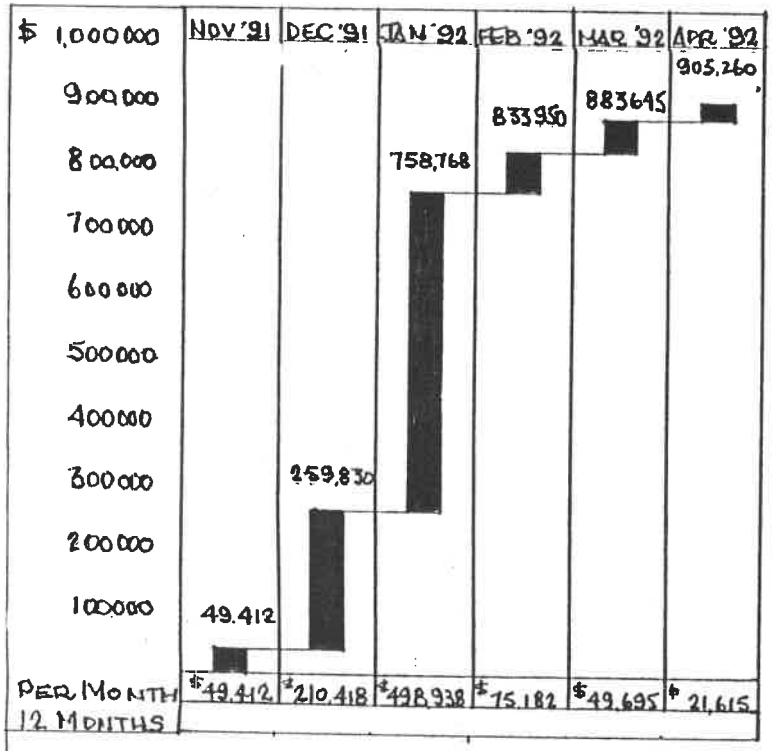
Income Forecast vs. Budget

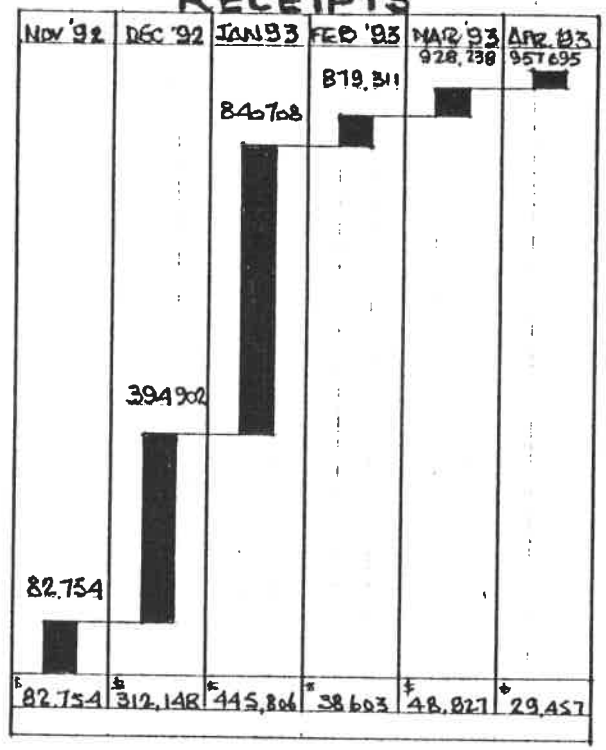
Assessments (based on all 1800 shares at $525.00)	$945,000.00
Estimated miscellaneous income (from interest, guest passes, coin machines, etc.)	$ 55,000.00
Income	$1,000.000.00
Budget allowance for bad debts (charge~offs, bankruptcies) and '94 assessment delinquencies.	($125,000.00)
Budget allowance for re~payment of 1/3 of '93 shortage.	($ 40,000.00)
Budgeted deductions against "income"	($165,000.00)
1994 approved expenditure budget	$835,000.00

