

Board of Director's Meeting Minutes

12:00 PM, Saturday, July 17, 2010



R-Ranch at the Lake

1962 Capell Valley Road
Napa, California 94558

R-Ranch Board of Directors:

Joan Scannell, Dan Wynn, Ken McArdle & Mark Bendick

Call to Order: 12:05

Roll Call: Joan Scannell called roll: Dan Wynn-Present, Ken McArdle-Present, Mark Bendick-Absent, and Leslie St.Amant - taking minutes

Pledge of Allegiance : Completed

Minutes:

Joan stated that the minutes from April 17th have been approved and copies are available.

Joan Scannell acknowledged the Ranch Managers birthday by having the ownership sing Paul Happy Birthday.

Guest Speakers:

Lt. Pike and Deputy Barlett attended the meeting to speak about the laws that apply to the Ranch. Lt. Pike spoke representing Sheriff Doug Koffer, noting he came to talk about expectations of privacy related to the Ranch. When it comes to the expectation of privacy in the eyes of the law there are different variations. Based on the current use of this property, the sheriffs department finds if this property is open to the general public [owner's guests], it is open to sheriff's deputies and CHP officers to come in for routine patrol purposes. He talked about the levels of expectations of privacy giving the example of common areas being treated differently than campsites and RV's. He also referenced the laws under chapter 12 specifically noting sections related to dangerous operations of motor vehicles and drunk or reckless driving. The Sheriff's Records Management System shows that since July 2006 there have only been 2 arrests and 2 citations at R-Ranch.

He also spoke about allowing a minor to consume alcohol under parental supervision.

Lt. Pike reiterated that they are not coming on to the ranch to "nick pick" or issue citations for open containers in your golf cart, but trying to create a safe environment, avoid reckless driving and potential harm in the common areas. Adding, that they are not here to harass or look for

every little violation. In conclusion he stated that in his 23 years of service with the Sheriffs department he has never come onto the premises (outside of today's invite) without a call for help for his services, hoping that the sheriff's presence doesn't hinder your experience at the Ranch.

Reports

General Manager:

Paul updated the owners on the activities that have taken place since the last meeting: He thanked Dan Wynn and Wayne Palmerton for helping to rebuild the island area in front by the office area. He reported that the owners have been very cooperative in cleaning up the golf cart area, and that the boat yard looks good and orderly now. He laughed and reported that "Wayne Palmerton has painted everything, including the dirt" noting that he comes up during the week, and thanked him for his volunteering. He reported Wayne's been pretty busy with the spray gun, painting the arena, owner's barn, and fencing at the front gate.

Paul reported that there have been a lot of water leaks and broken pipes, and the crew has been repairing them, ripping up the parking lot to replace the piping between Friendship Park and the store. There were 21 Band-Aids on that broken pipe.

The maintenance crew are currently working on a parts list on what's needed in the trench by the cabin area and are trying to fix electrical problems in the RV section. They also worked on bath house 8 and did some repairs and put in some water lines in response to owner feedback. Paul would like to work on the pipes at the South House, but that will be later.

The maintenance staff have started working on the list provided by the cabin committee. The crew is very busy on top of running a short crew, noting there is more work than crew. Paul reported that 25% of owners haven't paid their assessments, and trying to compensate as best we can with the funds at hand.

Paul reported that there are fish in the pond now, and a fishing derby will be held next month. The old gate has been opened to allow owners to enter to the pond area because crossing the creek is difficult due to it still being full.

Mr. Shook has been running the bulldozer on the horse trails in the mornings, and has cleared it up to the lake up top.

Ken paid his compliments on Paul's hard work.

Staff Updates

Office Manager:

Gary wasn't available to come to the meeting, but Paul spoke on his behalf noting that he spends a lot of time in the office. The office will be going through a financial audit next week. The Ranch has discontinued our services of the current accounting firm, and has reinstated our previous accounting firm. Paul noted that they charge about 40% less than the one we were using, and they specialize in servicing home owners associations. He talked about the new staff in the office, gave some background, and the tremendous amount of paperwork that goes through

the office, noting it is mostly related to monthly payment plans. Paul briefly spoke about the Ranch website and said it is on the agenda for later in today's meeting.

