

# R-Ranch Round Up



## 2015 1st Quarter

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# PRESIDENT'S REPORT

Hello Fellow R Rancher's

I hope everyone had a joyful Christmas season filled with family, friends and loved ones and that the coming New Year will be a happy, safe and healthy one. In the spirit of the New Year I am happy to report that the Board will be holding a retreat in March to work on putting the Ranch's Vision and Mission statement to work in developing a strategic Plan for the Ranch. Strategic planning is the means of envisioning our future. The plan will help create a common understanding for the Ranch's potential as well as a road map or blueprint of how we go about getting there. It will help guide us through both the near term and longer term improvements of the ranch as well as protect and enhance the core values that make this a cherished recreational paradise for generations to come. The Board will be sharing the draft plan we come up with in April through the Ranch's website. It is our intention to use the website as a vehicle to get feedback and input from owners. So please stay tuned!

Welcome to our new appointed Board Member Pat Chase. Pat brings a wealth of knowledge of both this ranch as well as having been a member of Wild Horse; settling on making Hornbrook her ranch of choice. There are big improvements on the horizons for the Klamath, the Gun Club, and the Cottonwood. We'll just have to wait and see them develop, as Dave and his merry band spruce up the place.

We are showing off our ranch March 6-8 at the Shasta County Fairgrounds in Anderson at the Nor-Cal Boat, Sport, and RV Show. So come by and see us. Many great things are happening at the Ranch so please plan on joining us and the other owners as we continue to improve it as well as enjoy all it has to offer. We are looking forward to an outstanding 2015!

R-Ranch President Mark Grenbemer

## R- Board of Directors

**President:** Mark Grenbemer  
president@r-ranchca.com

**Secretary:** Rick Wever  
secretary@r-ranchca.com

**Treasurer:** John Crosby  
treasurer@r-ranchca.com

**1st VP:** Ron Bucher  
vp@r-ranchca.com

**2nd VP:** Mark Parry  
vp2@r-ranchca.com

**3rd VP:** Dave Weiler  
vp3@r-ranchca.com

**4th VP:** Pat Chase vp4@r-ranchca.com

**NEXT BOD MEETING:**  
**TBA @ Cottonwood**

# GM REPORT

Happy New Year Everyone!

It's shaping up to be a great year for the ranch. There are so many projects and improvements taking place that we are just treading above water to keep up with the work (literally and figuratively). We have projects going on all over the ranch and the ranch is working diligently at completing them.

## Project Updates:

Many projects that were budgeted for are already underway and are developing quickly. The pool tile has been chipping away and was in desperate need of being repaired and replaced. The ranch has contracted Northwest Pools out of Redding to do the tiling of the pool and it looks like they should begin working on the pool in early April. The Klamath Lodge is under renovation! The boys pulled up the flooring where the dance floor is and the sub floors looked great. Wish we could say the same about the kitchen area. They pulled up three layers of flooring to eliminate all the water damage. The joists were still in good condition so they only had to replace the sub floors. I am very pleased with the staff for all their hard work and a big thanks goes out to them. Their skills and knowledge have allowed us to do the renovation correctly and "in house". The river sites along the Klamath have been cleaned of debris and overgrowth and are looking excellent. The Bunkhouse has carpet replaced in 5 rooms so far. Thank you to everyone who helped in the fundraiser to raise money to put new carpet in. There is an allotted \$2000.00 for electrical box repair and replacement for the campsites. We will be starting this project just as soon as we can find an employee who is not busy on another projects to start getting this in order. Staff is working hard to make the ranch a more enjoyable place for everyone.

## Quads ,Dirt Bikes and Off Road Vehicles:

As a fellow Quad rider I know the joy and fun that comes with riding. For all who are riding on the ranch I only ask 4 things from you :

- 1.Register your Quads, Dirt Bikes, ATV and Off Road Vehicles
- 2.Stay on the trails, lock the gates behind you: There is a play area over by Baily Pond
- 3.Pick up trash and other personal items
4. Pay guest fees for your friends that come onto the Ranch. Its only \$5.

