

R-RANCH AT THE LAKE NAPA
Ranch Owners Association
Quarterly Board Meeting
Minutes for April 18, 2020

President, Joe Meyer called the meeting to order at R-Ranch Lodge at 12:03 p.m. Meeting was held via Zoom due to Covid 19 pandemic

1. Directors present- Joe Meyer, Wayne Palmerton, Ed Russell, Sue Riley, Mike Goodman
2. Others present- Brad Miracle- Ranch Operations Manager, April Miracle, Office Manager, Adam Craven, Asst. Ranch Manager, Kim Frees, Office Staff

For owners list, see recorded session

3. Wayne Palmerton led us in the Pledge of Allegiance
4. Approval of Minutes – Meeting of January 18, 2020
Joe motioned for meeting minutes to be approved, Ed seconded and 5 aye, 0 nays

5. Reports:

Ranch Operations **Brad Miracle**

Brad shared a slide show of all the amazing work the team has completed during the winter and spring. Pictures will be printed and saved for records

No other Ranch business to review

Office Operations **April Miracle**

- Current owner assessment breakdown
 - Annual payments - 369
 - Semi Annual payments – 211
 - Quarterly - 165
 - Monthly – 57
- Collected 21K in doubtful account collections. 2 large settlements accepted 15k and 10K in addition
- Kim working remotely to continue normal business and handling office work. Kim off Sunday and Monday. office phone rolling directly to April, please include owner name and number in VM as a lot of calls coming up as “spam” and going directly to VM
- Office is currently closed but if you need to make assessment payment April can take phone payment or you can drop off payment at office drop box
- All of our current small claims cases for delinquent (65 shares) assessments have been put on hold due to COVID 19 and courts being closed.

Stables **Adam Craven**

- 54 horses on the ranch, no horses have been ridden since March 18th.
- Private horse owners have been allowed to trailer their horses off the ranch and ride off property and also schedule appts to check on the health and well-being of their horses

- Farriers and Vets will continue have access to the Ranch to care for the horses
- Spring vaccinations and deworming for private horses will be due by the end of May
- We have begun releasing fly predators and setting up fly traps
- Paddocks scraped and manure is being spread into the pastures for next years growth
- Stables staff is helping w/ maintenance projects

Presidents Report

Joe Meyer

Thank you for all the amazing work the Ranch team has completed in recent months. Stay safe and healthy.

Cant wait to see all the completed work once we get back to normal operations

Treasurers Report-

Ed Russell

- 1.377M in current bank accounts
 - 143K - Fire reserve
 - 251K Snack shack fund
 - 508K General reserves
 - 19K Boat reserve
 - 27K GGG
 - 380K General Operating

Budget very slow right now,- due to current shelter in place and no owner access to Ranch since March, no income other than assessments our revenue is considerably down at this time

6. Committee Reports:

Due to current shelter in place, no Committees meeting this quarter

- Equine- Greg Holtmeier- No report
- Horseman's- Nancy Pon - No report
- Campground- Colleen Silva - Nurseries for Mulberry trees have been closed until this upcoming week. Brad will provide pricing to Colleen Silva
- Cabin - Cindy Lempky - No report
- Reserve - Greg Holtmeier – March meeting not held, will be rescheduling meeting and will re-evaluate priorities for reserve funding

7. Old Business:

- Snack Bar- on hold due to Covid-19 non-essential business mandate; no new information from county
- Cabin rebuild- No new information. Pending county use permit
- Caltrans- Bridge project, they are using our land as easement. We received \$17K for land use.
- County Permit request- dropped off at county offices in March. County attorney is currently reviewing our proposal but again, no updates

8. New Business:

- Paycheck Protection Program (PPP), part of the CARES Act
April and Ed have been reviewing options to file claim. Our bank, Chase, allowed us to fill out application and submitted. To date, we have not received payment in the first round of PPP monies given out. As long as monies is used to keep operations going and paying employees, utilities and employee benefits the "loan" is forgiven by the government. We will continue to purse when next round of funding becomes available.

- Business Interruption Insurance Claim
Looking at option for insurance coverage and claim availability under our current policy. Our insurance agent has not gotten back to us on options and it has been frustrating. Joe Meyer will continue to pursue
- Ed recommended that we extend the 300.00 special assessment due on Oct 1, 2020 to Dec 31, 2020. We will bring this back to executive session for review

Open Forum: Please limit speakers to 3 minutes each

- Doug Mayer #39- How will ranch handle RV tags for campground?
 - April explained that all tags are frozen at the point Ranch was closed, once the ranch reopens tags will start back up again.
- Rebecca Cohn #124 - When will the Ranch reopen?
 - Joe explains we will reopen when the government mandate allow us to reopen. At this point there is so much to learn about the changes we will be required to make, continued social distancing, limited to small group gathering
- David Easton #1799 – How would the board entertain the possibility of those already on the Ranch extend out 90 days so owners can stay on the Ranch and enjoy the summer.
 - Brad explained that owner could come and get RV, pull off and the day the Ranch opens back up, bring your RV back up for new start of your 90 days.
- Wendy Drey #734 – 1) If owners are having financial difficulty, will you extend quarterly payments? 2) Why cant we use cabins which are more than 6 ft apart?
 - 1) April Miracle- we will work with those owners impacted on a case and case base.
 - 2) Joe Meyer- indicated that it would be too hard to manage all aspects of the Ranch w/ social distancing.
- Nick Peterson #1503 Is there a way to have a more controlled access to the Ranch and use horses? Etc.
 - Brad, we just don't know at this point what the government will allow us to do. We plan to accommodate owners as best we can.
- Colleen Silva #354 – Say the governor lifts the order but we are required to limit to small groups and possibly close the lodge and pool but allow cabins and campground
 - Joe Meyer indicates that is a consideration and a possible viable solution. We will add that to our considerations once we get clearer direction
- Dawn Morrison #4 - Please clarify for those horse owners who want to exercise their horses would like a concession to ride in a confined space or arena? Taking care of their animals, conditioning, etc. Other local ranches are allowing with special considerations, social distancing
 - Adam would like the opportunity to review w/ broader team. We will take it under advisement
- Cindy Lempky #752, everyone misses the Ranch but couldn't the Ranch be fined for not following mandated requirements
 - Joe agrees and we would have to make sure we are doing our due diligence
- Andrea Gregg # 1701- Have read the governors order very carefully and clearly- care and essential of animals is considered essential. Please give it extra consideration when discussing. When Ranch opens back up, possibly limiting owners coming in to meet social distancing requirements.

Joe Meyer motioned to adjourn meeting at 1:31 pm.,. Mike Goodman seconded, 5 ayes, 0 nays

Executive Session:

Motion to start meeting – Joe Meyer motioned at 2:03 pm., seconded by Mike Goodman, 5 ayes, 0 nays

1. Old Business:
No old business to discuss as everything is pretty much old hold

2. New Business

- Discussed meeting procedures
- Discussed owner request to allow riding of private horses
- Ranch Operations tool request
- Discussed owner email for site-to-site rules 2020-2021 extension
- Personnel Discussion

Motion to adjourn Executive session at 3:30 pm. by Mike Goodman, Sue Riley seconded 5 ayes, 0 nays

I certify that on April XX, 2020 a copy of this agenda was posted in public view at the Office of R Ranch at the Lake at 1962 Capell Valley Road, Napa CA, on the R Ranch Website and by Email BLAST.

Sue Riley
Secretary
Board of Directors
R Ranch at the Lake Owners' Association