Stable Manager:

Jenny wasn't able to attend the meeting and Paul reported that currently we have 40 Ranch horses, and 30 owner horses. He sadly reported the loss of 3 horses. One Ranch horse; Prince who was 32 years old passed due to Colic and two owner horses; a 32 yr old horse had a broken leg, and the other horse was Ginger, which was between the ages of 28-32 and passed also due to Colic. The horses are euthanized and then taken by truck to UC Davis, and then Davis uses them for teaching.

The grooming horseman's clinics & night rides have been a great success and they are looking forward to the second part of the season going as well. They have had a very busy season staying very busy throughout the week, as well as the weekends.

There have been quite a few personnel changes and some staff injuries (non-work related) this season. He recognized all the volunteers and the youth that hang out at the stables and who help out, and thanked them.

Lodge Housekeeping:

Paul provided the update on the Lodge/Pool Areas and began by thanking the Lodge attendants for a well kept and decorated lodge. He recognized them on how well they handled all the special events, and noted that the budget can't accommodate a casino night like last years, but they are having a similar casino night next weekend. It will have 4 to 5 card tables for playing Texas Holdem, Craps, and Blackjack. There will be lots of prizes for those that end up with the most chips.

Regarding the pool he cautioned owners that the bottom of the pool is slippery due to it being new, even around the pool deck. So be careful! The pool liner has been fully replaced at a cost of twenty thousand dollars. He reported that it was cracked from one side to the other where the two pools joined. He reported that upon final county pool inspection, we got an A.

Presidents Report:

First, Joan thanked everyone for attending and encouraged all owners to attend these meetings. She thanked the volunteers, Pam Wayne and Dan for volunteering, and pointed out the new podium being used, and thanked the Lupe family for the donation. Especially, noting the nice R-Ranch logo on it.

She wanted to reiterate that she doesn't believe we'd all be sitting here today without the help of Paul, and "Again, Paul thanks for being here."

Regarding the site-to-site program she wanted to let the ownership know that they are currently reviewing the program and may be revising the current plan. The plan is to sit both sides down (those for the program and those against) to come up with a plan that would be fair for both sides.

She reminded the group that the Candidates Q&A session will be held today after the meeting. Paul is looking at getting fencing for a dog run, which was recommended by Coleen Silva, and suggested you provide any feedback to Coleen.

She updated the ownership that Jerry Southwood will be doing our website, and he was recommended by Joanne Hyndman. She is very excited after speaking with him, and hopes everyone will be equally happy when they see it.

Jerry came up to talk about the website and invited owners to send your suggestions to Joan. He gave a quick rundown on his focus areas such as a search engine optimization, so the site will come up on searches for family recreation, horse boarding, etc. and to have it more user-friendly, with lots of photos. Jerry is also a professional photographer. He'd also like to create a place for a forum for selling and buying golf carts and RVs, and suggested it would be a great way to connect with people coming up etc.

He also touched a bit about a long-term goal to create a pamphlet for selling purposes of the Ranch. He was surprised there is no type of brochure for R-Ranch.

Joan updated the owners that based on owner feedback they now will have a Medic bag on site to include, AED equipment, back supports etc.

Sales & Marketing:

Kathy reported for Alyce and was enthusiastic to report sales are picking up for the ranch. She reported that they have closed three recent sales, and currently have three pending. An inquiry from the audience was made as to the current share value, and she responded that they are currently going for about one thousand dollars.

VP Report:

Dan thanked everyone for attending and was hoping for a better turnout and said he would have a brief updated today, noting he just got out of surgery this morning. He also shared that the neighbor across the street passed away while over in Afghanistan, and asked to take a moment of silence in recognition of him and his service. He thanked Wayne Palmerton for all the volunteer work he does here during the week, and wanted to thank Paul for bringing his own personal tractors to the Ranch, noting to the ownership that it saves a lot of money for the Ranch. He shared that he is happy to see the evening rides which have been a big success and hope to see the program continue.

Treasury Report:

Ken McArdle referenced the financial reports that were distributed at the meeting, and states we are doing ok, with about 73.4% owners are current. Paying special attention to those that aren't current equates to \$145,000. Despite that, we are getting an awful lot done and is thankful to Paul. An inquiry from the audience asked "Can you tell us where we are at in our reserves, and how we will get those back?" He replied that we currently have \$392,000, which is considerably higher than last year, yet not at 50% like it should be, but we are getting closer. An owner talked about finding a storage location on the ranch for trailers instead of everyone using Pridmore, in an effort to make more money so we can put it back into our budget.

