

R RANCH AT THE LAKE NAPA OWNERS MEETING

Minutes for: April 20, 2013

President Dorothy Guajardo at the RRanch Lodge called the regular meeting to order at 12:10 pm

DIRECTORS PRESENT: Dorothy Quajardo, President
Rita Nicolas, Vice President
Nellie Cutright, 2nd Vice President
Kathy Palmerton, Secretary
ABSENT: Joan Scannell, Treasurer

OTHERS PRESENT: Phil Tscharner, Ranch Manager
Kelley Martin, Office Manager
Misty Pursell, Stables Manager
Allison Perry, Lodge Supervisor

PLEDGE OF ALLEGIANCE: Rita led group in the Pledge of Allegiance.

APPROVAL OF MINUTES: October meeting minutes were again addressed due to incorrect store costs figures per Nellie Cutright. Nellie has researched all the bills from Sept. 2011 to Sept 2012 and has corrected those numbers and presented those to Board of Directors. Per this new information the store utility costs were not \$17000. but closer to \$9000.00 (SEE Addendum -1-). Rita Nicolas, Vice President made a motion to approve the amended October 2012 minutes. Kathy Palmerton, Secretary seconded the motion. VOTE: Four Ayes, No Nays, One Absent. Motion Carried. Rita Nicolas made a motion to approve January 2013 Board Meeting minutes as well as the February and March 2013 workshop minutes. Nellie Cutright, 2nd Vice President seconded the motion. VOTE: Four Ayes, No Nays, One Absent. Motion Carried.

REPORTS:

President: Dorothy Guajardo, President reminds owners we have an advisory committee who will take any and all comments and research issues to forward to the Board of Directors. Email address is on website. Lots going on as Ranch Manager stated. We need more volunteers, as crew is spread thin with all there is to do before season starts. See Ranch Manager to volunteer. We are looking forward to great summer. A lot of owners have helped with discounts with materials needed for ranch, getting us the materials at cost – which really helps. If any owners have any connection with vendors of any kind that could help us with our materials, please see Ranch Manager.

Treasurer: Joan Scannell, Treasurer is absent therefore, Rita Nicolas, Vice President Gave the treasurer's report. Current balances on the different bank accounts was announced. (SEE Addendum -2-). Assessments paid list have 500 current owners, 223 on semi annual payments and 5 owners on quarterly payments with 316 paying monthly. This gives us a total of 1039 paying owners. There are 481 owners not paying but this is 200 less than in January this year.

Ranch Manager: Phil Tscherner reported that a lot of work has been accomplished in 3 months and there is a lot to go before the opening of the season end of May. All cabins are being worked on and there is a paint party next weekend. Campgrounds have been cleaned up, leaves still being removed. Snack Bar interior is being remodeled inside, new tile and paint; we expect it will be done within 14 days. Water pipes leaks are being fixed. There are 4 cabins that have been raised off the ground and are ready. Dog cabins are being repaired. All fences are being painted. Tree branches in campground have been trimmed back. Air condition is new in snack bar for this year. Pool – ladies showers redone, new valves. Pool Deck is being patched; cabana structure sags will be repaired next week. Rita mentioned maybe Phil can put a notice in the blast for campers to be sensitive to other campers when blowing leaves. Phil then spoke to SPEEDING - it will not be tolerated and tickets will be given. Gate Codes – if owner gives out gate code to someone /guest - this person must have tag in the car. Fines will be given if not done. Golf Carts - any golf carts in compound please make sure cart looks presentable, those owners not paying have been moved to impound area. There is a registration process for 2013 with a sticker – owners need to take cart to office to register.

Office Manager: Kelley reported a lot of activity in the office – lots of work on collections. Storage lockers system is being revised and owners are being contacted and to see Jennifer in the office as all items in lockers have been removed. All lockers will be assigned. Boat storage will be redone next and if boats are not maintained they will have to be removed. ID cards – system does not work now, new system is needed. Trailers: folks are not getting new tags in a timely manner when bringing trailers on to the ranch and not dropping off the Red tags when trailer is removed. Fines will be given if that is not done. Check in – all owners need to sign permission slip to approve email correspondence. The Office Staff are looking forward to next year.

