

BOARD OF DIRECTORS MEETING

September 21, 2002 (Unapproved)

Meeting called to order at 12:07. All board members present as follows: President Ken McArdle,

Vice President Don Sanders, Ranch Manager Paul Adams, Treasurer Kathy Doulabi and Alyce Cardinale Secretary.

The minutes were read to the membership and approved by the board.

Don Sanders talked about name tags for each board member. Asked how name tags should be designed. The board decided to have names and board designation without a picture on the identification badges.

The treasurer's report was read and accepted.

Paul offered a five page report to the board and gave the following oral report to the membership. Updating of electric is in progress with telephone poles now installed. Hose bibs and water lines have been started. The big arena gates are repaired and much safer. The long barn roof is ready for repair with all materials waiting to be installed. Work is in progress on improving roving security around the Ranch targeting the storage area by the front office. Abandoned property still remains an issue with contact with an attorney. Paul is working with Barbara trying to get owners to put their owner numbers on their boat trailers and carts as well. The snack bar will be taken over by the Ranch and be managed by Tanya. It will be open on weekends only. During the winter water meters will be installed to meet with water regulations as required by Napa County. Meters must be in by March, 2003.

We now have 42 horses on the string. Forty four is the recommended number for the Ranch herd. Janet Politi, head wrangler and Jeannie Petribono, request a \$500 budget for ribbons and awards. Paul says that the gymkhana is a private event and Ranch cannot give money to any private group. He will look into it and will not let the subject be dropped. Ken will check liability regarding this type of donation. The Horsemen Association can still do fund raising activities.

There was not Ad Hoc report as there was no rep. present.

Bonnie Eversole from the CC&R committee asked the board to offer suggestions regarding the update of the CC&Rs. Said she would like to see the CC&Rs reviewed one more time and comments made at next meeting. The focus of the committee was to eliminate the developer. There will be a need for 2/3 vote to amend the CC&Rs. The bylaw's and rules will be worked on. A review of the information book should be done. Bonnie has her volunteers. Paul suggested that the Loves would make great volunteers on this committee.

Safety Committee: Vickie Love will try to regroup. She needs more volunteers. Wants new rules to include kids on bikes and scooters need helmets. There is a question about private property regarding helmets on bikes and scooters. Will have to involve owners in this decision.

Teen Report: Kathy Doulabi reported on the soap box derby. These fast and furious machines will be built by the owners on the Ranch during the winter months. A race will be held over Memorial Day.

Talked of needing volunteers for the Halloween festivities on October 19th. Also, anyone wishing to volunteer for the Octoberfest on that same evening, please get in touch with Kathy or Rose, our activities director.

Kathy requested suggestions for Djs at the Teen Dances. Also talked about a pre-teen dance as there has been requests for such.

Old Business:

Share prices are on the increase. There are 108 share for sale by the Ranch. New marketing material is being developed. There is a resale program. Once a month interested buyers can go on a Ranch tour (cost \$50). A vote was taken and approved....Alyce Cardinale appointed as Ranch broker. Prices to be discussed at next board meeting.

A flyer will be distributed through the newsletter asking the opinion of owner's regarding a Ranch name change.

Two rows of gold carts are in storage with six abandoned. Paul is working on this issue. Stored carts need to go back with the trailers to the owners site. We need a rule to enforce the storage problem here. Mike Mooney said that the cabin users store their carts there also. Ken McArdle will contact attorney again about this. Paul said his main problem is cleaning up the abandoned carts first.

It was stated that our ranch attorney is willing to come to the Ranch to discuss the accident lawsuit if necessary. He said that our insurance would take care of any financial responsibility.

Paul discussed the water tank saying it was very dangerous. There are now seven contractors bidding on the replacement job with bids in the \$55 to \$65,000 range. Looking into various types of materials. Road work will have to be put on the back burner in lieu of rebuilding the water tank. Our 40,000 gallon back up tank will hold us through the winter. Bonnie Eversole questioned the water lines. Paul said the water system was not handled correctly. Paul has trained the whole crew on how to open and close the valves so we don't have the leaks like we did in the past. Water lines are being repaired slowly.

Cabins 18 to 24 are taped off for safety reasons. Will be open before summer.

Alyce Cardinale reported there was no correspondence to read.

Open Forum:

Mike Moony #235 is happy the Ranch is running the snack bar. Suggested two for one breakfasts. The \$50 for the tour is not a good idea. One year assessment should be offered as an incentive. Free meal while on the tour.

Bonnie Eversole suggested a senior discount at the snack bar. Ken said we cannot operate on a profit but would consider promotional ideas. Ken said that closed hours of the snack bar would be 2-5 pm

Meeting adjourned at 2:35 pm

Next meeting November 16, 2002