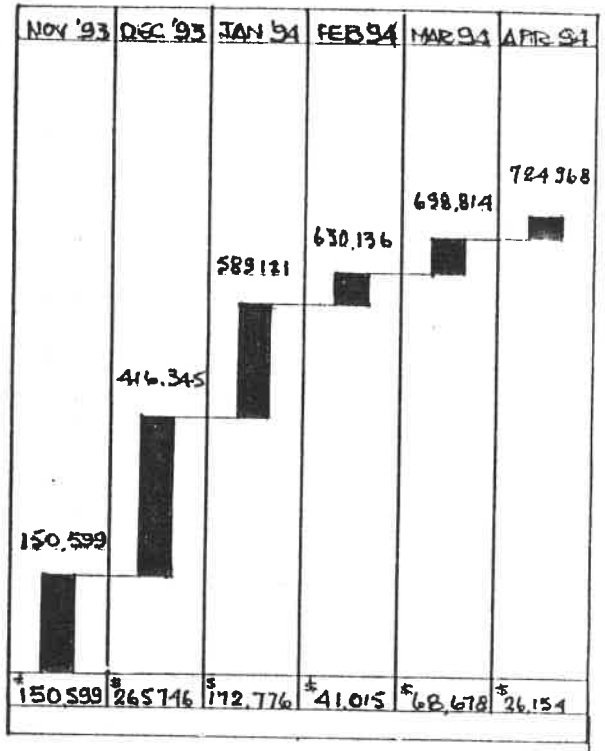
forecast.doc

DJ 4/26/94

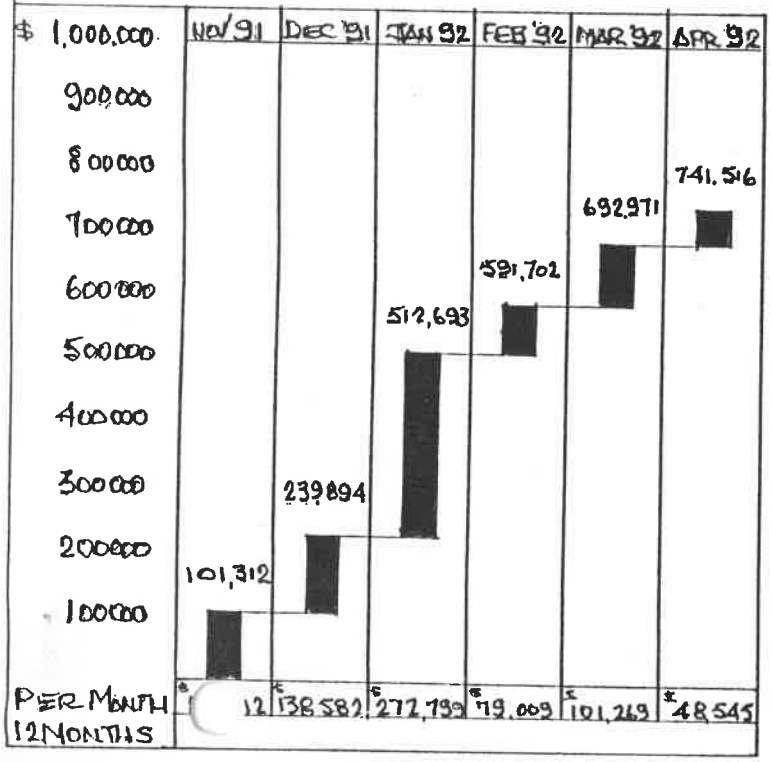
RECEIPTS

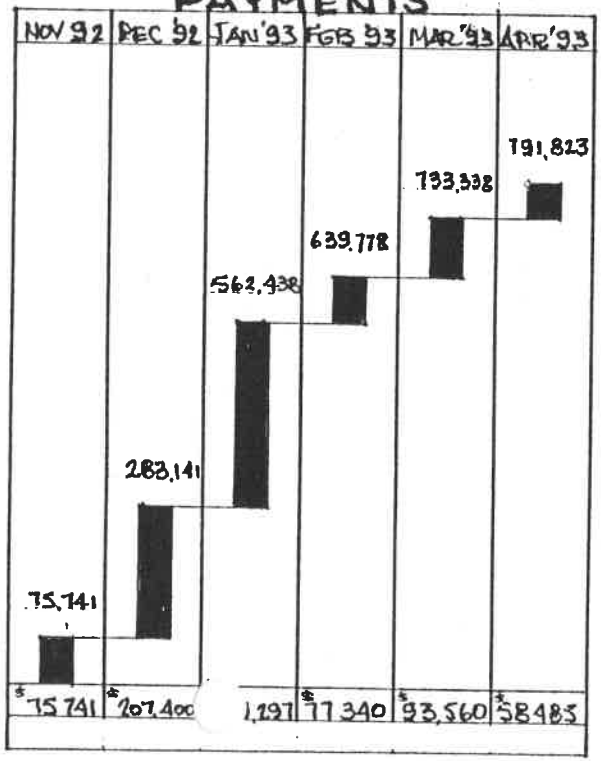


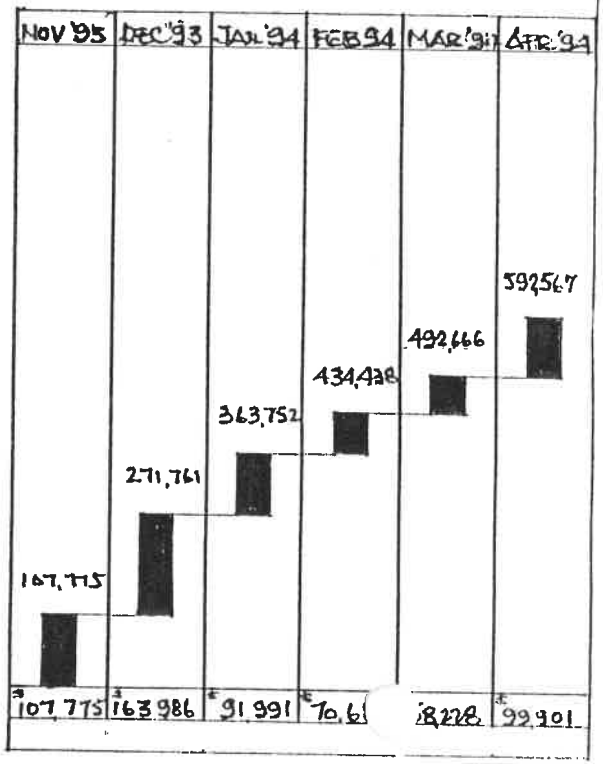




PAYMENTS







CASH FLOW SUMMARY

		101 CHECKING	104 RESERVE I	102 RESERVE II	107 RESERVE III	103 TCF	105 YCF	106 RESTRICTED	TOTAL
BALANCE AT 10-31-91		21,684.58	100,000.00	44,080.52	103,400.88	2,922.62	7,480.24	82,547.90	362,116.74
Nov-91	RECEIPTS	124,555.01	0.00	6,024.71	394.23	57.93	240.94	138.84	131,411.66
	PAYMENTS	(101,312.08)	0.00	0.00	0.00	0.00	0.00	(82,000.00)	(183,312.08)
BALANCE AT 11-30-91		**44,927.51**	**100,000.00**	**50,105.23**	**103,795.11**	**2,980.55**	**7,721.18**	**686.74**	**310,216.32**
Dec-91	RECEIPTS	240,176.16	0.00	7,025.64	414.82	37.12	242.33	100,022.23	347,918.30
	PAYMENTS	(238,582.05)	0.00	(37,500.00)	0.00	0.00	0.00	0.00	(276,082.05)
BALANCE AT 12-31-91		**46,521.62**	**100,000.00**	**19,630.87**	**104,209.93**	**3,017.67**	**7,963.51**	**100,708.97**	**382,052.57**
Jan-92	RECEIPTS	292,238.76	0.00	5,492.26	360.92	32.53	196.42	200,616.91	498,937.80
	PAYMENTS	(272,799.59)	0.00	0.00	0.00	0.00	0.00	0.00	(272,799.59)
BALANCE AT 1-31-92		**65,960.79**	**100,000.00**	**25,123.13**	**104,570.85**	**3,050.20**	**8,159.93**	**301,325.88**	**608,190.78**
Feb-92	RECEIPTS	69,344.52	0.00	5,695.93	0.00	18.03	123.75	0.00	75,182.23
	PAYMENTS	(79,008.98)	0.00	0.00	0.00	0.00	0.00	0.00	(79,008.98)
BALANCE AT 2-28-92		**56,296.33**	**100,000.00**	**30,819.06**	**104,570.85**	**3,068.23**	**8,283.68**	**301,325.88**	**604,364.03**
Mar-92	RECEIPTS	91,602.38	0.00	5,542.52	637.66	9.00	91.00	1,812.41	99,694.97
	PAYMENTS	(101,269.08)	0.00	0.00	0.00	0.00	0.00	(50,000.00)	(151,269.08)
BALANCE AT 3-31-92		**46,629.63**	**100,000.00**	**36,361.58**	**105,208.51**	**3,077.23**	**8,374.68**	**253,138.29**	**552,789.92**
Apr-92	RECEIPTS	65,781.98	0.00	5,410.23	0.00	9.70	26.16	386.52	71,614.59
	PAYMENTS	(48,545.47)	0.00	0.00	0.00	0.00	0.00	(50,000.00)	(98,545.47)
BALANCE AT 4-16-92		**63,866.14**	**100,000.00**	**41,771.81**	**105,208.51**	**3,086.93**	**8,400.84**	**203,524.81**	**525,859.04**
BALANCE AT 10-31-92		54,984.31	100,000.00	3,628.02	77,186.75	1,840.68	10,002.92	10,551.09	258,193.77
Nov-92	RECEIPTS	83,137.50	0.00	38,172.80	162.26	10,413.41	24.15	16.72	131,926.84
	PAYMENTS	(102,977.75)	0.00	0.00	(6,650.46)	0.00	(10,027.07)	(5,257.72)	(124,913.00)
BALANCE AT 11-30-92		**35,144.06**	**100,000.00**	**41,800.82**	**70,698.55**	**12,254.09**	**0.00**	**5,310.09**	**265,207.61**
Dec-92	RECEIPTS	218,218.51	0.00	5,559.14	30,193.09	241.39	0.00	70,011.29	324,223.42
	PAYMENTS	(207,399.47)	0.00	(5,452.53)	(6,623.18)	0.00	0.00	0.00	(219,475.18)
BALANCE AT 12-31-92		**45,963.10**	**100,000.00**	**41,907.43**	**94,268.46**	**12,495.48**	**0.00**	**75,321.38**	**369,955.85**
Jan-93	RECEIPTS	259,654.88	0.00	5,486.52	194.38	225.08	0.00	180,244.97	445,805.83
	PAYMENTS	(279,297.09)	0.00	0.00	0.00	0.00	0.00	0.00	(279,297.09)
BALANCE AT 1-31-93		**26,320.89**	**100,000.00**	**47,393.95**	**94,462.84**	**12,720.56**	**0.00**	**255,566.35**	**536,464.59**
Feb-93	RECEIPTS	82,473.62	0.00	5,360.56	180.64	176.33	0.00	100,411.62	188,602.77
	PAYMENTS	(77,340.82)	0.00	0.00	0.00	0.00	0.00	(150,000.00)	(227,340.82)
BALANCE AT 2-28-93		**31,453.69**	**100,000.00**	**52,754.51**	**94,643.48**	**12,896.89**	**0.00**	**205,977.97**	**497,726.54**
Mar-93	RECEIPTS	142,608.57	0.00	5,612.69	207.82	145.88	0.00	352.32	148,927.28
	PAYMENTS	(93,959.53)	0.00	0.00	0.00	0.00	0.00	(100,000.00)	(193,959.53)
BALANCE AT 3-31-93		**80,102.73**	**100,000.00**	**58,367.20**	**94,851.30**	**13,042.77**	**0.00**	**106,330.29**	**452,694.29**
Apr-93	RECEIPTS	79,457.62	0.00	0.00	0.00	0.00	0.00	0.00	79,457.62
