

# R-RANCH AT THE LAKE

RANCH OWNERS' ASSOCIATION

1962 Capell Valley Road

Napa, California 94558

Telephone (707) 252-0140

Fax (707) 252-0143

July 20, 1994

Dear Owner,

The purpose of this letter is to notify each owner of R-Ranch at the Lake of the Annual Owners' Meeting which will take place at the Ranch on August 6, 1994 at 10:00 AM. The purpose of the meeting will be to elect a Board of Directors, and to conduct such other business as may come before the membership. Those who wish to run for the Board of Directors should notify the ROA office by mail or by telephone.

If you will be attending the meeting you may vote at the meeting.

Enclosed you will find a proxy and absentee ballot listing all of the incumbent candidates, announced new candidates and space for write-in candidates. If you own one share in R-Ranch at the Lake, you have a total of five (5) votes for the Board (two shares = 10 votes, etc.) If you wish to break up your votes, USE THE ABSENTEE BALLOT. If you wish to give your voting power to one candidate, USE THE PROXY. You may give your voting power to one person instead who is not a candidate, but who will be attending the Annual Meeting, by filling out the proxy.

Use either the absentee ballot OR the proxy - **do not send both!!**

Also enclosed are statements from each candidate. Statements are printed two or three to a page to save paper only, and are arranged in alphabetical order by the candidate's last name. Please note that votes are transferable at the discretion of the candidate.

Those eligible to vote this year must have become the legal owner of a share by July 7, 1994, and their assessments must be current.

If more than one proxy or absentee ballot is received for a particular share, the one with the latest date will be counted. Please return your completed absentee ballot **OR** proxy (**DO NOT SEND BOTH!**), if you choose to vote and will not be attending the meeting, to R-Ranch at the Lake, 1962 Capell Valley Road, Napa, CA 94558, as soon as possible, but **NO LATER THAN August 3, 1994.**

If you are giving your proxy to a "non-candidate," be sure that person brings the completed proxy with him or her to the Proxy Meeting on Friday August 5, 1994, or to the Annual Meeting on August 6, 1994 at 10:00 AM.

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\* \* \* \* \*PLEASE SEND ONLY ONE FORM - PROXY OR ABSENTEE BALLOT \* \* \* \* \*

to

R-Ranch at the Lake Ranch Owners' Association

1962 Capell Valley Road

Napa, California 94558

RETURN BY AUGUST 3, 1994  
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**R-RANCH AT THE LAKE RANCH OWNERS' ASSOCIATION  
ABSENTEE BALLOT: ELECTION OF BOARD MEMBERS**

**\*\*\*TOTAL OF FIVE VOTES PER SHARE\*\*\***

**INCUMBENT CANDIDATES:**

**NUMBER OF VOTES**

1. Barry Bremner, President
2. Jeff Dennis, Vice President
3. Rosemary Epler, Vice President

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ANNOUNCED NEW CANDIDATES:**

1. Nellie Cutright
2. Jack Hardesty
4. Karen Silveira

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WRITE-IN CANDIDATES:**

1. \_\_\_\_\_
2. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TOTAL VOTES CAST (not to exceed five votes per share)**

\_\_\_\_\_

PLEASE NOTE: VOTES ARE TRANSFERABLE AT THE DISCRETION OF THE CANDIDATE.

The undersigned, as owner(s) of share unit(s) No. \_\_\_\_\_ of R-Ranch at the Lake, entitled to vote at the ROA Annual Meeting on Saturday, August 6, 1994, issues this absentee ballot for said meeting or at any adjournments thereof; the individual(s) voted for are given full authority to vote with the power of substitution and revocation.

Name (PRINT) \_\_\_\_\_ Share # \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

Before mailing, please be certain that your absentee ballot is SIGNED AND DATED and that you have voted NO MORE THAN FIVE VOTES TOTAL per share.

**PLEASE SEND EITHER THE ABSENTEE BALLOT OR THE PROXY.**

# PROXY

Know all persons by these presents that the undersigned, being a holder of at least one unit of R-RANCH AT THE LAKE Ranch Owners' Association and entitled to vote at the Annual Meeting of the Members, do hereby constitute and appoint \_\_\_\_\_ as my proxy to attend the 1994 annual meeting of the members of the Association to be held on Saturday, August 6, 1994, or any continuation thereof, with full power to vote and act for me and in my name, place and stead, in the same manner, to the same extent, and with the same effect that I might were I personally present thereat, giving to such proxies heretofore given by me to any person whatsoever are hereby revoked.