Stables: Misty Pursell reported we now have 34 ranch horses and 35 owner horses with 2 more coming. She is encouraging more owners to bring horses on – as there is room. Horses are looking good, shoes on and stables are open for riding. Crystal Lake trail needs a dozer to clean up the mess from the rains and that will be done soon. Lots to be going on this summer; lots of clinics and evening rides. Poker rides planned as well as picnic ride – and a scavenger ride on horseback – maybe to include golf cart folks! She encouraged all owners to please go see big arena as the footing has been cleaned up, paid by AdHoc committee and the arena looks super! New paint is on the wood for another year. Thank you to Phil and maintenance crew. Since Phil is here - everything is working like a well-oiled machine. Ranch barn and maintenance working together as team!

Lodge: Allison Perry reports Phil reported most of her stuff. There will be a Mothers Day Brunch on Saturday before Mother's Day. Volunteer Day on April 27th – Painting Day, carpenters, and plumbers etc – any one who can help. We will start 8am at lodge and lunch will be provided. Please show up with paint clothes on. The Lodge kitchen was painted and Carpets have been cleaned. Youth center redone and it looks great. The seasonal employees returning are: Anthony Perrera, Tyler, Aaron and Lynda at the pool. Rita asked what 4th of July dates are. Per Allison, our celebration will be July 5-6-7 Fri Sat Sun. Volunteers are needed for Memorial Day weekend activities as Anthony will be attending his sister's college graduation and will not be here. Please come and help.

Sales & Marketing: Dorothy Guajardo, President reported we are looking into a new sales program.

COMMITTEE REPORTS:

Boat: Albert Sanchez not here. No report. Per Dorothy Guajardo, President, we have lots of new owners so committee needs to be rejuvenated. She will call Albert Sanchez to discuss getting it going again.

Cabin: Cindy Lempky reported the committee would like consistent accounting of A cabin fund so they can report it every meeting. Dorothy Guajardo, President stated the Committee needs to send email to Kelley to get those numbers from bookkeeper. Cindy states the hot and cold water is not in showers in cabin area in all bath houses it is either hot OR cold but not both. Phil stated there is a mixer valve that mixes the water before it gets to the shower. To get hot and cold, the showers will need new valves. Cindy states she would like to request all new plumbing go into showers so folks can take cold showers in summer. She then requested a date for crew to start building new A cabins, since we have some money. Board of Directors states that would have to be a budgeted item for next year. In addition, we do not have enough power in the cabin area to support A cabins. Therefore, the first budget item would be to upgrade electricity, then a second budget item to start cabin build. Permits need to be checked to make sure they are still ok. Cindy will check with county on status of permits. Cabin funds include group fees and ranch house fees.

Campground: Jim Gondola reports they are still trying to get electricity to new sites; but still need a meeting with County. They talked to Phil about buying a whisper generator to supply electricity for the new sites area and Phil is checking into cost. Payment of the generator could possibly come from site to site fund. Jim then said the total of funds in their committee account is not correct and should be close to \$80,000. Dorothy Guajardo, President stated she probably the site to site money was not transferred in to your account. She will make sure the money from 2013 program gets transferred in.

Dog Cabin: Larry Jenkins would like to volunteer the committee to be a part of the evaluation of the dog cabin pilot program (to be presented today)

Equine Ad-Hoc: Larry Jenkins #161 – thanks to Board of Directors to Phil, Misty and crew at the stables and maintenance are doing a great job. Committee is going very well and happy to see progress.

