

R-RANCH AT THE LAKE
BOARD MEETING MINUTES
4.22.11

President-Joan Scannell called the meeting to order at noon.

Roll Call:

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

Also Present:

Paul Quarneri-General Manager
Chris Lacombe-New Office Manager

Pledge of Allegiance led by Dan Wynn

Moment of Silence

Joan asked for a moment of silence for the owners who have recently passed away: Ken McArdle, Robert Cut right and Tiffney Fitzsimmons.

Joan announced that the Board Minutes from the last meeting had been submitted, approved by the board and copies are available on the sign in table.

General Managers Report-Paul Quarneri

Paul explained that a section of sites in the 400's are blocked off due to the amount of rain.

During the recent storms seven trees came down and maintenance has been busy cleaning up branches, the roads and overall grounds cleanup.

Paul mentioned the stables had been busy cleaning up with Misty and the owner's have been complementing the way it looks.

Housekeeping has been busy painting several bathhouses; it's been difficult to get things accomplished with the weather.

Paul gave special thanks to volunteer Wayne Palmerton who has been busy painting the ceilings of the bathhouses.

Plans to Napa County

There was a meeting with the county back in February of 2011. Chris and Paul Q went to the meeting. They took a large stack of plans to the county; they included drawings and pictures of what we have and what we want to do. The drawings include all aspects of the ranch. Paul stated that the county wants to compare our drawings with what they have. Then they will come out to the ranch and do an inspection of the ranch. This was to happen about one month after our meeting. It has been two and they have not yet come to the ranch.

Paul is planning on contacting the county to find out what the status is with our plans because the proposals for the new campsites and the upgrades to the electrical. Setting up a meeting with PG&E next week to schedule a meeting with a head engineer to come to the ranch and see what is required for upgrades, required for existing electricity and to find out a cost for PG&E to do the work. Paul goes on to discuss transformer upgrades and then going to the county for the proper permits.

A list of activities has been created for the season including events, dances and kids activities.

Paul gave a special thanks to Kathy Palmerton who volunteered in the office filing and things.

Paul is aware that there are several buildings with Leaks. When weather permitting we will tear of old roofing and replace with new roofing. Bathhouses 1, 2, 3 and activity center are the worse. The activity center will most likely be first. Discussed needing volunteers during the cabin meeting.

Gary Huckbuy is not longer with the ranch. He turned in his resignation and is going to go back to working with his wife. Chris Lacombe is now leading the office staff.

For security control all owners are to have ID cards and present them when coming onto the ranch, this includes associates. You must have medical releases for everyone that is under 18 years of age.

Office Managers Report-Chris Lacombe

Chris explained that he was a project manager and use to do the books. He discussed the pass outs of the financials and that we are in better shape then last year. He stated that there are a lot of people who have not paid and it costs all of use money. Chris also explained that once accounts go to collections it is money out of our pocket.

Chris explained about making more detailed accounts instead of putting everything in an account called other account. Kelly and Jamie are helping change the books around.

Chris asked the owners in the crowd to contact owners that they know are delinquent and see if you can get them to pay.

Stables Report-Manager Misty Pursell

There are a total of 35 ranch horses and 40 owner horses. We had some special need horses that were adopted out. We also had two horses that had to be put down due to age.

There are a lot of activities planned for the summer, like the egg races for Easter. There is a poker run scheduled with a \$20.00 buy in. This summer we will have a regular schedule from 8:00am until 3:00pm and the summer schedule goes into effect on Memorial Weekend.

The trails need some clean up so we are using the ranch trail for now. Misty would like to mark the trails with ribbon designating the trails by experience. We also located some plastic flowers to put up on the trails to make them look nice.

Thank you all for the warm welcome.

Sales Report-Alyce Cardinale

We had a great time at the grand nationals. We did get some leads and we have done some tours. We have gotten some shares back and resold them. We hope to have a successful year.

Dan asked how many shares have been sold this year. Alyce stated six. The sale price for shares on the Internet is \$1,000.00 to \$1,200.00.

President Report-Joan Cannel

Joan welcomed new employees Chris and Misty. Joan stated that she appreciates them and the rest of the ranch staff.

Joan announced that there is a plaque for Ken McArdle that will be posted in the back of the lodge.

