

**R RANCH AT THE LAKE
BOARD OF DIRECTORS MEETING
JANUARY 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	Present
Dorothy Guajardo- Treasurer	Present
Nellie Cutright – Secretary	Present
Mike Bersaglieri – Director	Present

Also Present:

Misty Pursell – Stables Supervisor
Kelley Wagner – Office Supervisor

Pledge of Allegiance led by Dan Wynn.

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

Reports:

Office Report – Kelley Wagner

Lots of recent changes, including Kelley being appointed Office Supervisor. Things are looking good this year. 460 owners paid assessments in full, 170 owners on Automatic Payment Plans, and many others on some type of payment plan. Kelley welcomed owners to email her or call the office with any questions.

Stables Report – Misty Pursell

Spoke of the recent Strangles outbreak, and thanked everyone for their cooperation while the barn area has been closed. Five owner horses and 3 Ranch horses were quarantined. Hopeful the barn will re open on February 1, 2012. There are currently 40 Ranch horses and 39 Owner horses
Have been winterizing, cleaning, and working hard repairing fences, boards, and getting everything ready for the summer. Have also been planning events, and hoping 2012 will be a fun year for all.
Jack then spoke of his plans to do a big Wild West Show this summer, and expressed that there will be a big need for volunteer help to make it happen. Would like to do one show that would be open to “public” for a fee (making the Ranch some money). Once Jack submits proposed costs of materials needed the Board will look it over for a decision..

Lodge Update – Deborah Cook

Excited and looking forward to 2012, been planning lots of fun activities, including a 30th Anniversary Party. Reminded owners of the soup potluck at 6:00pm in the Lodge, and would like to start doing potlucks on the evenings of all Board Meetings. R Crab Feed in February, volunteers are needed in kitchen, and teenagers interested in serving can sign up. Constructive criticism and/or suggestions you may have are always welcome.

Sales Report – Alyce Cardinale

Sales are low. There were 15 shares sold in 2011. This does not include shares bought through private sales of owners selling their shares. Potential owners concerned with the campground area, and the need for more sites. Are there plans of adding more sites, or just electrifying the sites we already have?

Maintenance Report – Tony LaRosa

Been busy fixing lots of broken pipes with the recent freezes we've had on the Ranch. Work has started in the campground area, also have been doing work on cabins, and down at the barn. Owners invited to volunteer help with all the work that is needed on the Ranch. Lots of projects to do.

President's Report – Joan Scannell

Spoke of this year being the 30th Anniversary of the R Ranch, and lots of fun planned for the year. Will be looking to make a decision towards approval of the Wild West Show, once information is submitted by Jack. Lots of changes have been going on with Ranch personnel, hoping it all works out and we can have a wonderful year.

Vice President's Report – Dan Wynn

Permits have been approved by PG&E for Campground Electrical Improvements, next they will go to the County for their approval.

Some owners are worried with the proposed sites in the South House area. With the proposed layout, sights will be very tight. Would like input from owners, does not feel this should be decided by only the Board, they are very open to hearing the owners input, and welcome your suggestions. Feel free to email and of the Board members, emails are checked daily, and will be responded to.

Treasurer's Report – Dorothy Guajardo

Ended 2011 with \$107,000.00, hope some of that can go to the Reserve account.

Trying to start on needed maintenance around the Ranch, money will be spent but with least expense as possible. Money that NEEDS to be spent, maintenance NOT upgrades.

\$304,000.00 currently in the Reserve Account

\$24,000.00 spent on roofing of Youth Center, Maintenance Shop, Pool House, and Bathhouses 1-6

\$45,081.33 currently in the Site to Site account. After paying \$16,582.00 for the PG&E permits, This does not include the monies for the 2012 Site to Site Program.

Trying to spend money wisely. Looks like we will be doing good in 2012, especially with the extra \$100.00 from assessments going to the Reserve Account.

Ad-Hoc/Equine Committee Report – Sharon Commisso Present : has nothing to report.

Boat Committee Report – Albert Sanchez Absent – No Report

Campground Committee – Jim Gondola

Met in the Lodge at 10:00am, had more owners than usual.

Items discussed were; planting trees down the middle of the meadow, leveling the gravel in the meadow sites, and possible need for more gravel in those sites, new playground equipment in areas of the campground, and covered fire pits, a big one in the meadow, and maybe others. Before any decisions are made, we will have to price these things.

Campground Committee plans to meet three weeks prior to the Board Meetings, so decisions can be made, then taken to the Board, and be on the Agenda for discussion, and/or approvals at the Board Meetings.

Cabin Committee – Liz Spiker

Met in the Lodge at 10:00am, lots of owners showing interest in "Dog Cabins". Would like to put out a survey to get opinions from all owners on this matter, and put on 2012 Ballot to be voted by the owners.

The Cabin Committee and the members of the Board agreed that a separate committee not be formed for "Dog Cabins" but to work together, to work out something everyone can agree on, rather than having two committees as suggested at the October Board Meeting.

Governing Documents – Rita Nicholas #114

Done revising both the CC&R'S and the By-Laws. Will meet with the Board to go over these documents, get their input, and make any changes needed. They will then go to lawyer to making sure everything has been done legally. Upon approval, they will be sent to owners to look over, and for a vote. MUST be a 66 2/3 vote in order to use them Rita encouraged all to spread the word of the importance of these documents, it is very important to get this vote.

