

**R RANCH AT THE LAKE
BOARD OF DIRECTORS MEETING
APRIL 21, 2012**

Joan Scannell- President called the meeting to order and thanked everyone for coming.

Roll Call:

Joan Scannell – President	Present
Dan Wynn – Vice President	Absent
Dorothy Guajardo- Treasurer	Present
Nellie Cutright – Secretary	Present
Mike Bersaglieri – Director	Present

Also Present:

Tony LaRosa – Ranch Manager
Misty Pursell – Stables Manager
Kelley Wagner – Office Supervisor
Deborah Cook- Lodge

Pledge of Allegiance led by Mike Bersaglieri

Minutes from October Board Meeting approved and available on the back table

Reports:

President's Report – Joan Scannell

Joan announced that due to a family function she had to leave at 12:45 and will give her president's report first.

First thing to report is Dan Wynn is no longer on the Board, because he was unable to fulfill the obligations of a Board member, and we will inform owners with the replacement when we know ourselves.

The Snack Bar will be run this summer by Alvero's brother Angel and his family.

Tony LaRosa has been promoted from Operations Manager to Ranch Manager and is effective today.

Joan thanked Ed Hyndman and Dan McCarthy for working on the electrical in the campgrounds and bringing everything up to code.

Ranch Manager – Tony LaRosa

Repairs were made to the liner in the pool and filter leak repaired.

At wells 2 and 4 a chlorinator was installed at the pumps.

Two new heaters were installed at Bathhouse 7, a new heater in 3A. We still have to install a new heater on the men's side of Bathhouse 3.

Siding is being replaced on Cabin #2, we will wait to see if it is woodpecker proof.

There was a sewer back up behind the barn in the main line that controls the ranch. The line was cleared we will be digging up 30 feet of pipe to find the leaks and remove the roots.

We will be putting gravel in the Campgrounds and filling potholes.

Septic tanks at the Lodge, Bathhouses 1, 4, 5, and 8 were pumped.

There was a washout at the boat yard and was repaired with cement and large rocks.

Cabin repairs are on ongoing

Installed 800 feet of water pipe in the pastures. Pasture A has just been completed. A water line was installed to the boat yard, so water is now available. The state requires that two handicap lifts be installed, and we are looking into prices.

Office Supervisor – Kelley Wagner

Justine has moved on and is now working with Autistic children and Hannah will now be working with all deeds.

We are trying to get everyone's email. If the office doesn't have it please send it to them or give it at the office.

We are continuing on collections and getting some responses.

Stables Report – Misty Pursell

There are 32 owner horses and 40 ranch horses. We have room for owner horses.

We have some surprises for this summer, maybe some picnic rides.

The wagons are up and running.

Sales Report – Alyce Cardinale

We're starting a sales incentive program, to anyone who refers someone and a sale is made.

Alyce is no longer associated with Kathy Doulabi.

Lodge Report - Deborah Cook

Deborah stated that she and Allison were co-partners in running the Lodge.

We have started some painting around the lodge, and getting the pool ready for opening May 18th. The new Maxine is here, it's a large pool vacuum.

The Lodge is trying to make a military wall so bring up pictures of your sons, daughters, or yourselves.

We enjoy having big turnouts for our dinners but we need you to RSVP as soon as possible for an accurate head count.

Anthony Perera is the new Activities Director.

Treasurer's Report – Dorothy Guajardo

Kelley is strictly working on accounts receivable.

We are down 200 owners less than last year. We have 974 paying owners this year in January we only had 894 so the calls are helping.

We have \$515,000 in our Operations checking account, \$34,000 in the horse GGG fund, \$67,000 in the site to site, and \$400,000 in the reserve fund.

We received an IRS tax penalty for not filing our 2010 taxes on time. In the amount of \$13,700. Our CPA is trying to fight it but the outcome looks bleak.

Ad-Hoc/Equine Committee Report – Sharon Commisso – No report.

Boat Committee Report – Albert Sanchez Absent – No Report

Campground Committee – Wayne Palmerton for Jim Gondola

The committee is asking for an expense account report from when the site to site started on the money that has come in and the money spent.

The committee is asking on the status of the sites by the south house, they've had no updates and don't know how to answer the membership's questions. Wayne was told by Ed Hyndman that it was alright to start getting sites measured, leveled, staked, gravel put down, and get

the information to Dan McCarthy, but no digging. They would like to know what the estimated cost will be. Ed and Dan are working on getting three bids from electrical contractors, they have one already.

The committee is asking to spend \$15,000 from their fund to make some improvements in the campground planting trees, and playground equipment. A motion was made by Dorothy that improvements of trees and playground equipment be allowed, Joan seconded, Nellie and Mike agreed.

Cabin Committee – Cindy Lembkey for Liz Spiker

Would like some gravel put down around cabins 18-24, and the A cabins on the hill.

One owner emailed asking about storage to leave their bikes at the ranch. The board stated they will look into the matter.

At one time the ranch was looking into getting a wood chipper. Wayne stated that he looked into it, and we would need an industrial type chipper and they are very expensive.

It was asked if the twin mattresses in the cabins along the creek could be replaced they are in very bad shape.

Owners are asking where we are on the dogs in cabins issues. Dorothy stated that it's on hold because the owners who wanted the dogs have not come forward with a proposal of rules.

Governing Documents – Rita Nicholas

The drafts for the CC&R's and By-Laws have been completed. The office was asked to put it on the web site and put it out on the blast by itself.

Rita has an attorney that works for her association that has offered to go over the new and old documents and give her a price to review them. When it is completed it will go to the ownership for a vote, a vote of 66 2/3 is required for passage.

Open Forum

#418 Kathy Palmerton

Re guarding the need for an attorney to review the By Laws and CC &R's, Kathy asked an attorney in her association and he told her a word such as would or could be reversed in your language could mean whether or you are sued or not, so the attorney is there to protect us from our own language.

This is the Ranch's 30th Anniversary. We need to advertise with posters and banners. We should be celebrating.

Asked can anything be done about the delinquent shares of owners that are not deceased but have not paid for years and are not responding. Is there a legal way the shares can be taken back, maybe a volunteer group can be formed to help.

Alyce Cardinale

Regarding the delinquent shares. Alyce suggested maybe work out a plan where they pay half and work out a plan for the ranch to take back the share.

#1399 Candace Shook

Very concerned about the ranch. There used to be 1431 owners. Wants to know what are we going to do to promote the ranch. Candace also volunteered her services.

#430 Julie Lafreniere

Became a member last April and stated she could have sold 5 shares if the ranch was more progressive in the area of pets. She stated she was willing to donate the time, materials, and resources to do one pet cabin as a demo. Julie volunteered to help with the rules to be submitted to the BOD.

#564 Luigi Belini

Asked how many unsold shares we had and Dorothy said 270, he also expressed the ranch spend money wisely and not deplete our funds.

#752 Cindy Lembkey

Stated last year Rita gave some carpeting that was brought up to the ranch and asked what was done with it. Tony replied it was in storage and safe.

Meeting adjourned at 1:30pm

Next Meeting Saturday, July 21, 2012 at 12:00pm in the Lodge

Respectfully,
Nellie Cutright
Secretary