

R RANCH AT THE LAKE NAPA
ANNUAL MEETING
August 18, 2012

President Dorothy Guajardo at the RRanch at the Lake Big Lawn called the annual meeting to order after 10:00a.m as they started late and then called for roll call.

DIRECTORS PRESENT: Dorothy Quajardo, President
Rita Nicolas, 2nd Vice President
Joan Scannell, Treasurer
Mike Bersagliari, Director

ABSENT: Nellie Cutright, Secretary

President Dorothy Guajardo welcomed all owners and guests to the annual meeting and alerted everyone that the minutes of the Annual Meeting for 2011 are available to all owners at the sign in table. She reminded everyone to sign in.

President Guajardo then called upon Dan McCarthy, Election Inspector to confirm the receipt of a quorum number of votes. Mr. McCarthy stated that we had achieved a quorum as 325 ballots were received in prior to today and ballots were still coming in. Volunteers for counting ballots were thanked and reminded to sign up for the lunch the Ranch was providing for them.

President Guajardo then called upon the candidates to make a final statement to the ownership. Nellie Cutright, Jason Mitchell and Candace Shook were absent. Jim Gondola, Joann Hyndman, Larry Jenkins, Kathy Palmerton and Tina Viramontes all chose to speak. John Laffey declined and Dorothy Guajardo thanked everyone.

OWNER'S COMMENTS/OPEN FORUM: Owner 1210 Vick Neves: is a new owner helping Tony to review the boat storage area as she thinks she can get 5 more spots in plus more spots for the jet skis. She wanted folks to know what was happening and that she is drafting a layout of the space. Owner Mike Wright stated he is a new owner and excited to help raise the value of the shares; that he has met several more new owners this week. He looks forward to new great things happening. Owner 1522 Howard Bowers stated he has been a cabin user owner for 15 years; enjoys the ranch but is concerned about the sewer smell coming from the pool area. He also stated he would not like to have barking dogs in the cabin area. Rita Nicolas stepped up to thank Mike Bersagliera for the work he has put forth in the 2 years that he spent on the board.

President Guajardo adjourned the meeting until after the ballot count.

Just after 2pm President Guajardo called for Dan McCarthy to announce the results of the election. Mr. McCarthy read the results:

Dorothy Guajardo	223 Votes
Kathy Palmerton	158 Votes
Nellie Cutright	158 Votes
Jim Gondola	135 Votes
Joann Hyndman	92 Votes
Larry Jenkins	88 Votes
Candace Shook	54 Votes
John Laffey	46 Votes
Tina Viramontes	29 Votes
Jason Mitchell	8 Votes
Rita Nicolas	1 Vote write in
Alice Forbes	1 Vote write in

The candidates with the most votes, Dorothy Guajardo, Nellie Cutright and Kathy Palmerton are the winners of the election. Rita Nicolas congratulated and welcomed the new board members.

President Guajardo adjourned the annual meeting and asked the newly elected members to step up to the front.

Respectfully submitted,
Kathy Palmerton
Kathy Palmerton, Secretary
Board of Directors
R Ranch at the Lake