

**R-RANCH AT THE LAKE
MINUTE
GENERAL MEETING OF THE BOARD OF DIRECTORS
JANUARY 17, 2009**

Directors Present: Steve Pietrobono, President
Ken McArdle, 1st Vice President
Paul Smoot, 2nd Vice President
Mark Bendick, Treasurer
Joan Scannell, Secretary

Meeting called to order at 12:17 pm.

Pledge of Allegiance followed by roll call of the Board of Directors

- 1) Ranch Managers Report (Nodie)
 - The BOD approved the attached bid, in the amount of \$10, 496.50, submitted for repairs to the Pool filtration system
- 2) Stables Manager Report (Jenny)
 - Stables operations will return to normal on January 30th provided there are no further incidents involving "Strangles"
 - The following changes in Policy for the vaccination has been implemented:
 - a) Vaccinations will be given 2x's per year
 - b) During isolation or recovery owner horses will be isolated to the "Owner Barn" and Ranch horses will be isolated to the "Ranch Barn"
 - A copy of the revised Owners Horse Policy must be signed and received in the ROA Office no later than January 31, 2009
- 3) Committee Reports
 - Equine Ad-Hoc (Ron Clark): No meeting held during this time period
 - Campground (Mike Mooney): Paul Smoot will talk to Napa Co. Permit Division about prior approval of unused camp sites
- 4) Horseman's Association Report (Nancy)
 - Board approved Yahoo Website for information and events to be posted that is related to horses only *****(per reading of this section of the minutes on 04/18/09, Director Mark Bendick realized there was a misrepresentation presented by Ms. Pon. This will be an agenda item for the July 18th Meeting.**
- 5) No other Committees were present
 - Board approved the following vacant committees be discontinued: Safety, Teen and Animal
- 6) Treasurers Report (Mark Bendick)
 - 2008 Reviews are in the process
 - The \$23,000.00 borrowed from the Reserves for the lawsuit has been replaced

7) Old Business

- Guest Passes:

Board approved the policy for replacing outstanding Guest Passes. All owners have until April 17, 2009 to exchanged their current guest passes for the new carbon copy passes. After this date only the new Guest Passes will be valid.

- Legal Issues:

Policy Issue discussed. All owners are responsible for their associates and guests. If there is a problem with another person that can't be resolved with an adult, they shall seek out an R-Ranch employee. There will be a letter issued on this matter

- Due to the increase of assets from \$1 million to \$1.3 million, there was an increase in the insurance premiums for the Ranch

8) New Business

- New Fines for misconduct were re-affirmed. A letter explaining the Article VIII New Disciplinary Actions was made available for owners (see attached)

- Deeds:

Marriage Certificate, Domestic Partner Certificate and Civil Union Certificates are all acceptable when more than one person is on a Deed

- Snack Bar:

The R-Ranch will be seeking a contractor to operate the Snack Bar, possibly during the camping season only

- Cabin Storage lockers:

Re-affirmed current policy regarding waiting list

- Golf Cart Storage:

Board approved policy (attached)

Owners have until April 17, 2009 to register their golf carts with the ROA Office. After July 17, 2009, any unregistered golf carts will be removed, sold, auctioned or parted out.

- Trailer Storage:

Board approved a Pilot Program of "Site to Site" moving (see attached). This Policy goes into effect on February 1, 2009

Owners may move their Trailer from site to site every 90 days. All current rules apply, except you don't have to move 5 spaces away.

The storage fee is \$450.00 per year per owner

All monies collected shall be used to construct additional campsites

This Pilot Program shall be reviewed and will be discontinued, if necessary.

All monies shall be reimbursed at a pro-rated amount if program is canceled prior to the one year agreement

- Operational Approvals:

Mark Bendick requested the approval of the Board to purchase a Bose System for the lodge. Approval was not granted. This will be re-visited

9) Meeting commenced at 4:20 pm

Minutes Submitted By:
Joan Scannell Director/Secretary