

**Draft 09.01.2010**



**08/21/2010**

**Ranch at the Lake  
Ranch Owner's Association  
Owner's Meeting Minutes**

**Meeting called to Order 10:15 a.m.**  
by President Joan Scannell

Directors Present: Joan Scannell, President  
Dan Wynn, Vice President  
Ken McArdle, Treasurer  
Directors Absent: Mark Bendick, Director

**Approval of minutes from previous meeting, 07/17/2010:**  
Minutes from previous board meeting will be approved at the next board meeting.

Quorum has been met for the election per Elections Inspector, Dan McCarthy

**Candidates Statements:**

Michael Bersaglieri: Running for office because he is here every weekend and sees what is happening at the ranch, wants to help the ranch and has the knowledge to spend the assessments wisely.

Nelly Cutright : Has been an owner for 25 years, owns the R-County Store, Gets along with everyone looking forward to making the organization more productive. Likes to gather all of the facts and things through before making a decision, loves the ranch and wants to help.

Dorothy Guardo: Wants to help out, wants to make a difference.

Ken McArdle: Has spent 12 years serving on the board of directors which is a record and wants to help the ranch and is committed considering the affect a decision will have on the ranch as a whole.

Steve Peteribono: Has served two terms on the board of directors and been an owner for 10 years. Has both volunteered and worked on the ranch in the stables and in the maintenance department. Wants to make sure your assessments go in the right direction and the board follows the rules and CC&R's. He is determined to rebuild the R-Ranch community and return it to a unified family oriented endeavor.

**Correspondence: Dan Wynn** – Correspondence to the board is an important line of communication, the board needs to know how the ranch and its employees are functioning. Members of the board do read all correspondence - any feedback whether by mail, email or fax is appreciated.

Letter from owner Ralph Martinez # 26: Complementing Scott Sherman for going out of his way to help owners.

### **Owner Questions for the Candidates / Open Forum:**

Cathy Palmerton 1418: How can the ranch increase the amount of money coming in a timely manner so the board can plan?

Ken McArdle: The issue is planning, budgeting and preparing for the cash-flow that will come in during the course of a year. This is the most important function of the board. The association can't demand all of the assessments at once and must accommodate the owners who choose to make payments. Only once in the past 20 years has there been a special assessment, in general, collections works pretty well. The ranch must focus on keeping costs down while keeping up with the necessary maintenance. It is the job of the board to plan and budget not operate the ranch. The operation of the ranch is the job of the ranch manager and the ranch employees.

Dorothy Guarjdo: Need to look to new revenue sources. Sell the ranch owned shares through an aggressive sales program, offering current owners incentives to bring new owners in.

Michael Bergsalili: Agrees with Dolly and Ken, We must evaluate where the money goes and make informed decisions and act accordingly.

Nelly Cutright: Her priority would be to make sure the planning is correct and that the ranch doesn't spend the money it doesn't have to spend. Must increase the incentives to pay assessments on time and tighten up expenses. The ranch should have a wish-list, but that doesn't mean we have to have everything on it. Agrees with Michael.

Steve Petribono: Budget is the hardest thing, no one wants to see assessments increase, we must schedule and budget accordingly. Previously, as treasurer, he tracked cash flow and expenditures on a monthly basis. Agreed that sales of shares must increase, but that must be accompanied by an aggressive collections policy. It is an owner's obligation to make timely payments to maintain their ranch.

Ruth #1754: has been a member of the ranch since 1954 when it was the napa valley ranch club. Purchased her share in 1984 at the full original price of \$14,500. As for all of the owners who do not pay – "when a decision is made you must accept the consequences, whether or not the consequences comes in the next second, minute, day, month, year, decade or even further down the line". The ranch has been a big part of her life

Nick Peterson #1503: Has been an owner for three years. Stables are what completes the ranch to make it a draw. The stables are what makes the ranch a fantastic deal. Jennifer does a fantastic job. He saves money by coming to R-ranch instead of going to another stable. Owner is happy that the culture of the ranch has transformed from party-central, as it has been the past few years, towards a more family friendly atmosphere this past summer. Commended the current ranch manager on doing a fantastic job. Some change in ranch culture is still needed though, last night there was someone screaming and yelling. There needs to be more respect amongst owners for what individual owners come to the ranch for.

Kem McArdle reviewed the citation policy in regards to loud behavior after-hours.

Brad Horton # 694: Suggested a golf cart curfew be implemented. If kids, or anyone for that matter, is zooming around the ranch at 3 AM, something is wrong. Board members stated that the rules were that everyone under 18 abide by the 12:30 AM curfew. Steve Piertribono stated the ranch used to have a larger security presence at night and that the security staff needed to be beefed up again. Dan Wynn stated that Tony was doing a good job with security, that Paul Quarneri is on the ranch at night on weekends and goes out to enforce the rules. When Dan is on he keeps his radio on and lends a hand when necessary. A balance needs to be kept between owners partying and owners who want quiet.

Karin Vastola #713: The campsites are locked up and there isn't enough turn-over in camping sites. Many owners are gaming the campsite rules by using the "buddy" system – trading spaces with a buddy, holding spaces with golf carts and tent trailers: gaming the rules intent. The ranch needs to find ways to free up and/or better utilize the spaces as well as increase the number of sites. Owner also stated that this was a great summer and that the ranch environment was much better than in years past; it was quieter and there was less public drunkenness which is an awful thing for kids to see and hear at all hours of the night.

Dan Wynn in response: The ranch is in the process of getting its current permits, electrical and maps in order so that it can apply to add additional campsites. An owner is coming in on a weekly basis to help and a person has been hired to bring the ranch's current permits with the county into compliance with the law. He suggested participation in the Campground Committee.

Mike Mooney #235: Proposed an adopt a tree program to plant new trees on the ranch. The ranch must work towards keeping the money that goes to Pridmore's Storage in the ranch's coffers.

Laffey #591: The golf cart parade was great, but afterward all of the kids who participated should get a prize of some-sort.

## **Meeting Recessed until 2 PM**

### **2:15 PM: Meeting Called back to Order** by President Joan Scannell

Joan thanks the candidates, Dan McCarthy and his helpers: Jan McCarthy, Sid Hildum, Darrin Bonnington, Ruth & Gene McCracken, Cathy Palmerton, Sidney, Karen and a unnamed new owner.

Dan McCarthy: Thanked the ballot counters. Stated that the since the vote was so close that they were recounted three times, each time coming up with the same tally. It was a very close election.

There were 359 valid ballots counted.

The Election Results are:  
Votes

208 Bersaglieri, Mike "Italian Mike"

Owner #1767

201	Cutright, Nellie	Owner #1120
197	Guajardo, Dorothy "Dolly"	Owner #0333
195	McArdle, Ken	Owner #0909
174	Pietrobono, Steve	Owner #0277
4	Bellini, Luigi	Owner #0564
1	Quarneri, Paul	Owner #0973
1	Saunders	
2	Godfrey, Mark	Owner #0329
2	Shane, Barbara	Owner #0998
1	Aiman, Charlie	Owner #0725

The new board members are Michael Bersaglieri, Nellie Cutright, and Dorothy Guajardo.

Joan thanks Ken McArdle for 12 years of service to the ranch, as do owners from the audience.

Next scheduled board meeting October 23<sup>rd</sup>, 2010.

**Meeting adjourned.**