	PAYMENTS	(58,485.47)	0.00	0.00	0.00	0.00	0.00	(50,000.00)	(108,485.47)
BALANCE AT 4-16-93		**101,074.88**	**100,000.00**	**58,367.20**	**94,851.30**	**13,042.77**	**0.00**	**56,330.29**	**423,666.44**
BALANCE AT 10-31-93		41,750.86	100,000.00	42,279.79	5,869.30	15,918.07	0.00	11,805.43	217,623.45
Nov-93	RECEIPTS	139,384.20	0.00	40,501.26	11.06	678.92	0.00	23.56	180,599.00
	PAYMENTS	(137,775.65)	0.00	0.00	0.00	0.00	0.00		(137,775.65)
BALANCE AT 11-30-93		**43,359.41**	**100,000.00**	**82,781.05**	**5,880.36**	**16,596.99**	**0.00**	**11,828.99**	**260,446.80**
Dec-93	RECEIPTS	229,267.22	0.00	5,282.99	90,092.24	0.00	0.00	65,024.06	389,666.51
	PAYMENTS	(228,086.97)	0.00	(59,820.93)	0.00	0.00	0.00	0.00	(287,907.90)
BALANCE AT 12-31-93		**44,539.66**	**100,000.00**	**28,243.11**	**95,972.60**	**16,596.99**	**0.00**	**76,853.05**	**362,205.41**
Jan-94	RECEIPTS	167,177.30	0.00	5,259.33	179.32	36.42	0.00	75,123.63	247,776.00
	PAYMENTS	(166,991.45)	0.00	0.00	0.00	0.00	0.00	0.00	(166,991.45)
BALANCE AT 1-31-94		**44,725.51**	**100,000.00**	**33,502.44**	**96,151.92**	**16,633.41**	**0.00**	**151,976.68**	**442,989.96**
Feb-94	RECEIPTS	70,672.76	0.00	33.35	162.27	36.50	0.00	109.78	71,014.66
	PAYMENTS	(70,686.25)	0.00	0.00	0.00	0.00	0.00	(30,000.00)	(100,686.25)
BALANCE AT 2-28-94		**44,712.02**	**100,000.00**	**33,535.79**	**96,314.19**	**16,669.91**	**0.00**	**122,086.46**	**413,318.37**
Mar-94	RECEIPTS	68,184.68	0.00	48.28	179.96	36.57	0.00	228.35	68,677.84
	PAYMENTS	(73,433.90)	0.00	(15,205.00)	0.00	0.00	0.00		(88,638.90)
BALANCE AT 3-31-94		**39,462.80**	**100,000.00**	**18,379.07**	**96,494.15**	**16,706.48**	**0.00**	**122,314.81**	**393,357.31**
Apr-94	RECEIPTS	71,040.17	0.00	5,076.87	0.00	36.66	0.00	0.00	76,153.70
	PAYMENTS	(99,901.35)	0.00	0.00	0.00	0.00	0.00	(50,000.00)	(149,901.35)
BALANCE AT 4-16-94		**10,601.62**	**100,000.00**	**23,455.94**	**96,494.15**	**16,743.14**	**0.00**	**72,314.81**	**319,609.66**

Receipts

5.91 thru 10.91	583,159.24
5.92 thru 10.92	598,420.52
5.93 thru 10.93	491,997.36

Payments

5.91 thru 10.91	604,765.80
5.92 thru 10.92	601,129.20
5.93 thru 10.93	505,965.72

Initials Date
Prepared By
Approved By

WILSON JONES COMPANY G7206 GREEN 7208 BUFF MADE IN U.S.A.

	1	2	3	4	5	6	7	8
		Total	Reductions					
1	11 91 R	131,411 66	82,000.-			49,411 66		
2		183,512 08	(82,000.-)			101,312		
3								
4								
5	12.91	347,918 30	(100,000.-)	(57,500.-)		210,418 30		
6	1 92	276,082 05	(100,000.-)	(37,500.-)		138,582	1/32 { R	498,937 80
7	2.92 }						P	272,799 39
8	3-92	99,694 97	(50000.-)			49,694 97	2/92 R	75,182 23
9		151,269 08	(50000.-)			101,269	P	79,008.98
10								
11	4-92	71,614 59	(50000.-)			21,614 59		
12		98,545 47	(50000.-)			48,545		
13								
14	11-92	131,926 84	(10027 07)	(6650 46)	(32495 29)	82,754 03 ✓		
15		124,913.-	(10027 07)	(6650 46)	(32495 29)	75,741		
16								
17	12-92	324,223 42	(6623 18)	(5452 53)		312,147 71 ✓		✓
18		219,475 18	(6623 18)	(5452 53)		207,400	1/93	R 445,805 83
19	1-93							P 279,297 09
20	2-93	188,602 77	(150000.-)			38,602 77 ✓		
21		227,340 82	(150000.-)			77,340		
22								
23	3-93	148,927 28	(100,000.-)			48,927 28 ✓		
24		193,959 53	(100,000.-)			93,560		
25								
26	4-93	79,457 62	(50000.-)			29,457 62 ✓		
27		108,485 47	(50000.-)			58,485		
28								
29	11.93	180,599.-	(30000.-)			150,599 00		
30		137,775 65	(30000.-)			107,775		
31								
32	12.93	389,666 51	(58920 93)	65000.-		265,745 58		
33		287,907 90	(58920 93)	(65000.-)		163,986		
34								
35	1-94	247,776.-	(75000.-)			172,776 00		
36		166,591 45	(75000.-)			91,591		
37								
38	2-94	71,014 66	(30000.-)			41,014 66		
39		100,686 22	(30000.-)			70,686		
40								

