

1314 Terra Nova Blvd.  
Pacifica, CA 94044

January 19, 1994

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

Dear Barry:

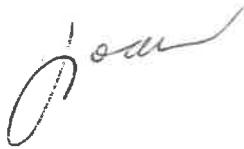
I would appreciate a response to my letters of December 22, 1993 and December 28, 1993.

I always thought you were striving for good communications with owners. Failure to respond to owners' letters certainly does not improve communication. It is this lack of communication from some members of the Board that makes me appreciate our manager, Don Jones, even more. Mr. Jones always finds time to listen to all owners, and strives for equitable solutions to all problems.

Did you read my letter of December 22, 1993 to the assembled owners at the January 8th meeting? Did you post a copy of my letter on the bulletin board? I would like answers to these questions and to the questions raised in my letters.

Hoping you will have the courtesy to reply.

Sincerely,



Joan M. Strain

JAN 21 1994  
copy to of  
Barry  
Don  
R

R-RANCH AT THE Lake  
RANCH OWNERS' ASSOCIATION  
SPECIAL MEETING OF OWNERS  
JANUARY 8, 1994

Special owners' meeting called to order at 12:04 p.m. by Board President, Barry Bremner. Eleanor Leard was appointed secretary to take minutes.

Barry Bremner explained that this was not a boardmember meeting, but a special meeting of owners. The purpose of the meeting was to vote on whether Section 8, "Rules and Regulations in Article 1X of the ROA By-Laws, should be removed from the By-Laws and that such Rules and Regulations be subject to change by the Board of Directors provided that their changes not be inconsistent with Law, the CC &R's or remaining By-Laws." Several owners have challenged that only owners, not the Board of Directors, have the power to make changes to the Rules and Regulations. ~~The 1981 original Rules and Regulations~~ are much more restrictive than what is currently allowed.

The Ranch attorney has reviewed the By-laws and Rules and Regulations Section, and concurs that the Rules and Regulations listed in Section 8 are in fact by-laws.

Barry explained the following: Of 1800 shares, 305 were past due and ineligible to vote. Of the 1495 shares able to vote, a quorum (25%) would be 374. A majority of the quorum (50% +1) would be 188 votes.

Owner Willard Johnston questioned the legality of the meeting. President Bremner stated that all wording had been reviewed and approved by ROA Attorney Knutsen.

Voting was opened. Voting was closed at 12:16 p.m..

Outcome of the voting was announced:

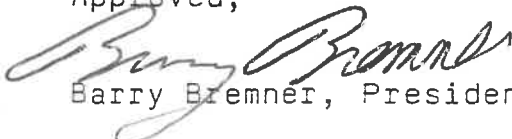
	Yes	No	N/A
Absentee	547	71	27
At Meeting	<u>30</u>	<u>6</u>	<u>      </u>
Total	577	77	27
Less LTD Shares	<u>-83</u>		
GRAND TOTAL	494	77	27

Resolution passed. Meeting adjourned at 12:40 p.m..

Respectfully Submitted,

  
Eleanor Leard, Secretary

Approved,

  
Barry Bremner, President

NOTE: SEE CORRECTED TOTALS LISTED IN MINUTES OF FEBRUARY 26, 1994 MINUTES. 605 owners voted yes, 82 owners voted no, 27 owners voted with no preference specified.

DECEMBER 27. 1993

RANCH OWNERS ASSOCIATION  
1962 CAPELL VALLEY ROAD  
NAPA, CA 94558

REF; SALE OF PROPERTY OWNERSHIP

AS SHARE OWNER #532 I AM RESPONDING AND CASTING AN ABSENTEE BALLOT WITH A "YES" VOTE. BUT ALSO AT THE SAME TIME IN SECTION 8 PARAGRAPH a. There shall be no "For Sale" signs of any size posted anywhere on tge premises except that the Developer is exempt from this restriction.

IF THIS PARAGRAPH IS TO REMAIN THE SAME THERE SHOULD BE A PROVISION FOR SHARE OWNERS TO POST OR ADVERTISE THERE PROPERTIES THAT ARE FOR SALE ON SAID PREMISES. FOR THERE IS NO BETTER PLACE TO ADVERTISE THAN TO OTHER PARDNERS OR THEIR FRIENDS.

