

R-RANCH AT THE LAKE
BOARD MEETING MINUTES
7/16/2011

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-Office Manager

Pledge of Allegiance led by Dan Wynn

Joan and the board approved the minutes from the last meeting; copies were available on the back table.

Guest Speakers

Joan announced that there were no guest speakers.

General Managers Report-Paul Quarneri

There were a lot of activities going on this year.

We added speed bumps but had to remove them because the spikes holding them were coming out. In the future we plan to replace them with another method trying to slow people down. Kids are playing in the road and need to be protected. It is a safety issue.

We are setting up a miniature golf course on part of the tennis courts.
The baseball backstop has been moved to the back of the big lawn.
Let's play ball!

We are continuing to upgrade the cabins and trying to keep up with the woodpecker holes.

Sadly to say the RV area is an ongoing issue.

Paul talked to PG&E in July 2011 and is trying to get them to come to the ranch and check all of the electricity but is having trouble connecting with them, seems PG&E shipped the ranch plans to Fresno and they are trying to get them returned to Napa.

The youth center roof needs to be repaired before winter, we are getting bids.

Office Managers Report- Chris Lacombe

Chris thanked owners for updating their information in the office.

It was announced that the financial statements were on the back table and that treasurer, Dorothy, would discuss them later in the meeting. Chris announced we are doing better than last year and the year before.

Stables Report -Misty Pursell

Misty thanked all the owners who have volunteered at the stables, also talked about all the activities that have been done at the stables including the poker ride which raised \$1,400.00.

The draft horses are on a trial and error schedule, we are looking at a 5:00 and 7:00 p.m. rides on Friday, Saturday and Sunday.

Regular stable hours are in place. We are planning a young Buckaroo special to teach young ones how to rope, etc.

A Poker Ride is scheduled for Labor Day weekend with a Tri-Tip dinner.

Misty encouraged owners to tell their friends about the ranch and boarding horses here.

Sales Report- Alyce Cardinale

No report, broker not at meeting.

Presidents Reports-Joan Scannell

There are still concerns about the site to site program. An attorney was hired who reviewed the CC&R's and gave an opinion about the program. It is being considered to change the rotation days during the busy season from 30, 60, 90 to 30, and 60 to help with opening sites. We are also considering having owners stay four nights in a thirty day period instead of two nights to prevent storage.

Joan thanked the volunteers for all their help. There are several owners that come up all the time to help.

Big thanks went out to the volunteers who are working on the CC&R's and By-Laws they are Dorothy G, Gene and Ruth McCracken, Rita Nicholas & Barbara Shane.

The committee is hoping to have the new CC&R's & By-Laws ready in 2012.

Vice President-Dan Wynn

Dan gave thanks to all who have been volunteering, gave a special thanks to Mark Godfrey for doing wood shop work, helping with the horseshoe pits and making things in the shop and a special thanks to Wayne Palmerton and Steve Cutright for their work on the Bocce Ball court and horseshoe pits. Improvements to Friendship Park were discussed.

Thanks went to the stable people for their hard work.

Thanks went to Darren King for the donation of the 18-hole Miniature Golf course.

We have been having a problem with pesky mice and it was talked about bringing in a professional pest control company.

Joan spoke up about the pasta dinner that Luigi Bellini is putting on, discussed where to get the tickets, and informed the owners that the money will be going for Friendship Park improvements.

Treasurer Report-Dorothy Guajardo

\$61,510.00 In Site to Site Program (\$16,000.00 increase)

\$22,851.00 GGG Fund down from last year there was \$31,000.00 last year

\$5,000.00 reserve increase

22% increase in Operating Fund

Misty is now worming and vaccinating ranch horses.

There are 367 shares in collections, an increase from last year. (Joan blamed the economy for the amount of collections).

Committee Reports

Equine Ad-Hoc-Nancy Pon

Nancy explained the difference of the Horseman's Association versus GGG. A committee of five will be formed so some of the monies in the account can be used to purchase T-shirts to sell to raise money for the owner horses.

Boat committee-Rebecca Sanchez

Rebecca discussed the look of the covered storage. A paint day was scheduled, the first day, Albert painted by himself, no one who said they would help showed up. Sunday Steve Cutright and Wayne Palmerton helped get people together and paint the rest of the boat area. People who didn't even own boats helped.