WILSON JONES COMPANY G720L GREEN 720F BUFF

Initials Date

Prepared By

Approved By

MADE IN U.S.A.

3-94	R) 63482.84	(15205.-)	68,677.84
	P) 73433.40	(15205.-)	53,228
4-94	76153.70	(50000.-)	26,153.70
	149901.35	(50000.-)	99,901

R 724,966.78

IF 1/2's ALL PAY 158,034.11

LTD 39,996.00

922,996.89

ASSESS BUDGET 945,000

ALLOW FOR DELINQ 100,000

845,000

MISC INCOME 55,000

900,000

Cash Received

	Initials	Date
Prepared By		
Approved By		

© WILSON JONES COMPANY G7208 GREEN 7208 BUFF MADE IN U.S.A.

	2	3	4	5	6	7	8
'92	Nov. '91	Dec. '91	Jan	Feb	Mar		YTD
'90	255.—	480.—	905.—	—0—	729.56		
'91	4076.76	3419.82	2747.94	1777.96	2812.99		
'92	11772.79	18243.23	27718.07	40461.45	23902.99		
'93	75.—	1630.—	1338.03	5.22	—0—		
'94	—0—	—0—	—0—	—0—	—0—		
Other In	4822.78	3634.62	2249.08	2118.87	5749.53		
	Nov. '92	Dec '92					
'93							
'90	540.—	—0—	—0—	20.—	—0—		
'91	1992.46	676.56	425.—	280.—	200.—		
'92	7501.79	4752.75	2871.19	1607.78	2398.02		
'93	13871.65	18826.36	24810.17	26037.78	26778.90		
'94	76.—	2171.80	1273.78	—0—	15.—		
Other Inc	3670.52	1966.28	1997.80	2052.85	3368.51		
	Nov '93	Dec '93					
'94							
118 '90	—0—	—0—	—0—	—0—	—0—		
119 '91	540.—	—0—	—0—	50.—	—0—		
110 '92	1101.74	1774.—	510.—	100.—	812.77		
110.1 '93	4119.27	6386.66	3440.50	2923.50	4102.29		
110.2 '94	122167.01	154420.56	155690.42	29731.51	38687.38		
110.3 '95	—0—	126.80	20.—	.51	1301		
Other In	3210.58	1550.61	3390.10	3459.86	5811.96		

TRACTOR RECOMMENDATIONS
by GARY SHOOK

I just did a lot of work to our D-4 Catapiller tractor to replace the main drive clutch assembly and transmission bearing. I replaced the brake shoes and the rear main bearing packing to stop oil leaking into the clutch housing and onto the new main clutch assembly. The cost for parts was approxiametly $1,300.00.

There are a lot of other parts that are bad but I thought that they would be OK to keep using for the time being. The D-4 is now in pretty good working order.

The 806 International Tractor is not in good working order. It is so old and worn out that it needs to be replaced.

We could keep the 806 which needs hydraulic and transmission repair and get rid of the loader, which is bent. The 806 can still be used for disking and planting. It does not do the job it used to and we have to fight every attachment we try to use on it, i.e., the post hole digger, the loader, and the tractor itself. I do not think that we can sell it to anyone because of its poor condition. There is also a severe oil leak in the steering which is a major repair. The engine is only running on 4 1/2 cylinders of the six and it would take several thousand dollars to bring it to marginal working condition.

The Kubota tractor works good to a certain extent. As of now the back hoe is not operating properly and the right rear stabilizer is leaking oil pretty badly.

USE OF TRACTORS

D-4 CAT: Heavy duty tractor work used in cutting and cleaning trails. Some disking, keeping up of campsites and knocking down dead trees.

806 International: Was used for disking, flailing, mowing, loading, post hole digging, pulling out stuck vehicles, etc. etc. A general work horse that is a must on the ranch.

Kubota: Has a back hoe and we also use it to do some mowing (big lawn), sweep roads, moving picnic tables, & hauling small loads.

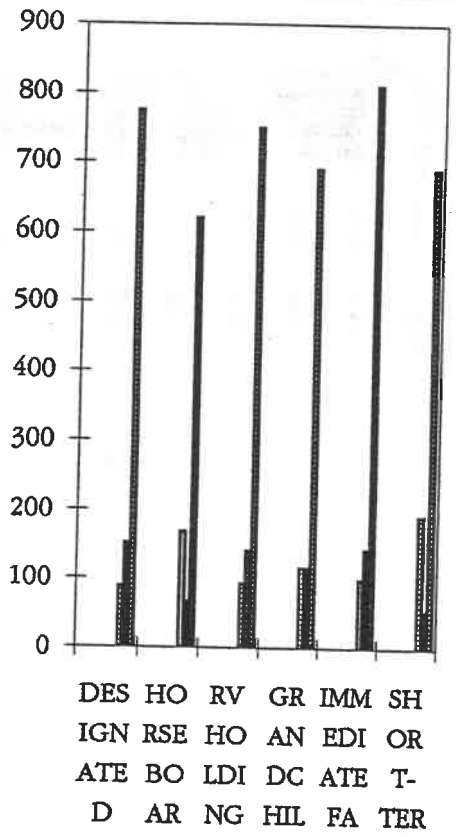
OWNERS' OPINION SURVEY

SUMMARY OF RESPONSES:	YES	NO	RATING
DESIGNATED USER:	88	152	775
HORSE BOARDERS' USAGE FEE:	168	66	620
RV HOLDING AREA	93	141	750
GRANDCHILD ASSOCIATES:	116	116	691
IMMEDIATE FAMILY USAGE:	99	144	812
SHORT-TERM GUEST PASS FEE:	192	54	690

DATE: 30-Apr-94

No. shares voted:

Percentage voted:



R-RANCH AT THE LAKE
1994 SPRING PROJECTS

KEYED DOORKNOB LOCKS INSTALLED IN ALL CABINS

BARBED WIRE REPLACED WITH HORSE FENCE AROUND EVAPORATION POND

PELLET FEED NOW INCLUDES A LARVICIDE TO CONTROL FLIES

KIDS FISHING POND HAS BEEN RE-STOCKED WITH 400 - 500 TROUT

ANNUAL CABIN CLEANING (CURTAINS, CARPETS, PAINTING) COMPLETED

CATERPILLAR TRACTOR HAS UNDERGONE MAJOR REPAIR IN OUR SHOP

ALL PRIVATELY OWNED AND RANCH HORSES RECEIVED SHOTS & WORMING

LOHSE SEED CO. REP EVALUATED WEST PASTURE GRASS GROWTH AS "EXCELLENT"

SCHEDULED STRING HORSE BAYCO FENCING AND GATES COMPLETED

FLOWER BEDS READY FOR PLANTING LEONARD'S SEEDLINGS

THREE NEW EXHAUST FANS INSTALLED IN SNACK BAR.