I HAVE WRITTEN LETTERS TO JEFF DENNIS AS TO THE POSSIBLE SALE OF MY SHARE BUT TO NO AVAIL. I'VE ALSO PLACED ADS IN THE NEWSPAPER ALSO TO NO AVAIL.

CIRCUMSTANCES CHANGE FOR PARDNERS AND SO SHOULD THE PHILOSPHY OF BEING ABLE TO SELL THE OWNERS SHARE. I KNOW IN MY CASE THE RECESSION IN MY BUSINESS, MY CHILDREN GROWING UP, AND JUST NOT BEING ABLE TO USE IT ANY MORE. IT ISN'T THE FACT THATG THE CONCEPT IS NO GOOD, BECAUSE IT IS GREAT, IT IS THAT CIRCUMSTANCES CHANGE.

I WOULD LIKE HELP IN TRYING TO SELL MY SHARE FROM EITHER THE BOARD OF DIRECTORS OR THE PARDNERS ASSOCIATION.

THANK YOU VERY MUCH,  
*Anthony W Hughes*  
ANTHONY W HUGHES  
3004 FREDRICKSBURG WA  
MODESTO, CA 95355  
209-529-5879

JAN -8-1994

*Dorrey -  
I ASSUME EITHER  
JEFF OR THE BOARD (ELLIE?)  
SHOULD RESPOND?  
YOU MAY WANT TO CHECK WITH  
JEFF*

*copies to:*

*~~Dorrey~~  
Ellie  
Marc  
Rosemary  
Jeff*

DECEMBER 27. 1993

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MODESTO, CA 95355  
209-529-5879

JAN 8 1994

copies to:  
Barry  
Ellie  
Marc  
Rosemary  
Jeff  
per *R*

JAN 7 1984

Copies to:

Barry  
Marc  
Ellie  
Rosemary  
Jeff  
Don

To R-Ranch Board Members :

I just recieved my newsletter  
& am writing in regard to the  
raise in guest passes & horse-  
riding passes. I feel doubling  
the fees is unreasonable. We  
bring friends of our children  
with us as do many other owners.  
I pay for their passes & I'll bet  
most of the other owners also  
pay their guests' passes. By  
trying to raise revenue you're  
getting most of it once again  
from us, the owners.

The horsingiding passes are  
not worth  $10^{00}$  for a 45 minute  
ride. Instead of making more  
money alot of people won't  
be riding the horses or will  
take fewer rides and as  
instead of receiving more money  
there may in fact be less.

The cabin fee is fair but  
if a family of 4 come as

January 4, 1994

Dear Barry,

I have voted "No" to the recent resolution you have presented to members because I believe that all owners should have a chance to participate in decisions affecting them.

I did get quite involved in pondering the "Rules and Regulations" as a whole and found that I had some concerns. I would appreciate consideration of my questions at a meeting where a discussion of "Rules and Regulation" takes place.

The following questions relate to the items under Section 8. Rules and Regulations:

- ① Why are members prohibited from displaying "For Sale" signs? Is there an advantage to owners to limit it to the Developer?
- ② Should we limit the number of times per year or limit the extended 30 and 60 days to the least popular period?

c) Should we limit the number of cabins (e.g. 3) and give priority to other owners for the extra cabins up to 48 hours before arrival time, if availability is an issue?

d) Do we need to limit guests during the popular seasons to allow owners access to facilities?

e) Should we confine horse boarding to the times when horse owners are actually using the band (are present)? Should we have horse owners provide all care and feeding for their horses during those stays?

Thank you for addressing my questions.

Sincerely,  
Margaret Egan  
#669

JAN 7 1994

COPIES TO:

Barry

Marc

Ellie

Rosemary

Jeff

Don

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.

  
Gene Marshack (#1074)

JAN 7 1994  
Copies to:  
Barry  
Mark  
Elise  
Rosemary  
dls  
Don