

**R-RANCH AT THE LAKE
MINUTES
EXECUTIVE SESSION OF THE BOARD OF DIRECTORS
November 15, 2008**

Directors present:

Steve Pietrobono, President
Ken McArdle, 1st Vice President(Absent)
Paul Smoot, 2nd Vice President(Phone)
Mark Bendick, Treasurer
Joan Scannell, Secretary

Meeting called to order at 10:00am.

The board met to approve a replacement for Director Laura Bohler. Board unanimously approved Joan Scannell as the new Director in the office of Secretary.

The Board approved new disciplinary actions to be implemented under Article VIII of the By-Laws. These are to be Re-Affirmed at the Board meeting of January 17, 2009. The new actions are as follows:

- Owners are responsible for the actions of their Associate owners and guests
- Suspension may be imposed in consecutive days as the Board determines most appropriate examples are:
 - Consecutive days during a current or subsequent year
 - Consecutive days between Memorial weekend and Labor day weekend
 - Weekend only suspension-days of suspension will span the appropriate number of consecutive weekend days
- Suspension of owners privilege to store personal property on the R-Ranch. Property must be removed when the owner leaves the ranch
- R-Ranch will not reimburse individual owners out-of-pocket legal fee's
- Individual owners will indemnify R-Ranch for out-of-pocket costs associated with their actions.

Submitted,

Joan Scannell
Secretary

Modification of Trailer Camping Rules (Effective Jan. 1, 2009)

All owners who move their RV/trailer on the R Ranch on/or after January 1, 2009 will be permitted to keep their RV/trailer at R-Ranch for a period of 30 consecutive days, rather than 90 days under the prior rule. If an owner complies with the modified trailer camping rules described below, two additional 30 day extensions may be granted. The move off requirement will continue to be in force, once a maximum of 90 days (with two approved extensions) has been completed and/or your permit has expired.

Extension Number 1 (30-Day Extension)

An owner will be granted an extension (Extension #1) if during the initial 30-day period the owner spends at least one additional night on the Ranch during the "winter period" or two additional nights during the "Summer period". The "additional night(s)" does not include the move-on date nor the subsequent days spent at the ranch when the RV/trailer is first moved on. Any subsequent visit to the Ranch within the initial 30-day period would satisfy this "additional night(s)" requirement. If satisfied, the owner will be granted a 30-day extension.

Winter Period Rule – Oct. 1 - Ap. 30th (1 additional night must be spent at the ranch)
Summer Period Rule – May 1st - Sept. 30th (2 additional nights must be spent at the ranch)

Extension Number 2 (30-Day Extension)

If an owner has satisfied the Rules of Use and has already received an initial extension (Extension Number 1), an additional 30-day extension will be granted if during the second 30-day period the owner spends at least one additional night on the ranch during the "Winter Period" or two additional nights during the "Summer Period". Spending an additional night(s) during the 1st 30-days, does not qualify toward meeting the additional nights required for Extension Number 2.

Owners who meet this requirement will be granted a second extension for an additional 30 days (Extension Number 2). An owner who has satisfied the requirements of Extension Number 1 and Extension Number 2 will have been allowed to have their RV/trailer on the Ranch for a total of 90 days. (Original 30 day period + two 30-day extensions = 90 days)

Fines/Penalties for Overstay

If an owner does not meet the requirements for an extension and does not move the RV/trailer as required by the 30th day, a fine of \$10 per day will apply during the subsequent 30-day period (similar to previous Rules of Use under the former 90-day rule). Under this provision, a total additional fine of \$300.00 (30 days x \$10.00) could be assessed for the month following the period for which an extension was not granted.

The daily fine will be increased to \$20 per day for any owner who, not having a valid extension, does not move the RV/trailer by the 60th consecutive day. Under this provision, a total additional fine for an additional 30 days could result in a total of \$600 (\$20 x 30).

Any owner who has failed to comply with the Rules of Use in any 30-day period, will be required to move the RV/trailer off the Ranch for 5 nights prior to returning. Any owner who does not comply with the updated Trailer Camping Rules will be required to pay all delinquent fines prior to being able to use the Ranch.

Please Note: All other previously stated Camper Trailer Rules of Use will continue to apply.