TRAFFIC AND PARKING LINES HAVE BEEN REPAINTED

GRASS EDGING ON ROADS/CABINS SPRAYED WITH ROUND-UP (FIRES/SNAKES)

DAMAGED POOLSIDE FURNITURE HAS BEEN SENT OUT FOR REPAIR

NEW WOOD GARBAGE BARREL ENCLOSURES BUILT FOR POOL AND LODGE PARK

CABIN KEY BOARD CONSTRUCTED AND INSTALLED IN ROA OFFICE

LIGHT TIMERS INSTALLED IN BATH HOUSES 7 AND 8 AND WASHROOMS

LIGHT TIMERS INSTALLED IN WEST BARN CORRIDOR AND TACK ROOM

LOW WATTAGE BULBS BEING INSTALLED THROUGHOUT RANCH

BAR-B-QUES NOW INSTALLED AT ALL CABINS AND RV ELECTRIFIED SITES

COUNTRY STORE RE-STOCKED AND NEW LIGHT FIXTURES INSTALLED

DESIGNS FOR STORAGE CABINS COMPLETED; MATERIALS BEING ORDERED

COLLECTIONS REPORT
4/29/1994

TO: EXECUTIVE BOARD

FROM: TERRENCE J. PLANK
COLLECTIONS OFFICER

RESULTS OF TELEPHONE COLLECTION EFFORTS SINCE JANUARY 25TH, 1994:

NUMBER OF TELEPHONE CALLS ATTEMPTED:	421
NUMBER OF DISCONNECTED TELEPHONES:	78
NUMBER OF WRONG NUMBERS WITH NO REFERRAL:	62
NUMBER OF MESSAGES LEFT ON ANSWERING DEVICE:	63
NUMBER OF PAYMENTS RECEIVED FROM ABOVE CALLS:	5
NUMBER OF OWNERS SPOKEN WITH:	218
NUMBER OF OWNERS AGREEING TO PAY BY JUNE:	188
NUMBER OF OWNERS WHO'VE SENT MONEY:	112
AMOUNT OWED AMONG CONTACTS:	$ 210,500.00
AMOUNT COLLECTED TO DATE:	$ 39,727.99
NUMBER OF NEW PAYMENT PLANS WRITTEN:	33
TOTAL NUMBER OF PAYMENT PLANS IN EFFECT:	85
NUMBER OF EXPECTED FORECLOSURES IN 1994:	49 ROA 140 LTD

MAY ACTIVITY: CLEAN UP PHONE CALLS WITH SKIP-TRACING TECHNIQUES AND BEGIN FORECLOSURE PROCEEDINGS WITH TITLE SEARCHES.

RECOMMENDATIONS FROM THE COLLECTION OFFICER TERRENCE J. PLANK

THE FOLLOWING ARE RECOMMENDATIONS TO IMPROVE OUR COLLECTION FUNCTIONS THAT HAVE RESULTED FROM RESEARCH OVER THE PAST TWO MONTHS:

A. FOR NO FEE WE CAN REPORT DEROGATORY CREDIT INFORMATION ON OWNERS' CREDIT REPORTS. THIS CAN BE DONE THROUGH A COMPANY CALLED EQUIFAX OUT OF ATLANTA, GEORGIA.

BY REPORTING PASSED DUE ASSESSMENTS AND FEES ON THE OWNERS' CREDIT PRESSURE WILL BE BROUGHT TO BARE TO CONTACT US AND RESOLVE THE MATTER. THIS PUTS TEETH INTO OUR COLLECTION EFFORTS THAT DOES NOT COST US ADDITIONALLY NOR DOES IT SHARE ANY OF THE REVENUES WITH ANOTHER PARTY.

B. I ALSO RECOMMEND THAT THE ROA SELF INSURE AGAINST CLOUDED TITLES WHEN WE GO TO FORECLOSE ON THE 49+ OWNERS ON OUR CURRENT LIST AND FOR FUTURE FORECLOSURES. BY SELF INSURING, THE ROA WILL SAVE A MINIMUM OF $14,700.00 IN TITLE SEARCHES AND TITLE INSURANCE THIS YEAR WHICH WILL ALSO SAVE THE DEVELOPER FROM HAVING TO REIMBURSE THIS MONEY WHEN HE PURCHASES THE SHARES.

THIS IDEA IS BASED ON THE FACT THAT AN UNDIVIDED REAL ESTATE INTEREST IS MOST DIFFICULT TO COLLATERALIZE FOR LOAN PURPOSES. BY DOING OUR OWN TITLE SEARCHES AT THE NAPA COUNTY COURT HOUSE WE WILL SAVE ADDITIONAL FEES AND, AT THE SAME TIME, BE FOREWARNED OF A PROBLEM DEED.

C. IT IS FURTHER RECOMMENDED THAT ALL OF OUR ASSESSMENT ACCOUNTS BE PLACED AND MAINTAINED ON THE COMPUTER AS OPPOSED TO THE HOURS OF HAND ENTRY THAT NOW TAKES PLACE EACH MONTH FOR INTEREST CHARGES AND PAYMENTS.

D. CONTACT HAS BEEN MADE WITH A CREDIT BUREAU THAT WILL ASSIST US IN SKIP-TRACING MISSING OWNERS WHO HAVE A LARGE BALANCE DUE THE ROA. IT IS RECOMMENDED THAT WE USE THIS TYPE OF SERVICE IF THE COST IS REASONABLE. I AM AWAITING FURTHER INFORMATION CONCERNING FEES AND PROCEDURES.

E. NEGOTIATIONS WITH A SANTA ROSA COLLECTION AGENCY HAVE RESULTED IN A LOWER FEE. WE WILL BE CHARGED 40% OF COLLECTIONS FOR OUR OLDER ACCOUNTS AND 30% FOR ACCOUNTS LESS THAN ONE YEAR OLD. FOR OUR MORE DIFFICULT CASES (MANY OF WHICH GO BACK THREE, FOUR, AND FIVE YEARS) I RECOMMEND THAT WE HAVE THIS WORKING FOR US AS WELL.