This proxy and the authority represented herein may be revoked at any time by the undersigned.

If this proxy is executed by husband and wife, "I" means "we."

Owner of Share Unit Number(s) \_\_\_\_\_

PRINT Name(s) \_\_\_\_\_

Signature \_\_\_\_\_

Date Signed \_\_\_\_\_

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**Statement of Candidate: Rosemary Epler, Owner #101 (Incumbent Vice President)**

As an enthusiastic owner of the R-Ranch since February, 1982, and a Board member for almost nine years, I have seen R-Ranch grow and change in many positive ways. The Ranch is currently facing many challenges that require a Board with experience and stability.

With two current Board members planning to retire this year, I would appreciate your continued support for me as I seek another term on the Board of Directors.

My goal continues to be preservation of our Ranch and growth into the 21st century. I will continue to seek solutions that serve the majority of the owners and would appreciate your vote.

Sincerely,  
Rosemary Epler

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**Statement of Candidate: Jack W. Hardesty, Owner #1203 (new candidate)**

Carol and I bought our share in 1988. We live in Fremont and spend most weekends on the Ranch. I love this place!!

I spent two years in banking and 19 years in management and supervision positions with two corporate direct lending financial institutions.

I have owned my own mortgage loan brokerage company, Hardesty Financial Services, since February 1982. We handle any type of real estate loan.

I have finally decided to run for the Board out of love and concern for this place. I must put my business foremost in priority but hope that I can help maintain and improve our already wonderful get-away ranch. I will do my best to represent all owners fairly and equally. Thank you.

Jack W. Hardesty

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**Statement of Candidate: Karen Silveira, Owner #973 (new candidate)**

My candidacy for election to the Board of Directors is motivated by a desire to help the Ranch continue the improvements achieved in recent years, and I believe my varied experience can contribute to the Board's effectiveness.

I am currently the Administrative Assistant for statewide education at the Christian Brothers DeLaSalle Institute in Napa. I also teach accounting and microprocessor keyboarding at adult night school. I formerly served as an environmental analyst for Sierra Pacific Power Company for six years.

My education includes a B.S. degree; certification from Western Business College (S.F. Calif.); and resident study in Madrid where I acquired Spanish language ability. I maintain a continuing affiliation with "Hablemos Espanol" in Napa.

My diverse Ranch interests and activities provide insights which will be helpful in reflecting a wide range of owners' priorities. I am a horse owner/boarder, a year-round cabin dweller, and swimming pool regular (in the summer). I am also a frequent visitor to "R-Tot-Lot" with my granddaughters. My weekends are mostly spent on the Ranch and I would be pleased to work for you on the Board.

Sincerely,  
Karen Silveira

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

1962 Capell Valley Road  
Napa, CA 94558

Telephone (707) 252-0140

DATE: July 24, 1994  
TO: Board of Directors  
FROM: Ranch Manager  
SUBJECT: Fourth of July Weekend-Report

Our holiday events on the Ranch appear to have been very successful but were unfortunately marred by an episode I will describe on the attached pages.

Many owners commented to me that the ranch looked great, especially the grounds. All events were well attended including the following:

- \* Grand opening of our new BMX bike track.
- \* King & Queen poolside contest and crowning.
- \* Wagon ride hold-up and capture of the Berryessa Bandits.
- \* Swimming and boat races in the pool.
- \* "Fun and Games" contests on the big lawn.
- \* Dedication of "Friendship Park" and unveiling of future plan.
- \* Concert and steak barbecue in the park.
- \* Saturday and Sunday night dances in the lodge.

Only a half-dozen complaints were passed on to me (two cabins and one bathhouse had "maintenance" type problems, one owner overstayed cabin reservation causing incoming occupants great distress, and one parent complained about kids drinking at teen center).

As I stated at the outset, with the exception of the three troublemakers described in the attached, I feel that the 835 people who checked in during the four days had a good time, for which I congratulate everyone in our crew of employees.