## Upcoming Events:

Make sure you take a look at all the upcoming events and mark your calendars so you don't miss out on any activities. Last year we had an owner do a non-sanctioned pig roast and it was a great time. So mark your calendars for the Klamath Dance and Pig Roast.

Employees will be checking for Owner IDs' and guest passes for everyone on the ranch. Please make sure to register your guest and get their ID bracelets.

Employees will not be pulling trailers into or out of trailer storage if you have not completed a new trailer storage agreement and paid for trailer storage.

The ranch is moving forward and making a great turn around. I would love it if owners and guests could continue with the recovery of the R-Ranch and making this a most memorable year.

Dave Baudek-R-Ranch Manager



**Stable Fun Days:** sign ups go out 2 weeks before the ride. You can sign up in person or call in.

\$5.00 per rider, Owner Horses are always welcome.

**Rides are 9am – 12pm**

**May 9** -Mother's Day ride to the overnight spot and we will have strawberry short-cake and coffee.

**May 29**– Cottonwoods 3000 Ride (not a beginner ride).

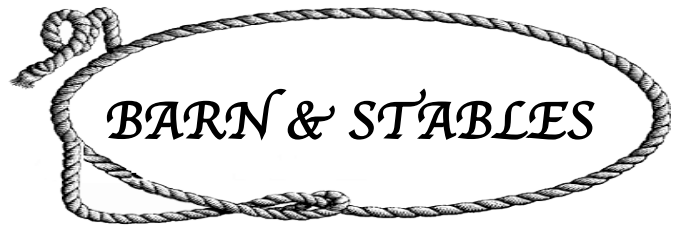
**June 26** –Sack Lunch Ride. Please bring your lunch with you we will ride up to the overnight spot.

**July 4** - Parade sign up by June 27, decorating starts @ 7:00am please wear red, white or blue.

**July 17** – Scavenger Hunt a Wrangler will take out groups and find items along the trail.

**Aug 14** – Obstacle Course in the arena, this activity works on your horsemanship skills

**Oct 10** -Round Robin in the barn and arena, works on horsemanship skills in and out of the arena.



**Special Events**

Easter: April 3: Egg decorating @ Headquarters 1pm

April 4: Easter Celebration 10am – 12pm Easter Games, Pony Rides, Hay Ride, Lunch and Egg hunt.

**Father's Day Dinner and Arena Dance**

6pm dinner \$7.00 and Fathers eat free. Arena Dance will follow.

**July 25 - Poker Ride and Dinner**

Adults only 5pm – 10pm we will ride to the overnight spot and have dinner and play cards. Dinner \$10.00 \$ 3.00 per hand 50/50 split. The ranch will have a babysitting service for the ride only. \$3.00 per child in the T.V. room by HQ. Please RSVP by 7/20 for the ride and babysitting.

**Overnight Rides:** Ride leaves @ 4pm and returns the next day at 2pm. Please bring a lunch with you. The ranch will provide dinner and breakfast.

**July 10 and 11 and July 31 – Aug 1**

\$25.00 Owners Adults / \$45.00 Guest Adults

\$ 15.00 Owner Kids 9-12 years \$ 35.00 Guest Kids 9-12

Please RSVP 3 weeks before @ Headquarters this is a non-refundable ride.



# Horse Camp

\$25.00 Owners

\$45.00 Guests

Please bring a sack lunch with you each day. All ages over 9 years are welcome.

The horse camp is designed to teach you basic horse skills and knowledge on and off a horse.

It is a 3 day class. Each day you will have ½ day learning and ½ day hands on. You will be assigned the same horse for all 3 days.

Horse Camp 9am – 1pm

June 16- 18

July 14 – 16

Aug 11- 13

Sign-ups go out 2 weeks before each class. Sign up in the Stables.

## Gymkhanas

**Owners: \$5.00 per event**

**Guest \$ 6.00 per event**

**May 24** – Sign ups from 7 to 8:30am starts @ 9am (**No other rides**)

**June 6** – Sign ups from 2 to 3:30pm starts @ 4:00pm (**barn is open for 8am & 10am trail rides only**)

**July 3** – Sign ups from 2 to 3:30pm starts @ 4:00pm (**barn is open for 8am & 10am trail rides only**)

**Aug 8** – Sign ups from 2 to 3:30pm starts @ 4:00pm (**barn is open for 8am & 10am trail rides only**)

**Sept 5** – Sign ups from 7 to 8:30am starts @ 9am (**No other rides**)

### **To qualify for year-end awards:**

Owners or Guests must fill out the nomination application and pay applicable fee in order to qualify for year ends awards at the beginning of the season.

