

R-RANCH AT THE LAKE NAPA
Ranch Owners Association
BOARD OF DIRECTORS
Emergency Meeting Minutes - DRAFT

Meeting Date: Monday, July 6, 2020 @ 7:00 p.m. @ via Zoom
Refer to recorded Zoom meeting

Share recording with viewers:

https://us02web.zoom.us/rec/share/xOZHH7zqtUVOFjXtyh_2f6sGMdzET6a8h3VL-KZZyCc9EM4Fdk3wEaypIT3plyE Password: 4m+6P0I?

1. Meeting called to order at 7:04 p.m. by Joe Meyer
2. Directors present- Ed Russell, Wayne Palmerton, Sue Riley, Mike Goodman
3. Management present- Brad Miracle, April Miracle
4. Refer to Zoom meeting for owner participation
5. Old Business:
 - 1) Discuss latest closure of R Ranch on Sunday, July 5th for non-compliance of county and state mandated COVID 19 orders
 - A) Joe Meyer explained the reason for closure due to non-compliant owners. Each board member then added additional context.
 - 2) Discussed guidance provided by Berding & Weil, CCR Attorneys for options available to the Board based on our governing documents (CCR's and Bylaws) as it relates to enforcement of fines, penalties and suspension to owners found in violation of the order. Owners would like to see guidance directly from attorney firm. The Board will request such documentation from the firm and it will be forthcoming.
 - B) Provided overview of attorney guidance regarding rationale for closure of Ranch was for healthy and safety of all owners according to Bylaws 3.8.4- imminent threat to public health or safety. Further explained that due to our current CCR's we are severely limited on action we can take against owners for non-compliance. We must seek legal guidance on CCR interpretation and options for enforcement. Based on Bylaw 3.8.4 we can vote an emergency rule in place for 120 days to support efforts for enforcement; we need to confirm our legal obligations and owner rights with our CCR attorney firm before moving forward. Discussed possible option to bring available solutions to ownership for majority vote, however that said, it requires 66 2/3% of ownership to pass vote and that could take time and would mean Ranch continues to stay closed. The Board was not able to meet with the attorney firm until Wednesday 7/8/20 but will request letter from attorney to share with the ownership.
 - 3) Open owner forum.
 - C) See Zoom Meeting link for open forum questions
 - 4) Based on attorney and owner feedback, if applicable, determine fines, penalties and suspension hearing guidelines
 - D) The Board was not able to meet with the attorney firm until Wednesday 7/8/20 to discuss options for reopening. Attorney guidance forthcoming

Next Quarterly Board Meeting scheduled for 12 noon on July 18, 2020 – Virtual meeting - Zoom

I certify that on agenda was modified and pre-posted on July 8, 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