

R RANCH AT THE LAKE
1962 CAPELL VALLEY ROAD
NAPA, CALIFORNIA, 94558

The monthly R-Ranch owners meeting was called to order by President, John Low, on Saturday, December 16, 1995, at 1:07 P.M.. Board members present were Mike Leavy, Judy McMurry, Roger Plato, and Betty McDermott. This being the first meeting of the new board the President introduced them--Roger Plato, 1st Vice-president, Judy McMurry, 2nd Vice-president, Mike Leavy, Treasurer, and Betty McDermott, Secretary. The minutes of the November 18th owners meeting were read. There being no corrections Roger Plato made the motion to approve the minutes as read, seconded by Judy McMurry.

The treasurers report was given by Mike Leavy with cash on hand of \$613,012.39. This is \$243,710.75 over last year at this date. Mike reported this is a very good cash position and attributed this to the increase in assessments and running the ranch on a frugal basis. The assessments for 1996 are coming in rapidly. A motion was made by Judy, 2nd by Betty to approve the treasurers report as is. Mike read a letter from Jeff Dennis pertaining to the 26 shares offered him. He will purchase 20 of the shares at \$3000.00 each. The transfer of the shares was completed and recorded on December 11, 1995. The debt owed to Jeff is forgiven and all paper work is being completed. Assessments for 1996 will increase by \$11,550.00.

Paul Adams gave the operations report. Thanksgiving was very successful. He thanked the board for the "Thank You" flyer sent to the employees. His wife, Sherril, accepted a position with Head Start. Nodie will move from maintenance to the lodge. The arborist report will be put on the bulletin board in the lodge. He is checking other companies to purchase pellets for the horses. There are now 35 boarded horses. The corrals have been cleaned up. All paper work for the boarding horses must be updated by 1996 so Paul requested that owners check in the office to make sure this is completed. The foot bridge will be completed next week. Painting will be done later. Gary has been hauling shale to the owners pastures. The pool is closed down for the winter.

An owner volunteer day will be announced in the news letter. Projects will be listed and Paul is requesting to have an owner volunteer forman on each project. This will not tie up the employees. Some repair work has been done on the dump station. The insurance inspector was here and gave us a good review on his report. Number signs are completed in the boat area and white lines will be painted. They will get a complete list of unclaimed boats by the next board meeting.

Gary put a new engine in the Ford truck for \$1100.00 so it can be registered. Jeff Brown will be leaving in January and possibly Jerry Hughes. Paul proposed \$200.00 be donated out of the grounds money to Mike Mooney so he can start his tree planting since there isn't an abundance supply of wood to sell to the owners. The rock wall held up fine during

the recent storm. Judy questioned the closing of the pool. They put Algacide in the pool to keep the alge down. She also asked about the firewood. We need 8 chords for the ranch and it must be seasoned. They will set rounds out so owners can cut their own. The selling of wood will be researched and plans made for next year.

Paul and Roger met to review the contracts. The County approved the liner for the water tank. The bid is approximately \$15,00.00. Roger recommended the board approve the contract, seconded by Judy. There is a 10 year guarantee.

The road paving will be started with the upper loop. The total bid from Harold Hunt Construction is \$53,361.00 and he will provide a performance bond. Predmore will possible be the sub-contractor. There will be a 3" overlay, 1 foot wider, and white lines. Maintenance will do the drainage work. Road work is planned for February or March. Roger proposed we go ahead with this bid, seconded by Mike and to be completed before Easter.

A Pollmeer non-skid surface is proposed for the area at the lodge and snack bar at a cost of \$14,152.00. It is easy maintenance and a colored green surface. Roger proposed we go with Clarke Diversified, Inc., seconded by Betty and possibly be completed by January meeting. If Paul gets another bid he will notify Roger. The costs of these improvements will come from the reserves. There was a request for Paul to get some kind of a guarantee.

There was storm damage to the Western White house awning, trees down, water main came apart, three trailers lost their awnings, and the chimney at the lodge fell off so no fires until it is repaired. Electric power was off for 3 days and wells were a problem since they have electric pumps. We will look into a back up system.

Mike Jay Aiken gave a equine report of November 11 meeting. John stated he had not proposed a \$5.00 increase. This was proposed by the previous board. Four horses have left the ranch, Shirley Jones, Karen Silvera, Bill Lincoln and Rocky Coleman. Sal will get back to John on costs and actual results will be finalized by next board meeting. Mike Leavy met with the Adhoc committee. There was a request to subdivide so horses can be moved around to graze. Mike made the motion to go ahead with the subdividing, second by Judy. There are no trees in this area. We will not increase the boarding horses until the cost analysis is completed.