R-RANCH AT THE LAKE

MAY 1, 1994 EXECUTIVE SESSIONS
WATER RIGHTS

HISTORICAL:

A "License for Diversion and Use of Water" was granted by the State to Juanita H. Langford (a former owner of the land prior to the Ranch) in 1971. It was subsequently assigned to Munn and Bernice Hinds in 1973, then to Jeff Dennis in 1980.

RIGHTS DATE BACK TO 1959

The permit (12190) gives the Ranch a right to use water of Middle Creek and Capell Creek for the purpose of irrigation, domestic, stock watering, and recreational uses. In 1992, the spring which had been the point of diversion was capped because there was very little spring water available. Continued use of the spring as part of our potable water supply would have required a major investment as a filtration system is required by law.

CURRENT:

Two events are occurring which call for Board consideration:

1. In order to maintain our license we must utilize the water ("Use it or Lose it"). In discussing the matter with a water rights official in Sacramento, we were given to understand that our non-use during the past three years because of drought conditions would probably be acceptable, but he urged usage from now on to maintain the license.

2. Coincident with the foregoing is a suit by the Solano County Water District which has Federal Rights to Water in Lake Berryessa, Putah Creek, and tributaries to such. Since our Spring and Middle Creek flow to Putah Creek, R-Ranch at the Lake Ltd. was served. Jeff's attorney, Dave Filipps, responded in June 1992 to the affect that since we are not using the spring, only well water, we don't feel that we are involved in the dispute.

The suit is now approaching final hearings which will regulate supplies and impose legal and operating costs on those water users involved.

Mr. Filipps informed me last week that the Solano people have discovered that the Ranch should have been served rather than Ltd. and we should receive such momentarily.

He also suggested that since he is not a water rights expert that we should probably contact a local lawyer more familiar with the situation--possibly one who is working with others affected by the suit in our immediate area. He has provided me with names of some local attorneys.

QUESTION:

The foregoing appears to put us "between a rock and a hard place". If we do not take steps to utilize the spring/creek water, we could lose our license. (I am in the process of filling out a 1991, "92, and '93 usage report which will have to indicate zero usage because of the drought. Moreover, if I indicate usage it will violate assurance to Napa County that the spring is capped.)

If, on the other hand, we go forward with some thoughts we have for utilizing some water for irrigation, we may be subject to Solano County's Water Tax probably based on allowable acre-feet in the license.

I would appreciate the Board's counsel and advice on how to proceed.

Don Jones
Ranch Manager

The attached material is sent in reply to your recent request. If it does not meet the purposes of your inquiry, please communicate further with the

STATE WATER RESOURCES CONTROL BOARD
77 Cadillac Drive
Sacramento, California 95825

Raymond Walsh, Chief
DIVISION OF WATER RIGHTS

STATE OF CALIFORNIA
THE RESOURCES AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

License for Diversion and Use of Water

Notice of Change Order

APPLICATION 18866 PERMIT 12190 LICENSE 9982

THIS IS TO CERTIFY, *That* JUANITA H. LANGFORD
3086 CLAREMONT AVENUE, BERKELEY, CALIFORNIA 94705

HAS *made proof as of* MAY 7, 1971 *(the date of inspection)* *to the satisfaction of the State Water Resources Control Board of a right to the use of the water of* (1) MIDDLE CREEK AND (2) CAPELL CREEK IN NAPA COUNTY

tributary to (1) CAPELL CREEK THENCE PUTAH CREEK THENCE YOLO BY-PASS AND (2) PUTAH CREEK THENCE YOLO BY-PASS

for the purpose of IRRIGATION, DOMESTIC, STOCKWATERING AND RECREATIONAL USES *under Permit* 12190 *of the Board and that the right to the use of this water has been perfected in accordance with the laws of California, the Regulations of the Board and the permit terms; that the priority of this right dates from* JULY 21, 1959 *and that the amount of water to which*

1314 Terra Nova Blvd.
Pacifica, CA 94044

April 30, 1994

Betterment Committee
1032 Irving Street, Box 608
San Francisco,CA 94122

Dear Editor:

After reading your latest "newsletter" I am particularly disgusted at your derogatory remarks regarding the employees of R-Ranch at the Lake. I refer in particular to your comments regarding employees being paid to work but attending Board meetings. I personally **APPLAUD** the employees for being so interested in their place of employment (and home) that they take the initiative to attend Board meetings. They need to be kept abreast of what is going on in order to accommodate the interests of ALL owners, and our employees have the intelligence and foresight to realize this.

I further **APPLAUD** all employees for donating back their 40th hour of pay to the Ranch - do the editors of this vitriolic "newsletter" donate their 40th hour of pay to the Ranch? Instead of trying to create friction between owners and employees the BETTERment Committee should be striving for BETTER relations.

We are lucky that R-Ranch is manned by dedicated, caring, efficient and responsible employees. It hasn't always been that way!

Perhaps it could be arranged that the Ranch be manned by robots. They wouldn't have to think, feel or show any emotions. They would just perform their assigned duties at their assigned times! Or perhaps, at $4.25 an hour with no perks or housing, we could hire High School kids to man the Ranch. How will they handle leaking pipes, elecricity failures, runaway horses, accidents and the myriad of emergencies our staff handle at **ALL** hours, whether they are on or off duty, and without claiming overtime pay!

Have your editors ever had a sick child at 2:00 in the morning? Guess who you call upon? - an employee! Have your editors ever run out of gas about 2 miles from the Ranch - who comes to your rescue? - an employee! Have your editors ever laid on the couch in the Lodge with a blinding migraine - who brings you a cup of tea and a pain pill? - an employee! Employees of R-Ranch I **APPLAUD** you all!

I note with interest that present at the last meeting of the BETTERment Committee meeting was a former resident/independent contractor/owner of the Ranch. The former resident/independent contractor/owner took full advantage of the "free Horse Board, free utilities, free housing, free water and sewage". Is this

MAY 7 1994

Copy to:
Barry
Mere
Lilie
Rosemary
Jeff

owner now wearing the other shoe, and agreeing that employees should keep their noses to the grind, showin no interest in the Ranch, and receiving minimum pay without perks

If the BETTERment Committee stands for truth in reporting, I challenge the Editor to print this letter in its entirety in the next "newsletter". Let's hear from all owners that are striving for a BETTER Ranch, not just striving for an opportunity to cause friction!

Sincerely,

Joan Strain

Joan Strain
Owner # 162 - Feruary 1982

Excerpts from Betterment Committee meeting, April 9, 1994

BOARD MEETINGS: Owner: Why have the employees been attending the Board meetings? They're being paid to attend these meetings when they should be working.

Owner: Only owners should be at the meeting. Every owner who attends should be admitted by showing their ownership card.

Owner: Corporate meetings I've attended, when an employee is needed, s/he is called to come to the meeting an issue then returns to work.

Owner: Some of the employees are owners.

Owner: Then they should bring their ownership card entitling them to attend the Board meetings.

Owner: I was asked by an employee if I wanted to buy their share. I was looking to buy another share.

Owner: Yeah, well, I was told by an employee, why should they pay for their assessments when all of this is free to them as employees.

