

MINUTES OF BOARD OF DIRECTORS MEETING (UNAPPROVED)

November 16, 2002

Meeting called to order at 12:10 P.M.

Present: Ken McArdle, Paul Adams, Kathy Doulabi, and Alyce Cardinale.

Absent: Don Sanders.

Pledge of Allegiance was led by Ken McArdle

Secretary, Alyce Cardinale, read the minutes of the September 21, 2002, which was approved with the following corrections.

- 1) Delete reference to increase in price of R-Ranch shares.
- 2) Delete reference to resale program
- 3) Delete reference to R-Ranch tour charge of \$50.00

These items have not been approved and are not currently being considered by the Board.

Treasurer report by Kathy Doulabi was read and approved.

The Ranch Manager's Report- Paul Adams presented a 4- page list of various work items completed and in progress with verbal emphasis on the following items:

- 1) Canvas cots being replaced with bunk beds and mattresses in 75 cabins.
- 2) Pete Politi made two large white R's for the front of the Lodge
- 3) 5 new hose bibs were installed in the loop area of the campground.
- 4) In the process of replacing trash cans.
- 5) A power pole is in place across from bathhouse #6 to bring electricity to additional campsites.
- 6) Placed our name and phone number on newly painted well house.
- 7) Install new sign at old entrance on the highway to direct people to the current entrance.
- 8) New 110,000 steel water tank is on order and (hopefully) will be installed soon.

Mike and Paul removed the old tank and prepared the site for installation saving the ranch the cost of contractors..

- 9) The Back fence still awaiting erection, currently on the schedule now that the ground is softer.
- 10) Paul is negotiating with the neighbor on the corner to install an R-Ranch sign on their property.
- 11) The Air conditioner in the Ranch house will be replaced with a water cooler.
- 12) Refencing of Pasture A with metal panels is almost complete.
- 13) In the process of upgrading service vehicles, most of which have been in service for more than 20 years and are unsafe and unreliable.
- 14) Looking into new lodge furniture
- 15) Scheduling completion of septic tank cleaning
- 16) Finally, Paul wants to thank all the volunteers for a great job over the past year. There was close to 100 people donating their time and energy to help with different jobs. They make a big difference and are much appreciated.
- 17) Presently working to install the metal R-Ranch signs donated by Owner #274, Albert Sanchez.

Stable report read by Paul Adams.

- 1) There are presently 41 string horses and 37 individually owned horses.
- 2) Many of the horses are over weight so their diet is being changed under the supervision of our Veterinarian, Jamie Kerr.
- 3) Brought out that the new metal panel fencing, once installed, is virtually maintenance free and will reduce or eliminate the need to budget \$5,000 annually for fence repair.
- 4) Ken pointed out that the individual horse owners are paying for all the upgrading of pastures housing privately owned horses.

Ad-Hoc Committee – No report

CC&R Committee report –No report

Safety Committee report – No report

Teen Committee report – Kathy Doulabi and another owner was going to get together with Kathy to set up some new activities for under 13 years (pre-teen).

Old Business

The board approved all recommendations of the CC&R Committee for changing the By-Laws with the single exception of proposed reduction in the age limit for associate members living at home with parents and/or guardians. The Board voted to present the entire document to the ownership for approval.

The ranch attorney sent an 8- page response to the Board's inquiry regarding disposal of abandoned property. It will be analyzed and used as a guide in disposal of abandoned property. Luigi Bellini has agreed to remove abandoned golf carts for a fee of \$300.00, if necessary. Currently, there is a weekly charge of \$25.00 assessed against an owner's account for abandoned golf carts.

New Business

Kathy Doulabi mentioned the 2003 Budget is complete and the annual assessment increased to \$650.00. There will be an insert in the Proforma Operating Statement explaining the three payment options available to owners.

The owner survey regarding proposed name change for the R-Ranch was tabulated and showed changing the name to "R-Ranch of Napa Valley" the popular choice. Actual results are available at the ROA office for interested owners. Ken and Barbara will look into the actual cost of changing the name before proceeding any further.

Paul reported that some boat owners wish to erect portable canvas type shelters to provide added protection for their boats. Paul thinks this might be a problem due to the size of the parking spaces but will look into it.

At the urging of Luigi Bellini, the board approved installation of a bocci ball court. This will be done a no cost to the ranch by using wood salvaged from the old water tank. Luigi will provide the ball and will provide instruction for people wishing to learn the game.

Carol Roszkowski suggested numbering or re-numbering all bathhouses to make it easier for owners to see which is which. Paul will have Pete Politi look into it.

The meeting was adjourned at 1:15 P.M.

The next meeting will be January 18, 2003.