Owners must ride in 3 gymkhanas in all the events.

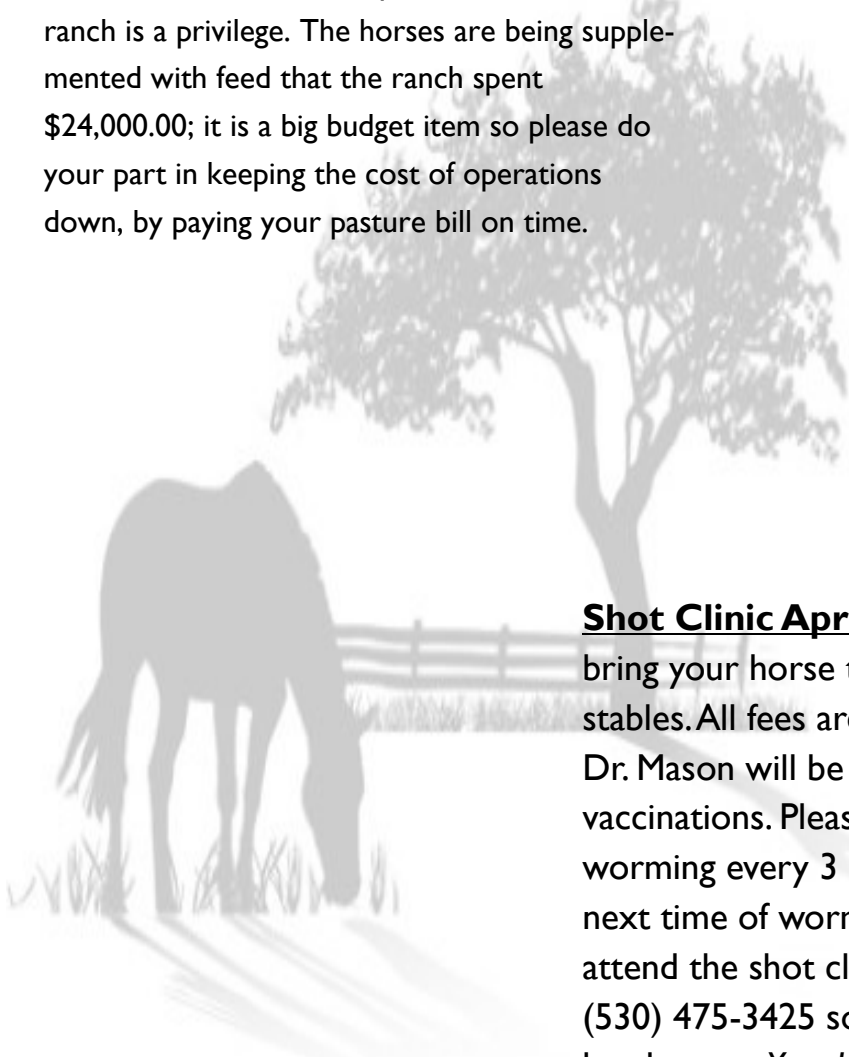
Guests must ride in 4 gymkhanas in all the events.  
October 10 – Year end Awards & Lunch 12pm @ HQ carport.



## **R-Ranch Horse Owners:**

**In order to pasture your horse:** Your pasture agreement with proof of insurance was due the first of January 2015, they were sent out to you in the mail in December. You must have the full ½ of your assessments paid. You cannot be more than 60 days past due. THE RANCH WILL BE ENFORCING THESE RULES. IF NOT MET YOUR HORSE NEEDS TO BE REMOVED FROM THE RANCH. To pasture a horse on the ranch is a privilege. The horses are being supplemented with feed that the ranch spent \$24,000.00; it is a big budget item so please do your part in keeping the cost of operations down, by paying your pasture bill on time.