There will be a regrouping of the committee so everyone knows their responsibilities.

Boat owners were reminded they cannot sell their boat storage area with their ownership. Covered sites are on a lottery and a \$2,000.00 onetime fee is to be paid if you are picked. The covered boat site is yours until you sell your share.

Paul was thanked for going through the boat area and getting it cleaned up. It was mentioned about a \$200.00 refundable deposit for having your boat on the ranch as a disposal deposit if your boat is left abandoned. A procedure will be worked out to make sure owners are using their boats. Paul mentioned that there are some uncovered boat sites available and they will be calling owners on the waiting list.

Campground Committee-Jim Gondola

Jim mentioned they should have a board member present at their meetings, they have not had one.

Electricity for the new campsites- In October of last year the electricity plans were to be done. January they were still not done. In April we found out the plans were submitted in February and that we are waiting for an inspection from the county.

Cabin Committee-Liz Spiker

There was no meeting due to a time mix up.

Liz brought some new fabric for the cabins, there is enough for six cabins and would like to paint one wall to match the color of the fabric.

CC&R'S and By Laws-Dorothy Guajardo

If all goes well the CC&R's and By Laws will be going out with revisions in 2012 with the election materials.

Volunteers working on the CC&R's have experience and one of them just had their CC&R's updated through a lawyer

Elections Dorothy Guajardo

We only have two candidates running for election and Dorothy spoke with Dan McCarthy and Gene and Ruth McCracken and Dorothy can make a motion to elect Joan and Dan back into their positions. It is called an acclamation and if no one rejects it then Dan and Joan will be re-elected to their positions. It was voted on during the meeting and Joan and Dan are re-elected and no elections will be held. It will be posted on the website and post cards mailed to owners without email addresses that the elections are not being held due to only having the incumbents running.

Open Forum

#392 Joann Hyndman talked about Ed and the electricity and the fact we are waiting for PG&E. She also discussed the county and the fact that they don't really care for the ranch.

Big thanks were given to the board for their hard work.

In regards to the site to site program only a 25% of the ownerships approval is needed to change the By-Laws. When she purchased the ranch she bought in

with equal rights to the ranch and the site to site program is limiting this. There are over 500 owners with trailer and only 250 sites.

Joann talked about a special assessment. Dan Wynn explained that the site to site program is generating money year to year. The legality of the site to site vote was verified through an attorney. The attorney's letter was given out to the owners at the meeting.

Joan announced that the site to site program will be voted on again in July of 2012.

#537 Roxanne Bell-her husband Paul works for PG&E. If you give them the information about the electricity they will advocate for the ranch.

#430 Julie Lafreniere and her husband do alternate weekends because they have a dog, she would like a dog friendly area on the ranch.

#450 Jeff Salvato- The site to site program is allowing 50 owners to get the prime sites and the other 150 sites are up for grabs.-Jeff proposed that the 50 owners go off for 5 days, put in a holding area on the ranch and then they can go back into the campgrounds. He wants the site to site issue addressed.

#350 Mrs. McSharry walks the ranch and sees a lot of permanent people and they are holding prime sites.

Paul announced that Nancy Pon volunteered to be the campground host and do the campground host duties. Nancy spoke up and reminded Paul she could only do it on weekends because she has a full time job. Nancy stated that one of the reasons she is going to be campground host is because another owner is on her site. She is going to take a map and walk the sites and verify that they are on the right site and that all vehicles have current registration.

#1418 Wayne Palmerton- He defended the site to site program and admitted that he doesn't have to move his trailer off the ranch.

#797 Judy Brandi- She thanked the board for all their hard work and stated that this is the best board we have had in years. She also thanked Paul for all of his hard work and stated how he goes overboard on trying to answer questions and help the owners. She asked about empty sites in employee housing. Paul explained that they are all taken but he could make room if he had to. He verified that there are more than 50 sites in the campground that are not leaving the ranch or site.

#687 John Scannell wants to know about the temporary storage or holding area on the ranch. He feels the board and the owners should get together and look into temporary storage on the ranch. John feels that all the owners should get involved trailer people, cabin people and the board. The bottom line is the ranch needs money.

The meeting was called at 1:50 p.m. next meeting will be October 15th

Nellie Cutright- Secretary