

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

Dorothy Guajardo-President called the meeting to order at 12:30 p.m. and thanked everyone for coming.

Roll Call:

Dorothy Guajardo-President	Present
Mike Bersaglieri-1 st Vice President	Present
Rita Nicolas-2 nd Vice President	Present
Nellie Cutright-Secretary	Present
Joan Scannell- Treasurer	Absent

Also present

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

Pledge of allegiance led by Mike Bersaglieri

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

Guests:

None

Reports:

Kelley Wagner-Office Manager

It has been a very busy summer, more than the last two years.

The board wants me to go over the shares and where we are on sales. This year we've had 25 owner shares transferring to new owners and have nine more in progress waiting on deeds to be notarized. We have five more deed backs we are working with. We have transferred eight of the deeds back to new owners. Alyce has sold four shares and is working on one now. Things are starting to turn around.

We got our new software up and running but still have a few problems to work out, so please be patient with us.

E-Mail, please update your information, there are forms in the office to fill out so you can be included in the E-Mail blasts and hopefully go paperless.

We now have express check in. You can mail or fax the forms in and when you arrive, state you sent in the express form and it will go a lot faster.

Please when you check in or move sites, notify the office. We have a lot of sites listed but are not vacant.

Misty Pursell-Stables Manager

We have 39 ranch horses and 36 owner horses and room for more owner horses.

A big thank you to Nancy Pon and Jamie Martin, they did a fund raiser for the barn and raised \$100.00 for the horses.

We had our first picnic ride and it was fantastic. We rode to a secret spot, got off, ate lunch, played games, and the kids played in the creek. Another ride has been scheduled so check the newsletter in the stable section.

A poker ride is coming up July 28th at 5 P.M. It's a \$20.00 buy-in and a 50/50 five card draw. You can go on horseback, golf cart or walk. There is another poker ride scheduled for September.

We have had a good safe fun summer and thanks to all the volunteers.

Lodge Report- Deborah Cook

It's been a great summer at the lodge. We have the ranches 30th anniversary celebration on Sat. July 28th on the big lawn. We are also having a chili cook off and we need people to cook chili and volunteers to help with the celebration.

We have a Casino night coming up and are looking for volunteers to deal cards, also coming up is the car show.

We are starting to sell R-Ranch items and a clearance is going on with the old items

Sales and Marketing-Alyce Cardinale

No report.

Presidents Report-Dorothy Guajardo

We have been busy. We are still working on the ABC situation with our liquor license.

It has never been updated and we were not aware it could not be lent to our sub-contractors and this has gone on since the ranch started. It has to be an employee dispensing since it is a ranch license. We are working on fixing the problem. All board members have to have background checks and finger prints and this has to be done every time the board changes.

We received a letter from the ABC for a go ahead but I will talk with them and ask if we can wait till after elections. We're trying to straighten out our sales taxes because we have been buying beer and wine wholesale and it was in the ranches name and R-Ranch re-sale number. Nellie stated all beer and wine sales taxes have been paid to the Board of Equalization under her resale number.

Golf car storage: We are going to clean out the golf cart storage. We've ordered silver R-stickers with a 2012 date. Owners will be getting notices to come register their golf cart at the office, a picture will be taken, placed in your file and you will get a sticker and go back to storage. After 60 days any carts that do not have stickers will go to the impound yard. Another notice will be sent and if no response in another sixty days they will be auctioned or destroyed. This sticker rule also applies to carts at trailer sites. Stickers will be issued every two years.

We are working on campsite numbers and they are a mess and the office is having a problem with what owner is in what spot.

We just purchased 50 twin re-conditioned mattress for the cabins along the creek, a big thank you to Jack who picked them up in his trailer.

We are going to try to migrate from the old picnic tables that need yearly painting to a new type. We will be ordering a dozen to try out and place them in the new campsite area.

Manager Report-Tony LaRosa

Maintenance is ongoing.

We put new toilets in the lodge and pool area and new ones going into bath houses as they go out.

Our biggest project will be moving the pee-wee golf from the tennis courts to the big lawn. We have to install electricity but water is there.

We have been laying gravel by the cabins and campsites and that's on going.

We got fifty re-conditioned mattress and will be installing them.

We just re-did the horseshoe pits and that was quite a job. We dug down four feet with the backhoe and filled it with dirt and sand. It's as close to regulations as we can get.

The screened room at the snack bar has been painted and re-carpeted and it turned out nice.

A new electrical panel was installed in the 300 sites; the old one ran its course.

By the end of summer or before we have a gentleman coming in to rotor-root and treat the sewer lines for roots. A quote of \$1,500 was given for the job.

We are in the process of getting new cameras in the teen center, youth center and lodge.

We are in the process of getting bids.

The ranch has been busy and everyone is working hard.

Treasurer's Report-Rita Nicolas

The treasure's report was given by Rita filling in for Joan.

Operating Account	\$304,844.47
GGG	36,738.42
Site to Site	65,471.72
Reserves	421,719.30

We have 1092 owners paying assessment

430 owners not paying assessments

Some of the reserve expenditures in April

\$11,243.00 to fill cracks and re-surface the asphalt

\$5,143.99 for our pool sweeper

\$8,750.00 for repairs under the pool deck.

\$2,519.00 for internet service which we're still working on fine tuning.

\$1,300.78 for water system and new chlorinator

\$1,000.00 for a pool table

\$1,900.00 for a stove for the lodge

\$870.00 on 58 new chairs for the lodge.