We can find out at the County Recorder's Office, which owner/employees have sold their shares.

Owner: Do the employees get charged for Guest Passes, they're using my property.

Owner: No, the employees don't pay Guest Passes. They get free Horse Board, free utilities, free housing, free water and sewage.

Owner: Yeah, but they make minimum wages. Can they apply for low income supplemental since their W-2's only show they make minimum wages?

Owner: Here's a newspaper article which shows a small company that did not report to IRS the benefits given to their employees. Look at what they ended up paying back to IRS.

4/30/94

To Ellie Leard secretary ROA

R-RAnch At the Lake

rec'd 5/1/94 9:58 Am

RE: § 8333 Inspection of accounting books, Records and minutes of Proceedings

The undersigned being members in good standing of R-Ranch ROA. Hereby requests the opportunity to Inspect the payroll records of all employees, Full or Part time within 10 Bussiness day, as Prescribed by Section 833 of The Corporations Code of The State of California.

The Purpose: How many people are employed + what is Their capacity.

How many Employee receive housing + utilities, guest passes, horse board.

wages of each Employee.

MAY 1 1994

copies to
Tom
Ellie
Marc
Rosemary
Jeff
Don

walt. Mullen 296

LuiGi Bellini

Luigi Bellini 564

cc Tom Knutsen ROA Attorney

American Modular Space

P.O. BOX 443
37053 CHERRY STREET, SUITE 211
NEWARK, CALIFORNIA 94560
VOICE: (510) 795-7077
FAX: (510) 795-7290

April 29, 1994

Mr. Thomas Knutsen, Attorney at Law
3900 Newpark Mall Road, Third Floor
Newark, California 94560

Re: R-Ranch by the Lake

Dear Tom,

Confirming our telephone conversation yesterday, please find my signed acknowledgment of the law suit filed on behalf of the R-Ranch. As I mentioned to you I am stunned by this action since I was under the impression that we had reached an amicable settlement of the dispute as evidenced by my letter to Don Jones of April 13, 1993 (attached) as well as your letter of June 16, 1993 (also attached). I am currently storing a $ 35,000.00 State of California Office of the State Architect (OSA) approved portable classroom building for this purpose. Please further refer to my letter to Don Jones of December 30, 1993 (attached) wherein I advise him that we have been calling and calling yet were receiving no response since the prior October. It was then that Mr. Jones advised us that he was going on a cruise and this matter was not a priority until he returned. We never heard from him again.

Tom, I want to settle this but I must tell you that I'm losing patience with these people. First I'm told the building was a donation for a worthy cause benefitting some kids. Then I get a retired Chevron guy who by his own admission had never seen the contract, telling me of all of the changes he was demanding. Then I agree to settle with a building. Jones comes back and wants me to deliver and install it for free also. Finally I get requests for professional engineering so he can go to the county. I've been cooperative all through this. Now, Jones disappears and I get sued.

At this writing I am still willing to settle with the building I have in storage. If that is not acceptable, please so advise. I am leaving the country on Friday, May 6, 1994 and will return on June 9, 1994. I would appreciate ample time to mount my defense should it come to that. I am holding a position of compromise right now. Please advise me of your client's intention to abide by our agreed upon compromise or whatever their plans might be. Thank you.

APR 30 1994

Copy to:
Barry
Mark
Ellie
Rosemary
Jeff
Don
K

Regards,

Peter J. Scott
President

A MINORITY OWNED AND OPERATED BUSINESS

I am resending this lette
since I have not received
response since it was sent
in December 1993.
Gene Marshack
4-21-94

R Ranch At The Lake
Ranch Owners' Association
1262 Capell Valley Road
Napa, CA. 94558

Please send me a copy of the Rules and Regulations of R Ranch as provided in the by-laws.

In regard to the increase of guest and riding passes. The ROA may have the right to increase the amount of assessments and perhaps the cost of new guest and riding passes. However, when I purchased the 33 passes that I now have, it was an implied contract between me and R Ranch that allows me to bring in 33 guests. Furthermore, the rules of the Ranch dictate that the passes do not expire. I can not accept ROA giving the owners a retroactive fee increase. This is equivalent to telling each owner he now owns only a half share and must buy the other half in order to use the ranch which would not be moral or even legal.

Gene Marshack (#1074)

APR 30 1994

Copies to:
Barry
Mark
Ellie
Rosemary
Jeff
Don
R

April 26, 1994

Board of Directors
R-Ranch at the Lake
Ranch Owner's Association
1962 Capell Valley Road
Napa, CA 94558

Dear Sirs:

It is my understanding that the Mr. Dennis, the developer has already sold all of the original shares in R-Ranch. This being the case, I do not understand why any owner is not allowed to post a "For Sale" sign at the Ranch in order to sell his or her share.

I have been an owner for a few years now, however I have not been able to take advantage of this ownership and have decided to sell. I have contacted Mr. Dennis' office and have received little or no help. After having paid more than $6,000 into this venture, the only option he has availed me is to simply turn over my share back to him and walk away. Needless to say, this is not acceptable.

I would like a formal response from the board regarding my
a) Right to post a for sale sign to sell my share to an interested party.
b) If this is not possible, how can such a petition be put to a vote of the membership to amend the by-laws to enable such sales.

I appreciate your attention and cooperation in this matter.

Sincerely,

David R. Forte
Owner # 1436

APR 29 1994

Copies to
Darry
Marie
Ellie
Rosemary
Don

R

April 23, 1994

Board of R. Ranch at the Lake

My name is Marjorie Kimball and I purchased partnership #1595 in Nov. 1983 the year I retired as a speech and language therapist from Berkeley Unified School District. Due to financial obligations which have increased over these 11 years I have had to return as a substitute teacher and speech therapist. For several months last year I was unable to make my monthly payments and came very close to having to let go of my partnership. Then, a close friend of many years (we met in John F Kennedy University) offered to support me by becoming my partner and I recently had her name added to my deed.

This brings me to the reason for this letter with this request — which is: that both Heide Parreno and I, Marjorie Kimball, be allowed to us R. Ranch-at-the Lake independly. I understand that this requires an exception to the

APR 26 1994
Copies to:
Barry
Marc
Ellie
Rosemary
[illegible]

rules and so I would like to further explain why I believe this exception would not be in any way unfair to other R-Ranch partners.

I am 68 years old who works 3 or 4 days a week. I have 2 grown sons who have never been interested in R-Ranch (one lives in Oregon) and 3 granddaughters 1 living in Oregon age 12 and the other 2 live in Redwood Valley (age 9 and 16) who have only been my guests at R-Ranch once in 11 years. I have personally only used the ranch infrequently - not because I don't love to be there but due to busy life + obligations

Yfeide Parreno is a nurse who has a very responsible position as a director of a multi-ethnic health program. She is unmarried (she was a Catholic nun for 21 years) and has visited R-Ranch with me on 3 or 4 occasions. Althought I have never been able to be at the Ranch more than 3 or 4 times a year I do love to be there

when I can. Heide also loves the chance to be away from her busy life and relax and renew herself at R-Ranch. We will probably be coming to R-Ranch together at times but we also would like to be able to use the Ranch independently. These times, I'm sure, would be no more than a single owner might use the Ranch.