Don Jones  
Ranch Manager



R-Ranch At The Lake  
Chris Olsen Episode - July 3, 1994  
Time-Line Report

Note: This report is based on individual interviews with the following employees: Cheryl Adams, Paul Adams, Britt Casassa, Nodie Chartier, Doug Hart, Jerry Hughes, Daryl Skaggs, Andrew Webb\*, Kathy Webb-- and my own observations, Don Jones, Ranch Manager. \*Employee's Son

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P.M. 4:45 Daryl Skaggs stops Wilson/Rebona truck because two girls and adult had their legs hanging out over the end of the truck's tailgate. Wilson resented being cautioned and appeared like he wanted to fight. Daryl stayed in the security truck which was located in the parking lot above the pool and keyed open his radio.

Gary Shook, Nodie, and I were in Friendship Park area so we responded by running up to the parking area. Gary asked for names and share numbers. The antagonists refused and a shouting confrontation occurred. Nodie was successful in quieting things down. Later she managed to get Wilson to shake hands with Daryl.

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10:00 Andrew and Chris left the Teen Dance because Chris stated he was having pain and trouble breathing. They went thru the lodge to the top of the snack bar steps where Chris laid down , again stating he was in much pain. Andrew ran to get his mother (Kathy) who was on duty in the Lodge.

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10:10 Andrew returned to Chris with Kathy who called Paul on the radio. Paul suggested that they bring Chris to Terry Plank who is trained in "emergency care". Chris interrupted saying "I need to go to a doctor !! Meantime, Cheryl came to the scene and cradled Chris's head and someone covered him with a blanket.

During the foregoing, two men, (one thin older man with greying hair, and the other man with shorter black hair and mustache) kept pressuring Kathy, accusingly saying, "what are you going to do with him ?" Kathy told the two men she was Chris's Ranch sponsor and had his medical card and was planning to take him to Queen of the Valley Hospital. They continued to badger her with, "where are his parents"? and " who's in charge?"

Meantime, Chris's sister Melissa, had phoned their parents indicating that this was another of Chris's "hypochondria" and she didn't think he needed medical attention.

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10:15 When Paul arrived on the scene, he, Nodie, Rhonda Crampton, and Richard Webb agreed that "911" should be called. Kathy had gone to get her car to transport Chris to the hospital, but upon learning that "911" had been called, she phoned Chris's parents and they said it was okay to take Chris to the hospital. Melissa got on the phone and subsequently told Kathy that her mother changed her mind and said not to transport him to the hospital -- that they would be at the Ranch in two hours.

During this period, Doug, who had been on Roving Security in the Cabin and Teen Center areas and came to the Snack Bar where he was confronted by three males, (who he later learned were those involved in the afternoon parking lot incident and the same individuals who was badgering Kathy while she was attending Chris). They wanted to know who Gary Shook was. Doug explained that his job was "Head of Security", but that he was not on duty. They then commented, that no Ranch supervisor should drink on the Ranch. Doug's comment "They were overly excited--probably had been drinking or were on something."

They then asked to talk to the Ranch Manager. (Incidentally, when I did come to the scene about 10 minutes later, Doug pointed me out to them and they told him they didn't want to talk to "that asshole"

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10:30 The first of "911" contingent arrives on the Ranch-- A fire truck manned by Fire Chief Jim Reed and his wife Tillie, who is a paramedic. She went immediately to the top of the snackbar steps where Chris was lying. About a dozen people were gathered on the landing.

Tillie was trying to record vital signs and was obviously having trouble hearing. Paul leaned down and asked if she needed help. She said "yes, get the crowd back."

Paul called for Doug and Rich Webb to help get the crowd to move back. Everyone except the three antagonists moved. The one with the brown scraggly hair has started to thrust his chest and shoulder onto Paul's back and side, where Paul turns and looks at him quizzically and shoves him aside with the heel of his palm.

At that moment Amber Robino, (14 yr. old girl) sees this and comes running up the steps yelling, "stop, you can't do that-- I'll kill you".

At this time, Doug, Richard, and Jerry are trying to herd the other two in the group off the landing. No one seems to know who pushed Amber, (could have been one of her own party).

Paul asked for the Sheriff's office to be called to help restore order.

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10:42 Second fire truck arrives.