Mike Zimmerman reported they need more teens to schedule their events. They would like to purchase a pool table under #1000.00. They will put an add in the news letter. John asked to be notified when they meet.

On the legal fees update- the insurance broker contacted John and Ruth, and January meeting has been already announced in the new letter but February, March, and April will be changed to Sundays. This change will be announced in advance.

Roger is working with Ruth on a new copy machine and Paul on the Backhoe. He would like to see every owner here on the volunteer work day.

John announced Tom and Donna Dorman are hosting an eggnog and caroling gathering at 7:30 P.M. in the lodge. Everyone is invited. John reported someone walked over his wives car two weeks ago from front to back causing \$2000.00 in damages. We will not tolerate any vandalism.

Open Forum-Mike Mooney #235 read his letter regarding trees. Letter attached. There was a discussion on preventing the horses from chewing the bark. Jay Aiken #1232 stated they had a Grow, Green and Graze Committee but are no longer meeting. John suggested a new committee of Judy, Mike, Paul and Jay meet privately and make their suggestions.

Joan Strain reported there is a sign along the highway in Pacifica that graffiti is removed and R Ranch at the Lake is getting the credit. Actually Mike Mooney had adopted the highway, cleaning it and giving the credit to the Ranch. Thank you Mike. We will get him a logo for the sign.

Jack Webb #1081 suggested Judy hold a meeting to talk out the trailer holding possibilities since it is more difficult to express this in writing. He gave some suggestions on this subject. The meeting was set for Sunday, ~~November~~ ^{December} 17, 1995. at 11:00 A.M. in the teen center.

The next meeting will be held Saturday, January 20, 1995, at 11:00 A.M. in the Teen Center. There being no further business the President adjourned the meeting at 1:30 P.M.

Respectfully Submitted,

Betty L. McDermott, Secretary



John Low, President



12-16-95
1 pm
Board Meeting

Ad Demurs if trade of votes for shares is taxable.

John asked to order & introduced new board:

John Low Pres.
Roger Plets 1st VP
Ludy M. 2nd VP
Betty McD Sec.
Mike Long Treas.

Betty read minutes of November meeting. approved as read.
Mike did treasurer's report. approved as read.

AK: 21 shares transferred to Jeff: eliminates 1750.-/mo
pmts to Jeff and 550./yr on 21 shares (expense
to ROA).

For newsletter → Paul - Co Report: Volunteer day - crews to be RUN
by volunteers instead of by crew.
Projects, supplies to bring, materials to donate.

Ferry
for next
meeting

Boats: status of unregistered boats.

Roger: recommended we accept contract for tank lines.
approved 5.0.

53,061.5 { Roads: Hutson
upper loop 3rd overlay - turnoff back to main road,
plus gravel road ~~along~~. 3" thick, 1 foot wider.
Payment on completion (?).

For newsletter Dates camp grounds will be closed. (At least
30 days before Easter vacation).

Roads (as above) contract approved by Board.

bid 14,152. Clark Diversified
hedge / SB ground areas to be covered w/ non-skid
polymer coating. Used for high traffic areas.

Board approved cost - Tool to get bid from
other supplier through Don Sanders.

Total cap.
improvements

80,730.-

Storm damage: Mgr's trailer, roof on ^{big} theater
tank, trees down, chimney at hedge, fences,
screens at SB, no power for 3 days.

JK: Generator as backup for wells?

North
Pasture
Horse ~~with~~ committee: Meavy reported. Approved
to cross fence? To be put by 1996. ^{Ranch} labor.
Meavy: Motion to approve. Approved 5-0.

For
Newsletter
M: Youth teen club. Wants pool table (used)
under 1,000.-

JK: legal fees - must hear from Meaco by 12-27
or we mail to owners. Ins. (if approved)
would only pay defendant's expense.

* Judy: "Trailer Holding." ^{Prop.} 7 days, then out to
campgrounds - to non-club site for 90 days.

JK: ^{Prop.} Daywood trailer to be used by groups. Send
suggestions to Board.

Roger: New contracts for store & GB.

Arbor Day: 3-14 or closest weekend
Ranch to donate \$ for trees.

Betty McDermott: Election committee.

Board Meetings on Sundays 11 AM
Election - April