

Campground Committee Minutes

R-Ranch at the Lake Napa

Meeting Date: Saturday, October 17, 2020 @ 9:00 a.m. via Zoom Conference Call

Committee Attendees: Colleen Silva, Anthony Moscarelli

Attendees: April Miracle, Brad Miracle, Owner #s: 865, 633, 1060, 687, 154, and 1412

Meeting called to Order at 9:00 a.m. by Colleen Silva.

Old Business:

1. Campground Reservation Area
 - Colleen Silva suggested additional improvements to the reservation area in the way of more plants, poles for trees and pruning.
 - April Miracle attended RV Show in Courtside, AZ promoting the R-Ranch which received good interest.
2. Site-to-Site
 - Site-to-Site will remain the same, to be discussed further with the Board.
 - \$600 Lottery
 - Current Site-to-Site Fund Balance - \$11.40. Fund supported payment of electrical upgrades.
 - Owners interested in Site-to-Site must have funds received by the office by COB January 1, 2021.
3. South House
 - Colleen Silva indicated that to Repo the South House could cost up to \$150,000. Brad Miracle stated that, approx. 5 years ago, the cost would have been \$60,000 just for a tear down, leaving one wall, because of all the mold and asbestos.
 - Recommendation to convert to Ranch House due to permit limitations. 1996 Moratorium-Napa County. Possibility to be put in front of the Reserve Committee.

New Business:

1. Nomination of new Campground Committee Member.
 - Anthony Moscarelli brought up the need for more committee members. Rose Gibson (#865) had showed interest. Colleen Silva made the motion and Anthony Moscarelli seconded the motion. Rose Gibson will take the position of Secretary.
2. Reviewed Procedures for Advisory Committees
 - Colleen Silva's only suggestion was to change #8 – Meeting Minutes from 5 days to 10 days to be submitted to the office.

New Business – Questions/Input from Owners:

1. Problems with low hanging tree branches and abundance of leafs in sites and along the road.
 - Owner 633 indicated when pulling on to a site he has had to cut branches so that they do not damage his trailer. He also indicated that once cut they are left but are never picked up by staff. That is a fire hazard. Does the Ranch have a site prevention/maintenance staff member?
 - Colleen Silva suggested one person designated for this task. She will ask the Board to discuss.
 - Owner 1060 suggested on having a “Campground Clean-Up Day” on a quarterly basis. Once collection hire an outside company to collect and dispose.
 - Brad Miracle indicated that the Ranch’s Bucket truck can cut branches and will schedule with staff.
 - Owner 1060 and 687 will work with Brad Miracle to create a schedule for “Campground Clean-Up Days”.
 - Owner 633 has a friend that owns a tree maintenance company and will work with the Ranch when necessary.

Anthony Moscarelli motioned to adjourn the meeting at 10:21 a.m.– Colleen Silva 2nd the motion.

Prepared by Rose Gibson Martinez (#865)