

February 2016 1st Quarter

R-Ranch Round-Up

*The Newsletter of the
R-Ranch*



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PRESIDENT'S REPORT

MARCH 2016

Spring has arrived along with welcome rain. Although everyone still has to conserve water, the ponds are full and the river is flowing. Hopefully, owners are excited to return to the R-Ranch for family time and fun because the 2016 season is upon us. Activities include dancing, fishing, floating the river, hiking, hunting, riding horses, shooting, and swimming. Plus, this year the R-Ranch added a disc golf course to the list of available activities. In addition, the Board has been discussing the possibility of an ATV obstacle course. For the money, there is no better place to be than the R-Ranch.

Compared to the other R-Ranches in California, the R-Ranch at Hornbrook is a definite bargain. While the assessments at the other ranches range from \$1,200 to \$1,500 per year, the R-Ranch costs under \$800 per year. Guest fees at R-Ranch are \$7.00 a day compared to \$15.00 per day at the other ranches. Guest sites and rooms start at \$15.00 a day at R-Ranch but cost up to \$40.00 per day at the other ranches. Guest trail rides cost \$20.00 at R-Ranch and \$25.00 at the other ranches.

While the other ranches have onsite ponds and seasonal streams, the R-Ranch at Hornbrook has those plus direct access to the Klamath River and riverside campsites. No other R-Ranch has that amenity. The R-Ranch at Hornbrook is one of two ranches which allows ATVs and hunting. Certainly, all of the R-Ranches promote family and fun. But again, for the money, there is no better place to be than the first and foremost R-Ranch, your R-Ranch. Take some time this year to enjoy everything your ranch has to offer you and your family.

Pat Chase
R-Ranch POA Board President

R- Board of Directors

| | | | |
|---|--|---|--|
| President: Pat Chase president@r-ranchca.com | Secretary: Rick Wever secretary@r-ranchca.com | Treasurer: John Crosby treasurer@r-ranchca.com | 1st VP: Dave Weiler vp1@r-ranchca.com |
|---|--|---|--|

| | | |
|---|---|--|
| 2nd VP: Mark Perry vp2@r-ranchca.com | 3rd VP: Dave Carpenter vp3@r-ranchca.com | 4th VP: Barrie Swanberg vp4@r-ranchca.com |
|---|---|--|

NEXT BOD MEETING:

April 16, 216

10am Cottonwood Lodge

GM REPORT

Let me start off by letting all the owners know how much I have enjoyed being a part of the Ranch's community the past few years. The time has gone by so quickly and I have seen so many new additions to the R-Ranch. From the inviting owners of the ranch, to the positive attitudes of the staff; all of you have aided in the improvement of the ranch and its facilities. There have been ample improvements to all the areas already. Even with the winter season being a long and weather filled one, the ranch continued to move forward, making diligent effort to tackle indoor projects. With the warmer days approaching, the ranch will be looking to take advantage of this "break in the weather" to tackle more improvements to the R-Ranch.

The ranch has been moving steadily in structural renovation and remodel this year. The bunkhouse has replaced 4 rooms with new carpet and is progressively working on making your stay there a pleasant and memorable one. The Gun Range has the materials to put roofs over the shooting stations at the rifle range and will have that done with the warmer weather approaching. Headquarters' deer locker has a new refrigeration system installed and the inside will be refashioned by archery season.

The Cottonwood Welcome Center has been shut down permanently. Do not be alarmed, we have remodeled the office located next to the Cottonwood Lodge and Snack Bar so all owner and guest needs may be adequately met. Guest passes, ice and other essential items will be available for owners and guests for purchase. There will be multiple employees staffing the office and pool area with longer office hours for the convenience of R-Ranch owners and guests. In addition to the new office remodel, Cottonwood Lodge and the Banquet Room have new swamp-coolers installed to make for a cool and inviting place to escape the summer heat. Sites 1-13 have all new electrical boxes in them, replacing the original ones that have been there since 1979. Wow! A nine whole Disc Golf course will be open and ready for recreational enjoyment by Memorial Weekend, so don't forget to bring your discs.

In 2015 the ranch was able to buy a brand new pull truck for the moving of trailers in the Klamath Campground. In addition to a new truck, Klamath Lodge has a new swamp-cooler being installed this spring to make the summer heat a little more tolerable. And keep an eye out for the new drinking fountains that will be installed at the Klamath Lodge as well as at the Cottonwood Lodge.