Also spoke of new laws in 2012 pertaining to how the Board of Directors conducts business, makes decisions, and the laws on holding a special meeting.

Joan thanked Rita, Barbara Shane, and Ruth & Gene McCracken, for all the work they have put into this.

Appointing of two Board Members to approve expenditures/make decisions

Two Board Members can be appointed, to make decisions, or approve expenditures up to a set amount. Joan Scannell nominated Mike Bersaglieri and Dorothy Guajardo as designated Board Members to make expenditure decisions up to \$2500.00 without a meeting. Dan Wynn seconded, and it was approved by all members of the Board.

30, 60, 90 Rule Amendment

An official vote was taken to leave the rules at 2 nights in the summer and 1 night in the winter, to qualify for the 30, 60, 90, Campground Rules, and it was approved by all members of the Board.

Site to Site Drawing – Kelley Wagner

70 owners signed up and are in the drawing for the 50 spots. 20 names to be drawn out will NOT be on 2012's Site to Site Program. If for any reason some one is dropped, the last name drawn out will be the first one to get in.

1. 711 Darville
2. 1304 Sazio
3. 770 McDonald
4. 709 Harte
5. 1388 McGill
6. 1104 Kelley
7. 177 Stanford
8. 759 Oakley
9. 61 Decker
10. 1312 Brown
11. 1190 Laffey
12. 564 Belini
13. 662 Sanchez
14. 1500 Woodall
15. 1040 Nicholai
16. 998 Shane
17. 189 Marinachio
18. 1397 Walsh
19. 488 Bonnington
20. 1070 Draper

Open Forum

#1399 Candace Shook

Asked questions pertaining to the Meetings Agenda, ranch personnel, outsourcing payroll, and safety call boxes in the Campground area. Candace also inquired as to what happened to the "chain of command" that we used to have on the Ranch, explained the importance of following chain of command, and that it is not a question as to do we need a Ranch Manager, the answer is yes, there needs to be one person to oversee the day to day operations of the Ranch.

#1193 Lucas Francisco

Is there a map of proposed new campground sites, available for owners to see? And if the electrical upgrades include the sites in the meadow? Dan said he would have copies made and post them in the lodge.

Lucas also stated he has experience and would like to volunteer to help with this project. Really wants to see it happen.

#114 Rita Nicholas

Asked for the font on audit to be bigger. Standard is 10 pt.

#430 Julie Lafreniere

Stated that she would love to move her trailer off the ranch, and go back to using the cabins, if we had dog cabins she could free up a trailer spot.

Q: Asked Alyce how often do potential owners show interest in the Ranch but avoid sales due to not being able to have dogs in cabins/cabin area? **A:** It is an issue that does come up a lot.

Rita Nicholas ##114 then explained how to get this on the agenda, to go forward with this issue, the Board can call a "Special Meeting". An Agenda of the Special Meeting stating the topic of the meeting, stating the the proposed rule change, must then be posted at least 30 days in advance, in the said spot that a Regular Board Meeting Agenda is posted, as well as posting throughout the Ranch, and sending out email blast to the owners. At that meeting the topic/rule change would be explained as the rule will read, be discussed, and the vote would be decided on by the owners attending that meeting.

#537 Paul Bell

Also asked questions about the Campground improvements, gave explanation of what PG&E does, and does not do, and what will then be left up to us in order to complete it. Asked who will be doing the work? Informed the Board that he has experience in this field, and will also volunteer to help with getting the project done.

#404 Jason Hill

Brought up the subject of Ranch Manager, wanting to know what steps the Board is taking to get a new Ranch Manager in place, as this is a very important position for our Ranch.

Asked questions at to who was in charge, making sure things are getting done and who the staff is currently reporting to, and when the Board thinks they will have a new manager in place?

#174 Claudia Salis

Addressed that we should not be trying to get new owners, when we don't have room for the one's we already have, which also led to the need for "Dog Cabins".

752 Cindy Lembkey

In her opinion, every owner should have say in the "Dog Cabins", not just the owners at one meeting. Every owner should be notified and give their input before a decision is made. Not fair to do it in the winter when none of the cabin users are on the Ranch. Joan stated they will follow the Requirements to address this issue with a special meeting, many want it addressed, and it does not have to wait to be on ballot in August.

Asked about campground improvements and adding more sites, means higher electric bill. Gave her opinion she feels the cabin people are footing the bill for the trailers, same assessments, yet when she goes into a cabin she has one pull string light.

Q: Is the money made on "guest cabins", cabin fee's and fines, are being ear tagged, to be used for cabin upgrades/improvements (NOT general maintenance), as the Cabin Committee was told it would be? **A:** Office Supervisor, Kelley, said she thinks it is, and will look into it.

#509 Audrey Godfrey

Gave her opinion that we really do need more winterized cabins, that more cabin people might use the Ranch in the winter if there were more. Also reminded all that they do have the option of bringing a heater to plug in and be warm in other cabins

#591 John Laffey

Has experience in construction, and will also volunteer to help with the Campground improvements

#709 Terri Harte

In response to the lady who spoke of cabin users footing the trailer peoples bill.

In her opinion is she footing the cabin bills. Trailer users don't have housekeeping to clean when they leave, light bulbs, general maintenance. When something breaks on my trailer does someone come do my repairs?