Governing Documents: Rita Nicolas, Vice President reported the governing documents have been finalized and we will be sending those out to owner for a vote after approval from the Board of Directors today. Because we need 66 2/3 of the owners' approval of these forms, it will take a long time to get approval and we propose extending the voting every month until this amount is achieved. Then these documents will be filed with the county. It is important for all owners to vote and to encourage others to vote and to vote quickly. Rita thanked Barbara Shane and committee for all the hours she has put in.

OLD BUSINESS: (A) Larry Jenkins request that Ad Hoc is such a general term that this committee be called the Equine Committee. This was approved by the Board of Directors. (B) Dog Cabin pilot program was presented Ruth McCracken #147. This has been discussed for 3 years, but now we have finalized some rules and a pilot program for cabins 64, 67, 68 to be used for dog cabins. These cabins are rarely used and recently been renovated with new flooring. Pilot program would be evaluated at October meeting to see how it went for this year then decision would be made if program should be continued, expanded or deleted. These cabins are for owners only not guests. Rules have been discussed with input from a lot of people. Owners will be completely responsible for dog, dog's welfare or violence created by dog in any way. She expressed hope that these rules meet the needs of everyone, so please read and let committee know of any concerns. Rules Form should be signed when cabin keys are picked up. (SEE Addendum -3-)

OLD BUSINESS: continued:

Misty Pursell suggested there be an annual Release of Liability form is signed by ALL dog owners – trailer and cabin. Owner commented that ruled must be enforced if we are going to have them. There should be fines or dismissal from ranch if rules are not followed. Board of Directors agreed. Colleen Silva says there are many folks that have dogs 'off leash' for training and do not comply with the rules. Enforcement is not happening now. Board of Directors responded that the Rules Book is the next project to work to update – hopefully before the summer season to reinforce to owners what all the rules are. Gene McCracken asked Kelley if the office staff will be able to handle the additional paperwork. She replied yes, but owners must report to office that they do have a dog. Cindy Lempke asked that Dog Cabin committee be involved in the evaluation of the program and Board of Directors agreed. Rita Nicolas, Vice President made a motion to approve pilot program for dog cabins with the change for owners need to sign of rules. This program would be for 6 months and then reevaluated. Nellie Cutright seconded the motion.

VOTE: Four Ayes, No Nays, One Absent. Motion Carried.

(C) Joe Quist gave an update on water system requirements; he also works for city of Sacramento water district. Ranch uses Joe's water treatment waste water license and Joe has oversight of our water system. Employees need to be properly trained in water testing and he does random testing in addition. Compliance is a big issue and we are compliant. Two months ago we found a letter requiring Board of Directors require training every two years. That is being done now. Joe is here to guide us through all the new laws put into place January 2013 by State of California. We are considered a public water system by virtue of law AB54, regulated by the county. (D) Signing of contracts with snack bar and store was done by President Dorothy Guajardo, President. Snack Bar contract has been signed electronically. Nellie Cutright signed the store contract. Contracts are for the year 2013 and will be renewable in January every year. Originals to the office and Copies to be given to store and snack bar. (E) Beer and wine sales will be done by the Ranch this year. There will be a "beer barn" behind the store, selling beer and wine. Mike Wright stated there is an owner who is a wine distributor who is willing to sell wine at her cost and to deliver wine. This will save the ranch the 40% retail profit over distributor cost. Phil states the cost would be about \$5500 for the building, coolers, register and electrical. Big weekends we could be open all day but possible split shift for regular weekend. Rita Nicolas, Vice President made a motion to proceed with the beer barn at a cost of \$6000 not including inventory. Nellie Cutright seconded the motion. Vote: four ayes, no nays, one absent. Motion Carried.

