

R-Ranch at the Lake
Board Meeting Minutes
January 15, 2011

President Joan Scannell called the meeting to order at noon and She thanked the owners for being at the first meeting of the year.

Roll Call:

Joan Scannell-President-Present
Dan Wynn-1st Vice President-Present
Nellie Cutright-Secretary-Present
Mike Bersaglieri-Board of Director-Present
Dorothy Guajardo-Treasurer-Absent

Ken McArdle-Board Advisor
Paul Quarneri-Ranch Manager

Dan Wynn led the pledge of allegiance.

Nellie announced that the Board Meeting Minutes from the last meeting have been written and approved by the board. Joan announced that there would be copies ready for the owners to pick up at the back table.

No guest speakers

General Managers Report (Paul Quarneri)

Paul announced that he has a list of events for 2011, asked owners if they want to volunteer or be involved with the activities this year to let him know. He discussed a list of projects that he wants to work on. There are 28 things on the list. Paul will be posting the project list so the owners know what he needs volunteers for.

Paul mentioned that he would be going to the county with the maps of the ranch to make sure everything is in order.

Paul discussed putting in campsites by the south house and adding electricity to them.

There have been repairs done on the electricity however; we still have extensive electric work to be done.

The site-to-site program has \$38,000 in it and there will be another \$22,500 added.

Paul has his staff working in the cabin areas-plans to get the hit list done before summer.

Improvements on the ranch are becoming noticeable. The golf cart area is looking better, however some people are not complying with the rules and they are leaving things piled on their golf carts. The boat area is looking better, we have one covered boat site open, will check with Scott to see who is on the waiting list.

The maintenance staff laid 1000 foot of piping in the ground, the old piping was brittle and full of band-aids. There was new pipe laid by the tennis courts, the arena area behind the Stable Managers house and by the South House.

Paul mentioned that he has been receiving calls from owners regarding the collection policy.

In conclusion Paul stated that we are doing better than we have in years.

Stables Manager Report (Jennifer B)

Jennifer stated that we have 42 ranch horses and 35 owner horses.

Jennifer stated how many rides they had last season and there were no reportable injuries.

The evening rides including the dates and times are posted in the Newsletter.

The panels in Pasture H are finished. We have painted the inside the stable barn. Jennifer is in the process of getting sand for areas in the stables. There will be shelters added to the owner's pastures. The ad-hoc committee has offered to pay for them. Jennifer announced that she has a good group of owners and they are willing to volunteer to help. Jennifer would like to have a BBQ after the work is done.

Jennifer explained what Ad-hoc is and those they are working on getting sand. The weather had affected the delivery of the sand. We have an owner coming up to check out the best way to keep the sand fluffy in the stalls and arena.

On a sad note we have lost two ranch horses. They were both old with health problems. Since we have adopted two miniature horses and purchased two other horses.

Jennifer announced how she had a good season last year and that the kids were great.

Sales Representative-Alyce Cardinale or Kathy Doulabi-Both Absent

Paul explained about marketing and the Cow Palace show that they went to. There were flyers, computer display of the ranch. We have received some responses and we are getting someone to follow up on them.

Dan Wynn

Dan informed the owner that there would be road improvements done on the ranch, including fixing cracks in the roads and other things. Paul explained that the project was put on hold due to the rain.

Treasurers Report-Gary Huckaby

Gary gave the treasurers report. Stated that we are doing pretty well. Asked if anyone had questions.

Dan Wynn

Dan asked about the change from last year to this year. Gary responded.

Ken praised Paul Quarneri and his staff for all their hard work.

Joan thanked Gary and the office staff for all their hard work.

Gary H-announced that the ranch is changing collection agencies. We will be using the same collection company that Wild Horse is using.

Owners questioned Gary H about the guest pass changes. He passed the question onto Paul who put a cash value on each of the individual passes. Owners felt that the board should honor the guest passes from the past without making them pay the difference in the increase. Things got a little heated and Joan asked the owners to wait to open forum to discuss the passes further.