On a more serious note, the ranch has invested into a more modern security system. Surveillance cameras have been put up in multiple areas on the ranch. They will be on 24/7 in all of the areas; Bunkhouse, Klamath, Cottonwood, Stables, and Headquarters. Please help us keep R-Ranch safe and enjoyable for all who come.

Early this year the State Water Resources Control Board has required the ranch to put over \$2000 worth of water regulators on the wells due to the state drought. The State Water Resources Control Board is requiring us to not only report all water being diverter, but is also requiring us to have permits to divert water from Ditch Creek, Rancheria Creek and the Klamath River. Currently we are not required to meter and send in reports on the wells we have, however it appears to be in the near future.

The cleanup of the trailer storage area is continuing, with removal of abandoned trailers and keeping up to date records of what is stored on the ranch. The ranch has removed 12 abandoned trailers in 2015. We are going to be removing more abandoned trailers this year, so please make sure that you comply with the rules and turn in those trailer storage agreements, keep your trailer in operable condition, and clearly mark ownership on your trailer.

With so much going on to get ready for the summer season I want to recognize the R-Ranch clubs for all their help in the ranch's success. From the clubs that have formed in the last year to the ones that have surpassed the test of time, your perseverance does not go unnoticed. If you're not already involved in a club check them out, there are a lot of great ones, from the Bay Area Ranch Club to the Cottonwood Club, or the Gun Range Club to name a few.

Well that about wraps it up for me this time. I am looking forward to seeing familiar faces on the ranch as the season gets underway. I would like to add one more thing in for the ALL owners. The ranch is offering a \$250.00 referral fee towards 2017 assessments for any owner who refers a new owner. Share must be purchased directly through the R-Ranch Headquarters Office. Just have the new buyer mention your name as a referral to the R-Ranch Headquarters staff and save, save, save.

Dave Baudek, General Manager

Headquarters

In an effort to keep up with owners who store their trailers at the Ranch, please turn in your storage agreement and copy of your registration to the Headquarters office for the 2016 season. Employees will not be pulling trailers for owners that do have an agreement on file or their trailer storage paid for the 2016 season. Please remember that if you purchase and/or sell your trailer, it is your responsibility to make sure the right share number is on the trailer.

Just a reminder, in order to pasture your horse on the Ranch, your pasture agreement, with proof of insurance was due the January 1, 2016. They were sent out to you in the mail in December 2015. You must have the first 1/2 of your assessments paid and you can not be 60 days past due on stable bills to have your horse on the Ranch.

The deer locker cooling system has been completely replaced and next year should be without problems. Headquarters staff would like to thank the owners that met the few problems during the 2015 hunting season with a smile and a “can do” attitude.

Please remember to put your share number on all checks, money orders and correspondence you send to the Headquarters. This is how we find you in our system.

Employees will be checking for Owner ID's and guest passes for everyone on the Ranch. Please make sure to register your guest and get their ID bracelets. This also helps the Ranch owners and guests in case of emergency.



Chevell, Stephanie, Mikela & Cheryl

Cottonwood

The Cajun Feed was met with great enthusiasm. There was a great turn out, even though the cooking crew cooked too much food. The heat levels were kept at a minimum to accommodate all tolerance levels. Everyone seemed to enjoy the first event of the 2016 year.

Carl & Mike



Bunkhouse

After a whirl wind weekend for the Cajun Feed, things have slowed down again with bursts of owners and guests staying. We have replaced lights in the hallways and are continuing to re-carpet more rooms.

Jimmy & Barbie

Klamath

The recent rains and the overflow of the Klamath River almost up to the maintenance shed has left us with spring cleaning to do in anticipation of the start of the 2016 Season. A new swamp cooler in the lodge will greet owners this coming summer.

Marvin & Chris



Gun Range

The material is here for the cover for the rifle range. With spring-like weather forecast soon; construction can begin. Four 40' pole are also here and waiting for better weather to set for additional lighting.