NEW BUSINESS: (A) Dorothy Guajardo, President reported the Board of Directors consented to approve the purchase of a dump trailer to save us money in dump costs. In past years \$20,000 was spent on dumpster fees that we can now do our selves and save costs. Rita Nicolas made a motion to ratify the approval of the dump trailer. Kathy Palmerton, Secretary seconded the motion. VOTE: Four Ayes, No Nays, One absent. Motion Carried. (B) Mike Wright # 1701 enjoys hearing all the positive things that are happening on the ranch. Today Mike is presenting a program to market our shares and based on pro-rata budget, our budget is right on line. Improvements made have been great. Mike has been in real estate and marketing for 30 years. We pay \$100000.00 in property tax yearly which gives us a value of \$8million for ranch which translates into each share worth \$7500. Very few owners are in the neighboring counties so there is lots of room to market, plus leases around Berryessa have been pulled and those people no longer have a place to camp.

NEW BUSINESS: continued

If we can create more exposure and not be the "best kept secret" we can get more new owners. He is proposing shares be sold at \$2500 and agent fee would be \$1250, (which includes \$250 referral fee to any owner who refers owner to agent). The remaining \$1000 would go to ranch. He predicts he should be able to sell 60 shares per year. Gene McCracken thanked Mike for coming forward to help bring value of shares up and to Phil for cleaning up cabin area and bath houses to make everything more saleable to new owners. Carol Rozowski mentioned county fairs coming up and wondering if that marketing idea has been considered. Mike responded they are looking into all of those opportunities. Mike plans to be up here most of the summer giving tours and presenting the ranch to prospective owners and plans to attend every board meeting to report on details of sales made. Kathy Palmerton, Secretary made a motion to accept the sales proposal as presented for the period of 6 months, program to be re-evaluated at the end of 6 months. Rita Nicolas seconded the motion. Four Ayes, No Nays, One absent. MOTION CARRIED. (C) Rita stated we received the annual financial report and it has been reviewed by the Board of Directors members. Rita made a motion to approve annual financial report ending December 31, 2012 and have it mailed to all owners. Kathy Palmerton, Secretary seconded the motion. Four ayes No Nays, One absent. MOTION CARRIED. (D) Kathy Palmerton, Secretary stated the Board of Directors has decided to have the Election Inspector be in-house and to have an owner be our Election Inspector. Nancy Pon has volunteered. Kathy Palmerton, Secretary made a motion to appoint Nancy Pon as Election Inspector. Nellie Cutright seconded the motion. Vote: Four ayes, No nays, one absent. MOTION CARRIED. Thank you letter will be sent to Dan McCarthy for all the past work they have done for the ranch. (E) Rita Nicolas made a motion to approve the Revised By-Laws and Revised CC&R's and documents to be put out for a vote by the ownership. Voting to be extended monthly as needed until quorum is reached. Kathy Palmerton, Secretary seconded the motion. VOTE: Four Ayes, No Nays, One Absent. Motion Carried.

OPEN FORUM: Owner # 588 Eddie Lopez asked about having an ATM machine on the ranch. Thinks it would be a good idea for the ranch. Secure place would have to be found for the machine, possibly the lodge. Requested the Second Quarter Newsletter should include reminder that last half of assessments are due July 1, for those who pay bi-annually. Owner: Kelley Wagner now mentioned that the ranch has a Face Book page where newsletter is displayed. Password needs to be taken out of newsletter as anyone with internet access could see it. Owner stated, our password is too common and needs to be changed. Dolly will ask our IT person to change our WiFi password to something more related to the R Ranch.

MISCELLANEOUS ITEMS: Next meeting date will be July 29th 2013, at 12 Noon in the Lodge at the R Ranch.

ADJOURNMENT: Dorothy Quajardo, President made a motion to adjourn, seconded by Kathy Palmerton, Secretary. Vote: Four Ayes, No Nays, One Absent. Motion Carried. Meeting adjourned at 2:45 pm. Directors excused for Executive Session to begin in 30 minutes.

