

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

Meeting Date: Tuesday, July 7, 2020 @ 6:30 p.m. @ via Zoom

Executive Session

1. Meeting called to order at 6:30 p.m. by Joe Meyer
2. Directors present- Ed Russell, Wayne Palmerton, Sue Riley, Mike Goodman
3. New Business
 - a. Personal discussion

Executive portion of meeting ended at 7:30 p.m. and moved into Emergency Session

Emergency Session

Management present – Brad Miracle and April Miracle
Meeting continued at 7:30 pm

1. Old Business:
 - 1) Guidance on reopening from Berding & Weil, CCR Attorneys.
 - i) Meeting scheduled for Wed 7/8/20 at 10 am. All board members will attend based on normal work-day commitments. Sue Riley, Ed Meyer and Brad Miracle committed to attend.
 - 2) Discuss suggested owner feedback (meeting held 7/6/200 on suggested reopening criteria)
 - i) All in agreement to hire private security firm to enforce COVID county mandates to allow management to run operations and not be the enforcer
 - (1) Current Ranch Security guard, Belinda works from 8pm on. She mans gate until midnight and then makes rounds. We could continue to leverage her for the overnight hours and get security for all other shifts
 - (2) Proof of violation will include picture of offense and incident report
 - (3) Brad to research and interview security firms, get pricing, schedule, etc and bring back to Board as soon as possible
 - (4) Ranch should not reopen without security in place
 - ii) Based on current Bylaws interpretation we have the following options
 - (1) Invoke the Emergency Rule under 3.8.4 and set parameters for owner compliance and penalties. Rule in effect for 120 days. The rule must be voted in at another emergency meeting for it to be effective
 - (2) Discussed merits of verbal warning, fines, and suspense of ranch privileges.
 - (3) Discussed merits of required liability waiver for all owners to enter property

These options will be discussed with Berding & Weil in the upcoming meeting

Ed Russell motioned to close meeting at 9:04 pm, Mike Goodman seconded , 5 ayes, 0 nays

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 9, 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