

**R-Ranch at the Lake - Board Meeting
September 15, 2001 at 12:03 p.m.**

Present: Ken McArdle-President, Don Sanders-First Vice-President, Paul Adams-Second Vice-President, Kathy Doulabi-Treasurer and Alyce Cardinals-Duart-Secretary

Previously approved donation in the amount of \$ 5,000.00 was presented to the Capell Volunteer Fire Department.

An explanation was given regarding the damage and repairs to Cabin 5A and the delivery of free gravel and sand to the Ranch.

Needed improvements and repairs to be completed, proceeding slowly so they are done correctly

August Board Meeting minutes read and approved, with changes.

Treasurer's Report (Kathy Doulabi) - Board approved motion to audit 2001 books as soon as completed at cost of \$ 8,000.00, added to budget.

Ranch Manager's Report - Lisa Thompson resigned her position as Ranch Office Manager.

Stable Report (Janet Politi) - Recently purchased several new horses. Horses given clean bill of health from our ranch veterinarian, Jaime Kerr.

Ad-Hoc Report (Blanche Bush) - Veterinarian, Jaime Kerr, recommended procedures for non-Ranch boarded horses in order to protect the horses currently on the Ranch. Motion was made to accept these recommendations. Board voted and approved.

An owner questioned the status of the Campground Committee. Board confirmed that the committee still exists.

New Business:

Introduction of the new Ranch Manager, Paul Adams. Paul has not decided if he will resign his position on the Board of Directors. Paul was also questioned by an owner regarding a rumor that he has a lawsuit against the Ranch. He stated that there is no lawsuit, just an unresolved labor dispute.

Board discussed the restoration of Cabin 5A. Owner suggested the cabin be equipped for handicap usage. Motion was made to make Cabin 5A handicap usable.
Board voted and approved.

Don Sanders presented a contract with guidelines, rules and work schedule for a Campground Host position. Owner/Board discussed the validity of position. Currently there are owners acting as Campground Hosts, but this position has not yet been approved by the Board.

Suggestions were presented for improvements to the campgrounds.

Kathy Doulabi reported on the first teen meeting. A Teen Committee was elected to give teens a say regarding the Teen Center activities and improvements. The Board approved the transfer of \$ 5,000.00 from the general fund to reestablish a teen fund.

There was discussion about the Snack Bar being open and advertised to the general public. Suggestions were made regarding the procedures and controls for allowing non-owner snack bar patrons on the Ranch.

September 15, 2001
Board Meeting Minutes continued

Several owners made suggestions on more and/or better security for the Ranch. The Board asked the owners to submit any cost-effective ideas regarding Ranch security.

Jeff Dennis, R-Ranch Developer and Sales Broker, talked about the owners getting together and supporting the current Board.

Discussion to change the rules to exclude guests on major holiday weekends. Owners agreed some changes should be made. Board wants to have new guest rules in effect by January 2002.

Ken McArdle read Article 8 of the CC&R bylaws regarding citations issued for violations of the R-Ranch rules. Owners have the right to dispute any citation and/or fine in a hearing before the Board. Board agreed to follow this bylaw in the future.

A Safety Committee is currently in progress. Owner, Karin Vestola, has volunteered as chairperson of this committee. She should have a safety report by the next Board meeting.

Barbara Rasmussen introduced herself as the new ROA Office Manager.

Agendas for the last three executive meetings were read. Meetings were as follows:

- 1) August 25, 2001 - Personnel matters
- 2) August 28, 2001 - Meeting at office of Jeff Dennis, R-Ranch Sales Broker to discuss increasing share price and re-working the sales program to make it more beneficial. Effective October 1, 2001, the new share prices will be raised to \$7,500.00 cash or \$8,820.00 financed.
- 3) September 8, 2001 - Reviewed ROA Office Manager applications.

Motion by Ken McArdle to discontinue 10 day rule for trailers in campground and use of wristbands to identify owners and guests. Board voted and approved.

Open Forum:

Teens to submit suggestions on better control of Teen Center.

Campground rule for trailers on same site to be discussed by Board and changes to be made. Owner questionnaire mailed with newsletter

Owner suggested that an ownership survey be done for owners to express their ideas and concerns about their Ranch. Previous survey done 8 years ago, very successful.

CC&R changes in the works and will be completed soon.

Owner suggested the Campground committee be discontinued.

Owners disapproved of removal of 10 day trailer rule. Agree something needs to be done about trailers continually occupying the same campsite.

Next Board meeting to be held on Saturday, November 17, 2001 at 12:00 noon
Meeting adjourned 3:00 p.m.

Approved: _____, President _____, Secretary