Respectfully submitted,
Kathy Palmerton
Kathy Palmerton, Secretary

Store Propane PG&E Addendum - I-

	Amt.	Store	S.Bar	Lodge	Year	Store	S.Bar
Jan	1435.77	40.00	C 40.00	1355.77	2012	502.34	101.78
Feb	871.77	40.00	C 40.00	791.74	Store	441.16	102.96
Mar	693.61	40.00	C 40.00	613.61	8,180.05	427.14	240.83
Apr	720.25	40.00	C 40.00	640.25		664.92	498.92
May	216.53	40.00	120.00	56.53		671.16	615.41
June	286.22	40.00	120.00	126.22	S.Bar	784.55	661.14
July	122.13	40.00	120.00	22.13	6659.04	830.55	829.78
Aug	186.53	40.00	120.00	26.53	6 months	668.21	563.13
Sept	173.72	40.00	120.00	13.79		653.61	630.51
Oct	310.76	40.00	120.00	150.76		392.57	155.86
Nov	694.07	40.00	C 40.00	614.07	Lodge	434.57	73.59
Dec	858.61	40.00	C 40.00	778.61		545.69	36.14
	6629.81	480.00	960.00	5189.81	9,743.82	7017.45	4510.05

Store only has the Heater
Snack bar & Ice Machine

ICE HOUSE

REPAIRS

	Amt.	Store	S.Bar	Lodge	
Jan	38.64	closed		38.64	Lodge Repairs to
Feb	44.36	closed		44.36	Ice Machine & Their Walk-In.
Mar	53.93	closed		53.93	3,564.43
Apr	100.25	closed		100.25	
May	225.62	60.00	60.00	105.62	Outside Ice House
June	242.45	60.00	60.00	122.45	shared by Store & Snack Bar
July	374.62	60.00	60.00	254.62	7/1/2012 Wizard
Aug	233.29	60.00	60.00	113.29	825.20 = 412.60 each
Sept	112.71	50.00	30.00	52.71	
Oct	49.32	closed		49.32	Store
Nov	33.55	closed		33.55	1/2 Ice House 412.60
Dec	20.84	closed		20.84	
	1529.78	270.00	270.00	989.58	Snack Bar
					2/22/12 50.00
					3/30 313.39
					6/8 143.00
					7/2 ICE HOUSE 412.60
					<u>918.99</u>

12:03 PM
04/08/13
Cash Basis

R-Ranch at the Lake
Balance Sheet
As of March 31, 2013

Addendum - 2-
Treasurer's Report -
(184)

Mar 31, 13

ASSETS

Current Assets

Checking/Savings

Cash/Over Short	60.07
Petty Cash	1,500.00
Petty Cash - Bingo Box	95.00
Petty Cash - Lodge	200.00
Wells Fargo 1675 (Savings)	800.27
Wells Fargo 3198 (Operations)	589,964.95
Wells Fargo 4266 (GGG)	34,168.08
Wells Fargo 4274 (Site to Site)	64,183.14
Wells Fargo 7357 (Petty Cash)	1,428.65
Wells Fargo 7524 (Reserve)	355,823.41

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Total Checking/Savings 1,048,023.57