Committee Reports

Equine Ad-Hoc Committee

No update provided

Boat Committee

Alan Sanchez not present, no update provided

Campground Committee

Jim Gondola reported that it's at a standstill right now, that they're trying to find out how much money is there for the site-to-site program for last year and this year. He reported he gets questioned all the time on how much money etc. Jim wants to know when it is going being done.

There was confusion by the BOD of the exact balances, and dialog regarding what was spent last year. Paul reported 28k was received this year, and last year "most" the money is there, but after they started naming the items they realized they needed to look into it more.

Dan reports we are "maxed out" for adding sites, but we need to add electrical to the sites that were added last year. Paul said he's still working on the list from last year that the county wants completed in the he campground area. He noted, "that has to be the priority," and that we currently are not in the good graces of the county.

Dan reiterated how well Paul is doing with everything at the Ranch.

Cabin Committee

Liz Spiker reported that the committee had a meeting this morning, and Joan attended. They have reached a final decision that no dogs are allowed in cabins. The team audited 65 of the 100 cabins in May and assessed the immediate needs, and provided a list to Paul.

Rita Nichols donated carpet, and they are planning in early August to put in the North house. She states there are about 5 or 6 rolls and some padding, and they may put any that is left over in some cabins. They will be making new pulls for the light pulls using beads and wine corks.

She talked about current reservation rules and reported the 30 day rule will apply to the handicap cabin as well. People will not be told to vacate upon handicap arrival. She updated on no show fines, which the policy on "no show" for the A cabins is a \$25.00 fine if no show/call, and non A cabins has a \$10.00 fine. Owners must cancel by the same day of arrival.

The committee is talking about saving money for more A cabins, and proposes adding a reserve item. They want to put some of the money earned on cabin fees to specifically be earmarked for capital improvements. They are currently looking at options for renting the North house to help get more money once it's fixed up.

She wanted to thank Pam Standman for all the curtains she made.

There have been owners taking advantage of the late check in procedures, an example is: reserving it on the 2nd but not coming until the 3rd to secure the 4th. Paul will not allow this anymore.

New Business

Annual Meeting Details: Ken reported, first thing we must establish a date of record not more than 30 days before the election. In order to be eligible to vote you must be current. Ken proposed the 7/22 date of record and made a motion to the BOD, Dan second & Joan in favor.

Ken said to owners to be sure and get caught up on your payments if you are behind.

Open Forum

Mr. Mooney encouraged people to vote so we get our quorum, and shared an experience in the past where it was close to us not meeting the quorum.

Cherry Campbell #1034: Who bought in 1982, and was upset with the first letter she received on a missed payment. She doesn't believe we should send such a threatening letter initially, and it should be a friendly reminder, as circumstances may be taking place in ones life to cause them to overlook this. She talked about A cabins and the original plan to have additional ones built every other year. She stated everything shouldn't be in the hands of the BOD, and talked about when she recommended a Jazz festival at a previous meeting and said she was told they'd follow up and still haven't.

Joanne Hyndman: She complimented the Ranch and recognized all the improvements noting it looks a lot like the old days when Jeff Dennis was here. She also brought to the attention her concern of homeless owners taking advantage of the 30 day rule and only leaving for 5 days, and encourages the BOD to address that issue.

Coleen Silva #354: Shared her concern about the speeding issues coming down through the campground areas, and encourages installing speed bumps in that area.

Carol Reskowski #1679: Asked about the Green Grow & Graze program and the current account balance. She also noted her concern of excess staffing of wranglers and wanted to know the headcount

for the stables. Dan committed to finding out the details between headcount, and FT/PT staff and will follow up with her.

Morgan Jones #507: Talked about what he witnesses being camped at the top of the hill in the RV area, noting owners are not paying attention to the one-way flow of traffic arrows. He shared his concern of the pool area related to the lifeguards that they are not paying attention rotating around the area of the pool. An additional concern noted is that people are hanging towels etc on chairs to reserve seating and not coming back for hours at a time, and his wife has witnessed the lifeguards reserving spots as well. The BOD noted there are 30 min. limits on reserving seating in the pool area and a max. of 12 seats.

Meeting Adjourned

2:00

For specific details of this meeting a video is available from the office for owners

Next Meeting to be held August 21, 2010 @ 10:00am on the "Big Lawn"