Joan thanked the owners for coming to the meeting. She also thanked the volunteers and expressed that without their help they would not have a lot of the events that they have.

Paul spoke about a special bench that will be placed by Ken McArdle favorite pasture and there will be a plaque with it.

Joan wished everyone a safe and happy summer.

Vice President Report-Dan Wynn

Gave a special thank you to Wayne Palmerton for all his help and for volunteering.

Dan explained that we are redoing Friendship Park. There will be new horseshoe pits, botchy ball and an out door shuffleboard. There will be improved landscaping and golf cart parking will be put in so the store isn't getting jammed up.

We started to spread gravel but the weather has put it on hold. When the weather is better we will spread the gravel to keep dust down.

Paul and the staff have put in security lights around the ranch. There has been theft up in the campgrounds. The lights seem to be making a difference.

The electrical is cleaned up off the trees and hung appropriately.

We are planning a lot of dinners for the season. The money goes back into the ranch for more activities.

Dan thanked the owners that attended the meeting.

Election Reminder

Joan reminded owners that this is an election year and two positions would become available. If interested in running you must turn in your candidate statement by June 15, 2011. The seats that are open are Joan's and Dan's.

Treasurers Report-Dorothy Guajardo

\$587,443.96 in the Operating Fund

\$319,438.84 in the General Reserves

We are \$80,000 ahead of last year because of Paul's incentive programs. Our liability insurance has increased about \$12,000 from last year. The ranch delinquents for 2010 are \$391,000 and there is \$22,000 in collections for this year.

There are fifty-one shares for sale.

Committee Reports

Equine Ad-Hoc-Dorothy Guajardo

Purchased two shelters with their funds for two of the pastures. There is sand in the small arena and in the small arena by pasture F.

Boat Committee- Rebecca Sanchez

Cover storage unit is available and we called everyone on the list. The lottery cost \$2000 and the money is to be used for maintenance on the ranch including the boat covered storage.

The covered storage will be scraped and repainted the first part of June. The committee will also be doing regular cleanup.

Rebecca explained that owners couldn't sell their covered boat sites if they want to sell their share. The boat site belongs to the ranch.

We are sending out letters to the owners about not leaving valuables in their boats. Also will remind them to keep the sites clean.

Paul Q spoke up and stated that the ranch will be charging a \$200.00 refundable deposit from owners that want to store their boat on the ranch from here forward. He also went into fines and liens.

The boat committee will be selecting a new committee; it will most likely be the same people.

Boat site waiting list has about thirty some people on it.

Campground Committee-Jim Gondola

Only three people showed up, they must be happy.

Cabin Committee-Liz Spiker

Chris and Paul attended the meeting.

Got new mattress covers for all the cabins. The covers are numbered with the cabin numbers.

The permits for A cabins has expired and if we want to build more a cabins we will have to go through the process of purchasing a new permit.

Installing lights by the out door wash sinks for people that use them at night.

We have some unusable cabins that need repair. Bill Spicer and Chris Lacombe are looking into repairing them with some new and inexpensive concrete siding.

We are looking for some feedback on some things like the garden, wood chipper, and vacuums.

We would like to paint the inside of the cabins with some color to brighten them up. We also would like to replace the curtains in the screen cabins with something other than the bent / broken PVC rods.

Open Forum

Peter_____ wants to know what the quiet times are because he has heard about the party areas. Quiet times will be posted for all the owners to see.

Carol R. 1679-Suggested that guest wear wristbands during the winter season. Carol is very happy with the stables and the stables report. Carol asked how many golf carts owners are allowed to have. She stated that there are four golf carts on site 141 that have the same owner number on them. Carol feels that owners should only be allowed two golf carts per family. Carol asked how many

horses were disposed of because of the \$1,700.00 expense under “Disposal of Horses”. Chris L explained that there are other expenses involved.

Rose Delgado 476-Thanked the board for their hard work. She wanted to know if the email is working because she likes it.

Joan reminded the owners of the Pasta Feed and Raffle.

Adjournment of the Meeting

Joan adjourned the meeting at 1:10pm.

Paul added that if you have a trailer on the ranch, you cannot reserve a cabin in advance but once on the ranch you can get a cabin or more for your guests.