Dolly stated the pool table was not new. When the vendors removed all the video Equipment we bought the table and the ranch will make all the proceeds not only a portion.

IRS appeal, Dolly stated they received a letter of denial stating we already got a reprieve when our taxes were not done previously. We have an owner who has volunteered to fight it because we have nothing to lose at this point.

Equine Ad-Hoc- Sharon Commisso

No Report

Boat- Albert Sanchez

No Report

Campground Committee- Jim Gondola

The group met and had a good turnout. Ed Hyndman gave a breakdown on our upcoming electrical. We were all a little confused. The committee recommends we do not accept any bids today. We would like bids on the remaining seven sites in the area not changing their bids but the cost of adding the others.

We would like to remove all the campsites on the west side of the road 315-309 and connect them to the new electrical on bath house 8. Part of the bid would be to connect to that power line.

All contractors should have a time limit, a start and finish time. All work being done by employees and volunteers would have to be done prior to starting date.

Cabin Committee-Liz Spiker

First thing, I want to apologize to anyone who thought I was not being productive towards the dog friendly cabins. Whatever my personal feelings are I am totally committed to what the people want.

We met with Larry and went over the proposed rules that were sent to the board. A few changes were made. Larry will draft the revisions and send them to the board. Liz would like to get a survey of the cabin users re: dog friendly cabins. With their input Rita stated a special meeting regarding dog cabins could be posted 30 days prior to a meeting and all concerned make an effort to attend.

The use of reconditioned mattresses' was brought up. Wayne stated he talked to the company and they were safe and guaranteed.

New mattress covers were purchased of a better quality to last longer.

It was requested housekeeping date and put cabin number on the mattresses.

New furniture was purchased for the Ranch House.

Collections Committee-Kathy Palmerton

This is a new committee; we have met twice to plan what our focus is. We will be contacting owners who have not paid for 5 years or longer and owe over \$5,000.00.

There are now 125 owners on that list.

The committee is asking that the office be able to purchase a subscription to People Find, the subscription is \$50.00 a year and help locate people easier.

Alyce has been working with some owners with assessments in arrears up to \$2,500.00.

Governing Documents-Rita Nicolas

We got a proposal from an attorney. The board approved a cost of \$5,000.00 for reviewing the documents and the proposal came in at \$6,000.00. The contract was approved and the deposit of half was sent in. We should get them back in a month with any changes and send out for a vote. Every vote counts we need 66 2/3% votes. There will be incentives for those that vote by a certain time.

Dog Cabin Committee-Larry Jenkins

We have come to a 99% agreement on the new proposal we want to forward to the board to review.

There will also be an advisory board reviewing it. We are moving forward and working together.

Old Business:

Guest Passes-Rita Nicolas

Rita made a motion that the board rescinds its decision of expiring guest pass value adding five dollars on to existing passes due to expire Dec. 31st, that people have in their possession or on the books, and be treated as a pass. Nellie seconded the motion, all four board members present voted yea. Joan absent motion accepted.

New Business:

Appointment of Advisory Committee

Barbara Shane advised the Board and owners of a new committee being formed that will be called the Advisory Committee and are seeking approval by the Board. This committee will review issues that may come before the Board that need further discussion before decisions can be made. She outlined what the committee will be doing and said this committee will not be making decisions, just perhaps recommendations to the Board. She said there are a few members at this time and the committee will be looking for possible 2-3 more and also they will be looking at owners with expertise in different area that may be called upon by the committee for assistance with issues that may come up. The committee will be meeting prior to the next Board meeting and at that time may have the committee formed or at least solicit for a couple more members. She also mentioned that Dolly and Rita have been the Board reps for this committee.

Rita made motion that was seconded by Mike and unanimously carried to approve the Advisory Committee. All four members voted yea and Joan being absent did not vote.

Electrical Contract approval for Campground

Due to additional information that needs to be obtained and revisions made, this issue is tabled.

Open Forum:

#418 Wayne Palmerton

A playground set was donated and it's being set-up in the cabin area and volunteers are needed.

#1010 Nancy Pon

Has a concern about kids 10-14 years old in the adult section of the swimming pool and in the pool room at the lodge. Tony will speak to the pool and lodge attendants.

#1701 Mike Ray

I'm a fairly new owner since March. I think the place is amazing. I really enjoy coming out. I have a background in consulting and financial advisor.

#1361 Jay Jaffe

Has a very simple request and suggestion. There are people in the cabin area who don't know or don't care about the 10PM quiet rule. Posting signs around the area stating the rules could be helpful.

#537 Paul Bell

Advised Board to obtain permits for entire electrical job, but Rita said the same contractor may not do all the phases and permits have to be pulled by the contractor.

#418 Kathy Palmerton

Made note that the swing set that Wayne was talking about was donated by Melody and Gary Jones. They paid \$1000.00 for it and when they opened it up and saw all the pieces they donated it to the Ranch. The Ranch gives them a big Thank You.

#122 Corey Hawk

Talked about quiet time, golf carts and trail bikes out at 2:00am. Thinks trail bikes should have numbers like golf carts. Dolly stated the rule book states no trail bikes can be ridden after quiet time only golf carts.

Meeting Adjourned at 2:00PM.

Next meeting is scheduled for October 20, 2012 at 12:00PM

*Respectfully Submitted,
Nellie Cutright- Secretary*