Ken McArdle stated that Jennifer had covered the ad-hoc equine report.

Boat Committee-Report-Absent
No Report

Campground Report- (Jim Gundola)

Jim thanked Paul for the update on the site-to-site program. The committee wants to know if owners could make reservations for the five sites that were made up? The board stated that they would save that for open forum.

Jim wanted to know the status of the emergency phones from the campgrounds and cabin areas to the main office.

Cabin Committee- (Liz Spiker)

Liz started by following up on the items they brought up last fall. Liz questioned when the mattresses in the cabins would be replaced and when the mattress covers would also be replaced.

The committee wants to know about the A cabin replacements. Paul explained that they would check on that when they bring the maps to the county.

Liz discussed wanting new showerheads for the showers in the cabin areas with separate cold and hot water. Paul explained that the hot water heaters are designed to mix the hot and cold together.

The committee wanted to know the status of the lights outside the sinks by the bathhouses in the cabin areas. Paul explained that he was going to hardwire the lights and have them setup on timers.

Liz wanted to know about the current cabin fees and fines.

Liz brought up the three cabins that are closed and she wanted to know why. Tony had explained that the ranch was working on them. Liz just wanted to verify that the cabins were going to be open for the season. She discussed vacuums for the cabins. Paul explained that the ranch is going to purchase two battery-operated vacuums. The ranch is also purchasing new mops and brooms for the cabins.

Liz was interested in replacing the carpet in the cabin with linoleum.

The committee wanted to know what the status is of a wood chipper. Paul explained that he had one lined up but some one else beat him to it. We are still looking for a wood chipper if anyone has connections please contact Paul.

A community garden patch needs to be measure so the ranch can get bids for the fencing. They discussed the location for the garden patch, and were looking at the area across from the tot lot.

Open Forum

Michael #1685-questioned about the guest passes.

Joan explained that the passes that the passes marked with a cash value are worth that value. Example if the pass states \$10.00 you will have to pay the other \$5.00. Joan also explained that the passes that do not have a cash value on them would be worth what the guest pass price is (\$15.00). Michael explained how he paid his assessments in advance to get the guest passes not a ten-dollar break.

Paul explained that the horse riding has gone up to \$25.00. If owners have passes with a value on them that are what they are worth.

Claudia Salis #174-explained that she saves her passes for people who can't afford to pay. She feels that she should be able to turn in her passes and get the new \$15.00 passes. Joan explained the change again. Claudia and Joan started to go back and forth. Joan explained the raise in fees verses a raise in assessments.

Joan stated that the guest passes and riding pass fees are set and no one else needs to discuss it.

Gene McCracken #147-explained why the change in guest passes, the fact that people where photo copying the passes and using them. This took away from all the owners.

Kathy Palmerton #1418-wanted to know where the new podium came from. Joan explained that is was the Lupi family.

Kathy feels that the owners, employees and the kids need to get together to replace the trees that are coming down.
Kathy applauded the current board and all there hard work.

Site to Site Program- there were 68 people signed up. The board is going to pull out 16 people that will not qualify. The 50 names that are remaining in the hat will get to be on the program.

Colleen Beaten-on January 5 she called to see how many names were on the list. She was told 66. Now there are 68? Paul explained that there are 66 on the list.

Colleen wanted an explanation about the \$60.00 fee for only paying half of the assessments. If you are on a payment plan you still have to pay the \$60.00.

Joan stated that the board would review the \$60.00 charge.

Paul setup the drawing for the site-to-site program.

Joan announced a change in the price for paying your assessments bi-annually. The price will be \$30.00 instead of \$60.00.

Paul finished putting the names in a bucket. Lexie Silva pulled out the 16 owners who did not qualify for the site-to-site program. Complete list available at the ROA.

Joan thanked everyone for coming to the meeting.

Nellie adjourned the meeting.