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10:44 Sheriff's patrol car arrives (2 occupants)

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10:51 Another fire truck arrives.

It was approximately at this time that I arrived on the scene. I had taken a Vicodin Tablet, 2 Advils and ativan sleeping tablet as prescribed by my orthopaedic surgeon and was in bed when called.

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10:52 Napa ambulance arrived on the Ranch.

As ambulance people were going up the steps to Chris, I went over to a group of Sheriffs which now numbered about 5 to find out what they were doing. One was interviewing the "group" at the umbrella table in the patio area in front of the Lodge. The rest were discussing something. I recognized three of them but they were not very friendly. They told me they would fill me in later.

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10:53 Small fire department pickup arrives on the Ranch.

Ambulance personnel are strapping Chris to a gurney. Paramedics have decided to overrule Chris's parents decision since he is a minor and they are worried about possibility of broken rib puncturing lungs.

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11:10 Ambulance leaves the Ranch with Chris enroute to Queen of the Valley Hospital.

Kathy Webb and daughter Colleen follow in a car, since the former is Chris's sponsor on the Ranch. During the next 30 minutes, the Sheriff's representative, Marc Nicol continues to interview the "Group" at the table and make notes. It was during this time, now that Chris was taken care of, that several Ranch employees, Jerry Hughes, Cheryl Adams, (Paul's wife) and Melissa Olsen (Chris' sister) volunteered to provide the deputies with the other side of the story, supporting the actions of both Paul and Rich. The officers would not listen to any of them. Nancy Truelove (owner #363) made a statement to the officers, but, she remarked that they only seemed to be interested in whether or not she had seen anything happen to the girl, Amber Robino.

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11:35 Sheriff Nicole requested Rich Webb to step forward at which point they put handcuffs on behind his back and ushered him into the back seat of a patrol car. This was repeated with Paul Adams.

It was at this point that I recalled that one of the sheriff's group had said something about employees' "Drinking." I hadn't paid much attention since those of our security people on duty do not drink-- employees off duty are permitted to drink provided they conduct themselves properly.

Moreover, I knew that neither Rich nor Paul was intoxicated and that no tests had been administered, so as Ranch Manager, I felt I deserved at least the courtesy of knowing what the charges were.

However, when I requested an explanation, I was told to "back off."

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A.M. Shirley, my wife, and I drove to Napa County Jail - But once there, we were told that Paul & Rich would  
12:30 not be released until about 6:00 a.m.

We were told that the purpose of the four hour detainment was because they were "intoxicated". Still puzzled, we asked the officer in charge (3rd floor window - county jail) if they had been blood tested" ? As I recall, he said "no", but they had other ways of knowing. No sobriety tests were administered.

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2:30 Shirley and I arrived back at the Ranch.

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4:00 Rhonda drove to Napa to pick up Rich & Paul. Upon arriving she discovers Kathy and Colleen in jail parking lot where they had been after Chris's parents picked him up at about 2:15 a.m.

X-rays and an examination indicated Chris had "Bruised Ribs"

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July 5, 1994

JUL 11 1994

Jeff Dennis  
 755 N. Diablo Blvd #210  
 Lafayette, Ca. 94549

Dear Jeff:

Memorial Weekend, my daughter was at the teen dance. Ronna checks in with us every 2 hrs. on so because we all know there is excessive alcohol on the ranch on big holidays. There has been no lights at all going to or on steps of teen center for a long time. You need a flashlight to see so you won't fall! I went to check on Ronna around 10:30 p.m. I found Ronna almost out of it. 911 was called and I followed the ambulance to Queens E. Room. We were at the hospital till around 2:30 a.m. Ronna said she opened a Coke, set it down to dance, came back and Coke tasted funny. She said someone spiked the drink. Maybe so. I just don't want to lose a daughter to drugs or alcohol.