Accounts Receivable

Accounts Receivable 970,508.30

Total Accounts Receivable 970,508.30

Total Current Assets 2,018,531.87

Fixed Assets

A/D Grounds Vehicles 1,500.00

Total Fixed Assets 1,500.00

TOTAL ASSETS 2,020,031.87

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Credit Cards

Staples -18.95

Total Credit Cards -18.95

Other Current Liabilities

Boat Storage Deposits 600.00

Employee Party Fund 369.97

Payroll Liabilities 5,243.74

Total Other Current Liabilities 6,213.71

Total Current Liabilities 6,194.76

Total Liabilities 6,194.76

Equity

2011 A/R Balance Forward 1,273,721.02

Opening Balance Equity 592,252.90

Unrestricted Net Assets -187,090.24

Net Income 334,953.43

Total Equity 2,013,837.11

TOTAL LIABILITIES & EQUITY 2,020,031.87

12:04 PM
04/08/13
Cash Basis

R-Ranch at the Lake
Profit & Loss
January through March 2013

	<u>Jan - Mar 13</u>
Ordinary Income/Expense	
Income	
Assessment Income	
2012 Assessment Income	52,263.01
2012 Reserve Assessment	4,350.40
2013 Assessment Income	611,917.18
Credit Card Fees	2,777.97
Late Fees	9,179.09
Payment Plan Income	6,348.79
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Total Assessment Income	686,836.44
Operational Income	
Activities Income	5,533.16
Cabin Rental	205.00
Citations & Fines	2,191.96
Cleaning Deposits	50.00
Group Processing Fees	692.50
Guest Passes	1,684.10
Honey Pot Service	885.72
Merchandise Sales	645.56
Ranch House Rental	500.00
Site to Site	22,500.00
Vending Income	113.00
	<hr/>
Total Operational Income	35,001.00
Operational Income (Admin)	
Deed Preparation Fee	1,330.00
Employee Reimbursements	
Dental Insurance	3,882.80
Internet	360.00
Medical Insurance	13,869.00
Employee Reimbursements - Other	-193.04
	<hr/>
Total Employee Reimbursements	17,918.76
Miscellaneous Income	735.37
NSF Fees (R-Ranch)	73.00
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Total Operational Income (Admin)	20,057.13
Re-Sale (Pass Through)	
Gasoline Income	925.14
Postage & Copies	12.88
Propane Income	1,643.37
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Total Re-Sale (Pass Through)	2,581.39
Stables Income	
Boarding Fees	8,512.27
Donations	980.00
Equine Retirement Donations	45.00
GGG Income	1,579.49
Horse Bedding	249.00
Riding Passes	450.00
Stables Supplies	17.69
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Total Stables Income	11,833.45
Total Income	756,309.41
Cost of Goods Sold	
Cost of Goods Sold	3,464.42

12:04 PM
04/08/13
Cash Basis

**R-Ranch at the Lake
Profit & Loss
January through March 2013**

	Jan - Mar 13
Fuel Resale	
Gasoline CGS	5,337.90
Propane CGS	2,042.51
Total Fuel Resale	7,380.41
Total COGS	10,844.83
Gross Profit	745,464.58
Expense	
Activities	7,160.47
Advertising and Promotion	245.00
Automobile Expense	3,328.36
Bad Debt Expense	6,205.00
Bank Service Charges	
Bank Account Service Charges	491.81
Merchant Account Fees	4,195.74
Total Bank Service Charges	4,687.55
Computer and Internet Expenses	118.80
Deed Recording Fees	373.75
Dues and Subscriptions	164.00
Employee Education and Training	612.41
Employee Reimbursements	268.95
Equipment Rental	178.21
Fees and Permits	4.70
Housekeeping Supplies	250.64
Insurance Expense	
General Liability Insurance	47,332.41
Health Insurance	
Chiropractic Insurance	5.20
Dental Insurance	3,079.53
Kaiser	16,013.00
Total Health Insurance	19,097.73
Worker's Compensation	22,612.74
Total Insurance Expense	89,042.88
Interest Expense	25.33
Licenses	254.00
Lodge Supplies	74.74
Miscellaneous Expense	1,396.87
Office Supplies	5,387.63
Payroll Expenses	120,923.28
Payroll Processing Fees	795.00
Postage and Delivery	300.00
Printing and Reproduction	4,812.44
Professional Fees	8,128.67
Repairs and Maintenance	15,106.48
Software Programs	105.00
Stables	
Farrier Fees	4,620.00
Feed	14,487.94
Horse Acquisitions	1,000.00
Horse Disposal	162.50
Medications	765.75
Stables (Pass Through)	-188.35
Supplies	2,467.66
Veterinary	2,198.60
Total Stables	25,514.10
Taxes	
Property Taxes	49,711.67
Sales and Use Tax	332.00
Total Taxes	50,043.67