I cannot ask Heide to remain a partner if we are not able to use the Ranch independently and I'm afraid I will not be able to keep my share without her financial help. So I earnestly ask for your approval of this request. Thank you for your attention to my request.

Sincerely,

Marjorie Kimball

#1595

1314 Terra Nova Boulevard
Pacifica, CA 94044

April 25, 1994

Mr. Bary Bremner
President, Board of Directors
R-Ranch at the Lake
1962 Capell Valley Road
Napa, CA 94558

Dear Barry:

I understand that the Board of Directors is considering transferring the operation of R-Ranch Country Store to two owners. I would like to take this opportunity to convey my strong opposition to this proposal.

In the 12 years I have been an owner the store's proprietorship has changed frequently (it practically appears to be an annual occurrence). These changes in proprietorship seem to follow a pattern. New owners take over in April or May, reap the benefits of the summer season and then relinquish operation of the store sometime during the winter months. ROA is then left, once again holding the bag. I am not implying that the present interested owners will follow this trend.

Operating the store is a "**golden opportunity**" for ROA to make some money for a change. The Ranch Manager has been diligently looking for ways to cut expenses, and has been successful in many areas. However, it is a fact that R-Ranch needs to make money and a well run store can reap a profit for ROA during the summer months and still manage to carry its own during the long winter months.

In addition, the store is sorely in need of new refrigeration equipment. Does the Ranch intend to foot this sizeable expenditure and then turn the profits over to private enterprise? This would certainly be a foolish step.

As I stated at the February board meeting, the store is running great. Prices are low, the atmosphere is congenial and friendly, and I am convinced that even though the margin of profit may be small at the moment it will increase tenfold during the summer months, especially when owners learn of the low prices that are presently in effect. R-Ranch staff is to be highly commended for all their efforts to lower prices, increase the variety of merchandise and create an atmosphere that is conducive to doing business.

As the saying goes "**if it works, why fix it**"!

Sincerely,

Joan

Joan M. Strain

cc: Board of Directors
Don Jones, Ranch Manager

APR 26 1994

copies to:
Barry
Mark
Ellie
Rosemary
Jeff
Don

1314 Terra Nova Boulevard
Pacifica, CA 94044

cc Barry Bremner

April 21, 1994

Mrs. Rosemary Epler
32452 Elizabeth Way
Union City, CA 94587

Dear Rosemary:

I certainly appreciated receiving your detailed response to my letter to Barry.

First, let me say that I never intended to imply that cabin users were being kept from being on the Board. In all probability, the reason they do not run for the Board, or do not get elected, is because they are less frequent users of the Ranch. However, I would like to see more representation of cabin users.

I must confess that I had never looked at this matter from the point you stress of the Board representing ALL owners, and not being representative of "groups". Maybe it is from a purely selfish point of view that I feel all the groups you mention, are, or have been, represented on the Board, except for the cabin users. When you look at the past and present Board members you will see representatives of "horse people", "pool people", "trailer people", "campground users", "tennis people", "dance people", but NOT "cabin users". Rosemary, I don't know what the answer is to this!

Rosemary, I have not considered running for the Board this year, and I will tell you why. In 1983 or 1984 (my memory dims with age!) I told Jeff Dennis that I wanted to run for the Board and asked for his support. He told me he could not support me because his proxy votes were going to you and to Jess Smyth. I expressed my surprise that he was supporting Jess Smyth, and he responded that "was the only way to control him". A few years later I did run for the Board, without seeking any support from Jeff Dennis. I was unsuccessful because again Jeff's proxy votes had gone elsewhere (if my memory serves me correctly to Rich Webb).

Then a few years back my name was suggested at a Board meeting as a replacement for John Low when he resigned, as the Board needed a female member. Barry Bremner stated he would "rather change sex than see me on the Board". You see what I'm up against!

You state that "times have changed as far as Mr. Dennis ruling with an iron hand." Maybe in some respects this is true, but he still has the controlling vote, and unless a candidate has the support of the Board and Mr. Dennis he/she will not be elected.

Rosemary, once again thank you for your letter. I note, however, that you only covered my suggestion relating to cabin users being represented on the Board. What is the reaction to my suggestion that the CC&Rs be changed to limit the term of office of Board members? Perhaps we can discuss this before or after the May 1st meeting or this weekend if you are at the Ranch (I know you're "dance people"!)

Sincerely,

Joan

Joan Strain

Board Members
R Ranch at the Lake

4/14/94

Dear Members

My name is Bruce Moller, #479. I recently used the ranch over Easter vacation with my own family and had invited my brother's family.

Before I get into my 'beef', I would like to say the stay in the 'winterized cabin' was very nice. I would like to suggest that the floors get a commercial waxing to protect the floor from stains, and keep the dirt down to a minimal.

On to my irritation. When I went to use my guest passes, (the one's I have had over the years), I found out to my dismay that they had devalued by half. I had to give two guest passes for each guest. Now I realize that this was covered in the last news letter, (which we never received), but how in the world can you devalue passes that have no expiration dates, and no numerical figure on them. Now please understand that I have no problem with you increasing the guest fee's, (although they should have a family rate), my guest passes should still be good for one visit. Now if you want me to turn in my old ones and give me new ones, (at no extra charge), then fine, otherwise, my passes should be as good as any of them. Please understand, these passes were not freebies, they were received for early assessment payments. So in other words, I earned them.

The horse passes are even more absurd. A guest can stay as long as they want, so $10.00 isn't real awful. But take my situation. My brother has two kids, a wife and of course himself. So if they want to ride, it cost them $40.00 each time! So guess what, they didn't ride. Now perhaps that this is what you intended, to cut down the amount of guests riding. So if that is why, congratulations, you have succeeded. Just a little thought, do remember how you got into the ranch? <u>You were probably a guest of an owner, then you saw how nice it was and became one. What message are we sending to prospective owners now.</u>

We have gone from a group of friendly folks to a bunch of people looking out for their own personal interests. This is very evident by the addition of the so called committees that have formed. Every time we turn around, we're adding new rules and regulations. Please people, try and remember why we bought in the R Ranch. We did it to get away from over regulation that we have to live with every day. Rules should only be for safety and reasonable sociological parameters.

A reply would be extremely appreciated

APR 26 1994
Copies to
Barry
Mar
Ellie
Rosemary
Jeff
Don

Bruce A. Moller

Bruce A. Moller

April 23, 1994

Dear Barry,

I request that you present my letter to you (related to "Executive Board Meetings") to the R-Ranch Board of Directors at the May meeting and inform me of their response.

Sincerely,

Ralph Wild
8311 Cimarron Drive
Sebastopol, Ca. 95472

APR 25 1994

copies to:
Barry
Marie
Ellie
Rosemary
Jeff
Don