July 3rd, activities going well. I wrote a letter to Don Jones asking him if lights could be installed at teen center to show steps and rough terrain. He said that was a good idea. Paul Adams said someone had shut the breaker to lights off. You would think an important light source would, if need be, be in a locked box. Someone could fall down the steps and break their neck! Ronna was checking in with me as requested. I was still worried about her, so I went over to teen dance. The lights were on and it was nice to have them. I stood on the porch to keep an eye on Ronna. She came out and thought she was in trouble. I said no not at all. I just was checking. There is no supervision on chaperone, only security checking once in a while. I was at steps a good hour and finally security came by. It took less than 1 hr. for Ronna to become totally knocked out. All of a sudden, everyone on staff, security was at teen center. They asked me what I was doing. I just told them I was keeping an eye on my daughter. I didn't want the same thing to happen again. There is no adult supervision at all. The ranch clientele is really changing since we got in. Apparently someone reported me as harassing the kids. I felt like I was going to be hauled off to jail! Rhonda was talking to me and she said I couldn't harass the kids. I said, "I wasn't!" I told her there were two older 6 ft. guys I was just watching. They were pushing everyone around. One guy even pushed Andrew Webb right into me. If I hadn't caught him, he might have fallen down the steps! I wanted to talk to Don. Rhonda said he was in a meeting. "A meeting at 10:30 p.m.?" I said. Paul was being talked to about incident. Don Jones has said he has an open door policy. The door is always open. As an owner, I insisted on having Don tell me I couldn't stand on steps watching my own daughter. Don said, "if you feel your daughter is in a situation, you might want to pull her out. That is certainly obvious. We went to trailer.

Jeff, you want us to control our kids so the Ranch will be nice <sup>place</sup> for everyone. I'm doing my part. No one else is apparently.

Any dance minors attend, must be adult supervision for that very reason of fights, alcohol, etc. Outside agencies can be called in, if a real big problem arises.

A Very Concerned Harassed Parent,  
 Doz Svenson, #1160

**JEFF DENNIS • R-RANCH**

**3730 Mt. Blvd., Suite 100  
Lafayette, CA 94549**

**PHONE NUMBER: (510) 284-6535 FAX: (510) 284-6507**

Date: July 13, 1994

Time: 3:20 p.m.

To: Don Jones

Company: R-Ranch at the Lake

Fax Phone Number: (707) 252-0143

No. of Pages 2 (including cover page)

Sender: Barbara Lagiss *Barbara*

Company: Jeff Dennis Enterprises

Remarks: *B - sent to Don Jones. Jeff  
Don - just a copy of  
a letter I received. I'm  
sure you had everything  
under control, but wanted  
you to have a copy. Jeff*

14 July 1994

Board of Directors  
R-Ranch  
Subject: Guest passes

We would like to add our voices and express our concern over the increase of the guest pass charge to \$10. To charge a flat fee, regardless of stay does not seem equitable or realistic.

In our case, we have family members who work week-ends. They are able to visit only to join us for a meal or such and stay for the afternoon or overnight at best. \$10. per person makes this prohibitive. Why not have a reasonable Day Use fee of \$2. per day per adult over 13 years of age. An additional cost of \$1. for pool use could be started for anyone over 13 years who are not owners or associates.

All fees could remain at the \$2. per day up to 14 days. The charge for day pool use could be limited to week-ends only. [see attached]

We purchased into R-Ranch due to the family atmosphere and emphasis. We now find that to invite 4 elderly relatives and 4 adult offspring to join us for Father's Day Lunch would cost us \$80. for about 6 hours visit. I'm certain they would have made purchases at the store and snack bar while here, and really not used any of the facilities.

So, instead of an income to the Ranch of \$16. [at \$2. per person], we did not use the Ranch at all.

To charge the same for an afternoon visit or a week of camping just does not appear to have standard for reason.

I would like to add that as previously stated, guests should include anyone 13 years and over who is not an owner or associate.

Please do reconsider, or put to a vote of the ownership, a more realistic guest pass schedule.

Thank you for your kind attention.

*Jan & Jan McCarthy*  
Jan & Jan McCarthy,  
Owner #630

JUL 22 1994

Copies to:  
Barry  
Marc  
Ellie  
Rosemary  
Jeff  
Don

SUGGESTION:

Day Use only [9am to 6pm] \$2.00 per adult plus \$1.00 pool use

All Other usage at \$2.00 per day , per adult up to 14 days

Guest passes required by all persons 13 years or over who are not owners or associates.

Reinstate guest passes which were purchased at \$5.00 to true face value.

Granted, revenue must be generated, and rightfully so, but possibly in a reasonable, equitable manner?