

Campground Committee Minutes

R-Ranch at the Lake, Napa

Saturday October 16, 2021

Committee Attendees: Colleen Silva, Anthony Moscarelli, Sheri Geotsch, Suzanne Hanarahan

Not present: Rose Gibson-Martinez, Brian Proosow

Meeting called to order at 9:05 am by Colleen Silva, 2nd by Anthony Mosarelli

Old Business:

Correct placement of your RV within your own site-lines.

- Still having same issues of encroaching into the next site. Ideas discussed at the meeting to try to remedy the problem.
- Rose suggested using cement cores, like what Pridmores uses to separate their parking spaces.
- Anthony suggested using old PG &E metal power poles.
- April suggested escort parking service by the office to help owners park correctly.
- Lon suggested doing a trial period with the cement markers.

These ideas were all discussed in length, and the Committee decided to do a trial period with the cement markers. The trial areas will be in the Meadow, sites 6-10 and the Upper Loop area, sites 262-270. The Campground Committee will work on purchasing the markers and setting them out in the upcoming months.

Site Measurements:

- As per last meeting, when it cools off, Suzanne, Joe, and Sheri will measure the sites for size.

Tree Planting: Owners would like more trees planted that are like the trees in the Reservation area.

- Colleen suggested some areas for planting Fruitless Mulberry Trees. Fast growing, Cost effective
- Lisa suggested Oak Trees, to keep the natural look of the Ranch
- Sheri says could have County issues with Oak trees if they become sick.
- Lisa wants to discuss tree ideas with Eric, the fireman, at his presentation today.

These ideas were all discussed in length by those present today. The Committee will work on this together now and decide what will work best for the campground and the budget. They want to plant the trees during the bare-root winter months and install the proper irrigation.

Campground Cleanliness Policy: Being enforced by Marianne, the Compliance Officer.

- Anthony is concerned about the amount of personal property being stored on the uncovered golf carts, that it looks very bad. Also that there is nothing on the Campground Cleanliness Policy that states about Cart Cleanliness in regards to storage of property.

This was discussed in great length today. The Committee members present today decided that the following verbiage should be added onto the Campground Cleanliness Policy in regards to golf cart storage at your site.

- Proposed change additions to the Campground Cleanliness Policy, Add numbers 6-9, as follows:
- 6. Nothing is to be stored on your golf carts at your site.
- 7. If you choose to cover your golf cart it must be a manufactured cover. No tarps allowed.
- 8. Cover must be in good condition, no rips or tears.
- 9. Cover must be clearly labeled with the owners number.

New Business:

On / Off Season Dates:

- The General Information, RV Campground and Group Reservation Policy all have different dates and wording that conflict with each other. This is causing confusion with Owners as to what the correct On Season / Off Season dates are in relation to the one night or two nights per month tag rule.

It was decided to discuss this further within the Committee. The only two that would pertain to the Campground are the dates that would be in the General Information area and the RV Campground Rules area. We will discuss this as a Committee and present our thoughts to the Board before the next Committee meeting scheduled for January 15, 2022.

Weeds on the hillsides:

- Lisa suggested having Owners possibly cutting weeds that they see growing at their sites and on the surrounding hills, said it looks bad, and Owners can help with this job too.
- Colleen thinks this is a bad idea due to possible fire danger. Said the Ranch used to weed wack & weed spray twice during the early spring and should try to make this a high priority on the Maintenance list, as a part of ongoing fire prevention during the dry summer months.
- Susanne & Anthony suggested using vinegar and salt instead of chemicals.
- Colleen suggested organic orange oil.

Electrical Updates:

- Next area for electrical updates is Bathhouse 8 area to the center by the south house area. It will be very costly. Site-to-Site fund currently has \$61,211.00 to go towards the next upgrade, with another \$30,000 that will be generated this coming January with the next Site-to-Site drawing.

- It was discussed for the cost of the electrical upgrades to be shared by either or the General fund and or the Reserve Committee fund, to go along with the Site-to-Site funds monies.
- It was suggested that someone from the Campground Committee go to the next Reserve Committee meeting to discuss this upgrade.

Playgrounds:

- Travis said that the playgrounds around the Lodge area have dangerous aspects of sharp concrete and sharp edges / splinters that are in need of repair.
- All present gave their ideas on repairs.
- Travis asked if they could use some of the gravel that is near the volleyball court to help fill the areas where the concrete is showing.
- April asked Brad if this would be OK. Brad said yes and to submit a work order stating this.
- Colleen suggested the possibility of starting a Playground Committee to address the 3 playgrounds that are currently on the Ranch.
- Sheri suggested a Committee for "Exterior Public Communal Spaces" to address any and all issues that may arise for other areas as well, like the horseshoe area, area between the pool and lodge, mini-golf as well as the playgrounds.
- Ed suggested that this committee could branch off into two groups with one group working on playgrounds and the other working on other common gathering areas.
- Colleen asked Travis if he would like to start this new committee. He said yes. Hopefully this will materialize into a new committee. Any and all Owners are welcome to join this committee.
- This will also be discussed in the open forum area of today's Board meeting.

Colleen Motioned to adjourn the meeting at 10:41 am. 2nd by Sheri Geotsch

Next Campground Committee meeting is January 15, 2022

Colleen Silva

Campground Committee Chair.