Andrew

Stables



Stables Season Schedule

March 25th - Easter Egg Decorating @ Headquarters carport @1pm

March 26th - Easter Celebration 10am, pony rides, games @ Headquarters
lunch & egg hunt @12noon

May 7th - Mother's Day Ride at Rancheria for coffee and cake, **RSVP by 5/4**
(Stables Fun Day \$5 except for Mom)

June 21-23rd - Horse Camp 9am-1pm Bring A Sack Lunch, **RSVP by 6/19**

June 24th - Sack Lunch Ride 9am-12pm **RSVP by 6/20** Bring A Sack Lunch

July 4th - Horse decorating for parade 7am @ Stables

July 12-14th - Adult Horse Camp! 9am-1pm, Bring A Sack Lunch, **RSVP by 7/9**

July 15th - Stables Fund Day Scavenger Hunt, **RSVP by 7/12**

August 9-11th - Horse Camp 9am-1pm Bring A Sack Lunch, **RSVP by 8/7**

August 20th - Stables Fund Day Obstacle course 9am-12noon, **RSVP by 8/16**

Gymkhana Schedule

May 29th - Gymkhana #1, sign up 8am, starts 9am, BBQ lunch, No Trail Rides

July 3rd - Gymkhana #2, sign up 3pm, starts 4pm

August 6th - Gymkhana #3, sign up 3pm, starts 4pm

September 3rd - Gymkhana #4, sign up 8am, starts 9am, No Trail Rides

September 3rd - **Gymkhana Awards!!** to follow the gymkhana

The winter snows and spring rains has the R-Ranch pastures grasses growing with each warm day. The horses are enjoying the green grass. Please remember to make your calendars with the events you wish to participate in and RSVP by the dates listed above. This helps us to know how many to expect and prepare for each of our events. We look forward to seeing owners and guests at the stables for the 2016 season.

Jay, Chris, & Cheryl

MARK YOUR CALENDARS FOR 2016

- * **Feb 13th** Valentines Cajun Feed 6pm RSVP by 2/11
- * **March 25th** Egg decorating @ Headquarters' carport @ 1pm
- * **March 26th** Easter Celebration 10am, pony rides, games @ Headquarters lunch & egg hunt @ 12
- * **May 7th** Mother's Day Ride to Rancheria for coffee & cake, RSVP by 5/4 (Stables Fun Day \$5 except for Moms)
- * **May 8th** Mother's Day Brunch @ Cottonwood 10am, mothers eat free
- * **May 27th** Band @ Klamath Lodge @ 6pm
- * **May 28th** Opening Season Dinner, Dance & Monte Carlo @ Cottonwood 6pm
- * **May 29th** Gymkhana #1 (Stables) sign-up by 8am starts @ 9am BBQ lunch (No trail rides)
- * **June 10-13th** Family Fun Weekend ½ Price Guest Passes & Site Fees
- * **June 11th** Pig Roast Klamath 5pm Dance 8pm
- * **June 18th** Father's Day Dinner 6pm @ Cottonwood, Burn your own Meat (Bring whatever you would like to BBQ) Ranch provides sides
- * **June 21-23rd** Horse Camp 9-1pm *Bring own sack lunch. RSVP by 6/19*
- * **June 24th** Sack Lunch Ride 9-12 @ stables RSVP by 6/20, *bring own sack lunch.*
- * **July 2nd** Owner appreciation Dinner @ HQ 6pm
- * **July 2nd** Dance @ Klamath Lodge 8pm
- * **July 3rd** Gymkhana #2 (stables) sign up by 3pm starts @ 4pm
- * **July 4th** Parade Line Up- Float decorating at Cottonwood Lodge 7am; Horse decorating 7am @ Stables
- * **July 4th** Games at Cottonwood 1pm
- * **July 5th** Klamath River Float 1pm & Hot Dog Feed to Follow
- * **July 8-9th** Overnight Ride (stables) RSVP by 6/27 check in by 3pm ride leaves @ 4pm
- * **July 12-14th** Adult Horse Camp (stables) RSVP by 7/9th 9-1pm *bring own sack lunch*
- * **July 15th** Stables Fun Day Scavenger Hunt. RSVP by 7/12
- * **July 16th** Dance @ Klamath lodge
- * **July 16th** Klamath River Float 1pm & Hot Dog Feed to Follow
- * **July 29-30th** Overnight Ride (stables) check in by 3pm rides leaves 4pm. RSVP by 7/18

MARK YOUR CALENDARS FOR 2016 Continued:

- * **Aug 6th** Gymkhana #3 (stables) sign up by 3pm starts @ 4pm
- * **Aug 9-11th** Horse Camp (stables) 9-1pm *bring own sack lunch* RSVP by 8/7
- * **Aug 20th** Stables Fun Day Obstacle course 9-12pm. RSVP by 8/16
- * **Aug 20th** Dance @ Klamath Lodge 7pm
- * **Aug 26th** Evening Advanced Rider Trail Ride @ 5pm RSVP by 8/22
- * **Aug 2nd** Dance @ Klamath Lodge @ 7pm
- * **Sept 3rd** Gymkhana #4 and Awards (stables) sign up by 8am & starts @ 9am (No Trail Rides) Awards to Follow Gymkhana.
- * **Sept 3rd** Luau Family Dinner 6pm, & Monte Carlo at Cottonwood
- * **Oct 8th** Oktoberfest @ Klamath @ 7pm
- * **Nov 24th** Pot Luck Turkey Thanksgiving Dinner @ Cottonwood 2pm

Weekly Activities for 2016

Tuesday:

Potluck and Cards 6pm

Klamath Lodge

Bi-Weekly Wednesdays:

Picnic dinner 6pm and Movie at dusk

Bring your own blanket & picnic

dinner and we'll bring the movie!

Cottonwood Upper Campground

Thursday:

Hot Dog Feed 6pm

Cottonwood Lower Campground

Fridays:

Potluck and Bingo 6pm

Cottonwood Adult Lodge

R-Ranch POA Board of Directors 2016 1st Quarterly Meeting Agenda

January 16, 2016

CALL TO ORDER

President Pat Chase called the meeting to order at 10:04 am.

PLEDGE OF ALLEGIANCE

Vice President Dave Weiler led the Pledge of Allegiance.

ROLL CALL

Present:

Pat Chase – President

Dave Weiler – Vice President

Mark Perry – 2nd Vice President (Via Phone Conference)

Rick Wever – Secretary

John Crosby – Treasurer (Via Phone Conference)

Dave Carpenter – 3rd Vice President

Barrie Swanberg – 4th Vice President

David Baudek – General Manager

REVIEW & SET AGENDA

Pat noted that agenda item 5 needed to read “Review and Approval of October 24th, 2015 Meeting Minutes” instead of October 3rd meeting minutes and that item 7 would be covered by Dave Baudek due to John’s presence via phone. This would ensure that the information would be heard clearly by all. Barrie moved to approve the changes to the agenda, seconded by Rick W. Motion was unanimously carried.

REVIEW/APPROVAL OF OCTOBER MEETING MINUTES

Barrie motioned to approve, Dave W. seconded. Motion was unanimously carried.

PRESIDENT’S REPORT

Pat stated that the board wants to continue with last year’s motto of moving forward. Primary focus has been on improvements to the infrastructure. Electrical boxes at trailer sites have been installed and more are planned so that sites are available, regular maintenance schedules are being established, and new vehicles have been purchased to prevent constant repairs to old ones. Pat noted that the Board wants to see the Sales Program rejuvenated and some cosmetic improvements made such as fresh paint, fencing, and cleanliness. She indicated that listening to members is important to the board and wanted everyone to know that some of these member concerns are on the list of things to get done, but that some things must take a back seat to more urgent concerns. There has been some good news to be reported on the litigation front and the overall input Pat is receiving is that people are beginning to feel comfortable and happier about their time on the Ranch.

FINANCIAL REPORT

American West \$289,840.21

Trailer Storage 55,243.98

Tri Counties 244,891.78

Reserves 336,439.35

FINANCIAL REPORT (CONT.)

Dave stated that John wanted him to clarify that the California State Veterans Bond expired but that it was bought out or expired, and the value of that bond is in the reserve accounts. The board will need to make a decision on reinvesting the money from that bond.

GENERAL MANAGER'S REPORT

Dave began with new regulations from the State Water Board. There is now a requirement that all well caps have flow meters installed at a cost of \$2700. Meters have arrived and now await installation. Some vent work on well heads was also required on some of the wells, which is being taken care of. The inspection of the wells occurs every two years so Dave is taking pictures of the process to send to the SWB until the next inspection date arrives. Dave also noted that at this time reporting is not required, but recording of 10 acre foot of water for irrigation is required. All other State Recording requirements for the year such as Hazmat are complete.

CPR/FIRST AIDE TRAINING

On January 24th of this year the R-Ranch Staff will be receiving CPR/First Aide Training.

WELCOME CENTER

The welcome center will be closed this year. The pool office will be expanded, two shifts will run, and access will be better for all.