12:04 PM
04/08/13
Cash Basis

R-Ranch at the Lake
Profit & Loss
January through March 2013

	<u>Jan - Mar 13</u>
Utilities	
Cable TV	368.89
Diesel for Use by R-Ranch	1,284.96
Electricity	26,983.39
Garbage	6,108.60
Propane for Use by R-Ranch	13,325.70
Telephone	1,496.93
Wireless Internet	2,227.50
Total Utilities	<u>51,795.97</u>
Voided Checks	0.00
Total Expense	<u>397,303.90</u>
Net Ordinary Income	348,160.68
Other Income/Expense	
Other Income	
Interest Income	146.34
Total Other Income	<u>146.34</u>
Other Expense	
Ask My Accountant	6,371.77
Cash Over/Short	-36.62
Reserve Expenditures	
Equipment Purchase (Reserve)	7,018.44
Total Reserve Expenditures	<u>7,018.44</u>
Total Other Expense	<u>13,353.59</u>
Net Other Income	<u>-13,207.25</u>
Net Income	<u><u>334,953.43</u></u>

DRAFT

Rules for Designated Dog Cabins – Pilot Program

1. This Pilot Program will be evaluated by the Board of Directors within 3 to 6 months after inception. Upon evaluation a decision will be made to either disband the program or make it a permanent rule change. This is a Pilot Program and owners using these Dog Cabins should be very conscious of following these rules or it may impact the future of the program.
2. ONLY Cabins #64, #67 and #68 will be designated as Dog Cabins. These are the only cabins available to dogs.
3. Guests will not be allowed to use the Dog Cabins. This privilege is for owners ONLY. Owners who have a trailer on the ranch may not use a Dog Cabin.
4. Dog Cabin reservations will be handled in the same manner as general Cabin reservations.
5. A maximum of two dogs will be allowed in each cabin.
6. All dogs occupying a Dog Cabin should have vaccinations up to date. Dogs should also be on monthly heartworm and flea medications. Owners should be aware that ticks and fleas occur naturally on the Ranch as a result of wild animals.
7. Dogs must be on a leash at all times when they are away from the cabin and always in the custody of the owner or a responsible person.
8. Tie downs may only be used next to the Cabins and the dog should have shade.
9. Whether the dog is left in the cabin or on a tie down outside Owners are expected to check on their dog periodically. It is also recommended that a bowl of water be within reach of the dog at all times.
10. R-Ranch will not be responsible for any injury or death of a dog no matter the cause.
11. Dogs are NOT allowed in the main ranch areas including the Lodge, the Pool or the Stables. Dogs are strictly prohibited from the General Cabin area and any cabin other than those designated Dog Cabins. A citation of \$100 may be issued for dogs brought into unapproved areas.
12. Dogs may ONLY be walked towards Employee Housing and the road that parallels the pasture leading towards the North Ranch House. They may also be walked along the main pasture road.
13. Dog owners must pick up after their dog and dispose of it in the ranch garbage cans. A citations of \$25 may be issued if an owner fails to comply.
14. Dogs must be quiet at all times of the day and night. If a dog's barking becomes annoying at any time Management has the authority to request the owner remove the dog from the ranch.
15. Dog owners are fully responsible as to liability for any adverse physical actions or damages created by their dogs.
16. There will be a broom, dustpan, mop, pail and cleaning solution in each Dog Cabin. Owners are required to sweep and mop the floor before checking out of the cabin. Soiled water should be disposed of in the Staff sink by Bathhouse #3. The cost of missing cleaning supplies will be charged to the Owner.
17. Dog Cabins should be ready for inspection by 12:00 noon on the day of checking out, as is required of all A cabins. The cabin will be inspected after owner vacates the cabin and the cost for any clean-up or repairs will be determined by the Ranch Manager and charged to the owner. Any unpaid bills must be paid before the owner may return to the ranch.
18. Ranch Management reserves the right to refuse Dog Cabin privileges to any owner who does not adhere to all rules regarding their dog.