BOARD APPROVALS

Rehab Deer Locker to prevent spoilage

Auction Equipment Purchase i.e. Quads, Tractors, Feed Truck, and Dump Truck

Bunkhouse Carpet and Toilets

Cottonwood pool deck

Sand for the backwash - Cottonwood & Klamath

New drinking fountain - Cottonwood & Klamath

Swamp Coolers (1 per year)

A new Frisbee Golf Course

Stables will get sand for the arena, a new P.A. system and a new timer system

Klamath has a new truck

Klamath weed control by professional

Gun Club – New roof and stand lighting

Quotes have been prepared for new camera system all around the Ranch, awaiting Board Approval

CRAB FEED

Dave stated that the recent concern over toxins in the crab and the cost associated with them at this time has prompted a change to the menu. This year's event will be a Cajun Feed with medium heat levels to accommodate those with spice tolerances. The date will be February 13th and the schedule of events is available through Facebook or the most recent News Letter. Bands have been changed to Fridays with Monte Carlo on Saturdays so that there is no conflict for those who want to game and dance. John asked if the Fourth of July Meeting was included in the schedule of events for this year, Dave stated that it was not, but adding it would not be a problem.

OLD BUSINESS

LITIGATION UPDATE

Barrie was able to report good news for this. The ADA appeal was won by the Ranch and is now dismissed. The other suits are still active but this case hopefully will set the precedent to settle the rest favorably.

SPECIAL ASSESSMENT UPDATE

On December 17th 665.5 people had paid the \$40.00. This totaled \$26,620.00 and was sent directly to the attorney. Since that time 114.5 have paid the \$40.00. This totals \$4,580.00 and will be sent pending board approval. The total of Assessments paid at this time is \$31,200.00. The Ranch pays \$5000 per month to the attorney out of General Funds and will continue to do so. There are no current law suits, all 6 open suits are appeal suits and the hope is that from this point, with the recent win, a domino effect will occur and attorney fees will begin to decline.

NEW BUSINESS

SCHEDULE OF NEXT MEETING

The second quarterly meeting has been set for Saturday April 16, 2016. The meeting will be at 10:00 am at Cottonwood.

PUBLIC COMMENTS

#0103 Penny Johnke

Penny wanted to state that she liked the Event Sign and believes it has worked nicely.

#1132 Jim Hannah

Jim started by thanking the Board for all the hard work and wanted to know what the plan was for the use of the money from trailer storage. Pat stated that a few different options are being evaluated. Fencing has been considered, moving it to reclaim Shasta Gulch for camp sites has been considered, and the purchase of security cameras is also an option. The next few months should see movement on the issue. Jim asked about analyzing the use of storage and Dave replied that some tracking is occurring and some tracking is impossible, but the staff knowledge has been helping. Jim's last concern was pet and child friendliness at the Ranch and particularly Klamath. Some suggestions for change might include designating some rooms at the bunkhouse for dog owners, creation of a dog park, and the addition of a play area for children. He believes that this is also a consideration for improving sales and ownership desirability. Pat noted that liability issues are a concern but that the board would be willing to look into it.

ADJOURN MEETING

Pat moved to adjourn the meeting to the Executive Session. Barrie motioned to approve, Dave W. seconded. There being no further business, the meeting adjourned

Respectfully submitted,

Priscilla Pittman

Minute Taker

Approved by,

Easter Celebrations



Elections Corner

The Date of Record for voting for the 2016 elections is **June 15, 2016**. Your second half assessment payment must be in Headquarters by close of business that day; call it in, mail it in, walk it in, or use the website; but it must be in Headquarters - postmarked envelopes do not count. Owners must be in good standings - their assessments and special assessments paid. If you pay on June 16th you are late and can not vote.

Owners interested in running for the Board of Directors need to get their resumes into The Ballot Box by the filing due date., to be set by the BOD. The Ballot Box will send out instructions. Owners interested need to have their assessments, special assessment, and any fines paid before they can turn in their resumes. There are four BOD seats up for election this year.

Elections will be by July 2, 2016 during our 4th of July celebration weekend. The elections will take place at the Klamath Lodge, so as not to interfere with families using the pool and snack bar area.



R-Ranch

PO Box 71
Hornbrook CA 96044

Tel: (530) 475-3495
Fax: (530) 475-0902
E-mail: gm@r-ranchca.com

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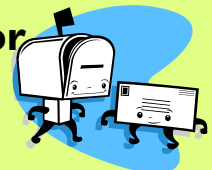
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We're on the web!
www.r-ranchca.com
Check out our Blog!
r-ranchactivities.blogspot.com

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R Ranch Property Owners Association



Please keep us informed! Update us with changes in address and phone number. Please call HQ to update 530-475-3495 or Email hq@r-ranchca.com



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