**SADDLE  
UP!**



**Shot Clinic April 4, 2015 @ 1pm:** Please bring your horse to the owner area at the stables. All fees are due at the time of service. Dr. Mason will be there administering the vaccinations. Please keep up on your horses worming every 3 months. February is the next time of worming. If you would like to attend the shot clinic please call the stables (530) 475-3425 so I can give Dr. Mason a head count. *You do not have to pasture your horse on the ranch to attend the clinic. All pastured horses need to be vaccinated by April 14, 2015. This is mandatory.*





### MARK YOUR CALENDARS

- Feb 14<sup>th</sup> Valentines Crab & Spaghetti Feed 6pm RSVP by 2/9
- April 3<sup>rd</sup> Egg decorating @ Headquarters' carport @ 1pm
- April 4<sup>th</sup> Easter Celebration 10am, pony rides, games @ Stables, lunch & egg hunt @ 12
- May 9<sup>th</sup> Mother's Day Ride to Rancheria for coffee & cake, RSVP by 5/6 (Stables Fun Day \$5 except for Moms)
- May 10<sup>th</sup> Mother's Day Brunch @ Cottonwood 10am, mothers eat free
- May 23<sup>rd</sup> Opening Season Dinner, Dance & Monte Carlo @ Cottonwood 6pm
- May 24<sup>th</sup> Gymkhana #1 (Stables) sign-up by 8am starts @ 9am BBQ lunch (No trail rides)
- May 29<sup>th</sup> Cottonwood 3000 Trail Ride from 9-12 Stables Fun Day RSVP by 5/24 **Remember your water (NOT A BEGINNER RIDE)**
- June 6<sup>th</sup> Gymkhana #2 (Stables) sign up by 3pm starts @ 4pm **(8am & 10am Trail rides)**
- June 12-15<sup>th</sup> Family Fun Weekend ½ Price Guest Passes & Site Fees
- June 13<sup>th</sup> Pig Roast Klamath 5pm Dance 8pm
- June 16-18<sup>th</sup> Horse Camp 9-1pm **Bring own sack lunch**
- June 20<sup>th</sup> Father's Day Dinner 6pm @ Stables, Arena Stomp with DJ 8pm
- June 26<sup>th</sup> Sack Lunch Ride 9-12 @ stables sign up by 6/25, **bring own sack lunch**
- July 3<sup>rd</sup> Gymkhana #3 (stables) sign up by 3pm starts @ 4pm, dinner **(8am & 10am Trail rides)**
- July 4<sup>th</sup> Parade Line Up- Float decorating at Cottonwood Lodge 7am; Horse decorating 7am @ Stables
- July 4<sup>th</sup> Games at Cottonwood 1pm
- July 4<sup>th</sup> Owner appreciation Dinner @ HQ 6pm
- July 4<sup>th</sup> Cottonwood Dance @ Cottonwood Lodge 8pm
- July 5<sup>th</sup> Klamath River Float 1pm & Hot Dog Feed to Follow
- July 10-11<sup>th</sup> Overnight Ride (stables) RSVP by 6/29 check in by 3pm ride leaves @ 4pm **(8am & 10am Trail rides)**
- July 14-16<sup>th</sup> Horse Camp (stables) RSVP by 7/11 9-1pm **bring own sack lunch**
- July 17<sup>th</sup> Stables Fun Day Scavenger Hunt



### MARK YOUR CALENDARS (continued)

- July 18<sup>th</sup>** Parents Night Dance @ Klamath lodge 8pm Babysitting @ HQ 7:30-11:30pm Fun & games for kids
- July 19<sup>th</sup>** Klamath River Float 1pm & Hot Dog Feed to Follow
- July 25<sup>th</sup>** Adult Poker Ride (stables) 5-10pm RSVP by 7/20 Babysitting \$3 per child @ HQ TV RM
- July 31-1<sup>st</sup>** Overnight Ride (stables) check in by 3pm rides leaves 4pm returns 2pm 8/1 RSVP by 7/25
- Aug 8<sup>st</sup>** Gymkhana #4 (stables) sign up 3pm starts @ 4pm (8am & 10am Trail rides)
- Aug 11-13<sup>th</sup>** Horse Camp (stables) 9-1pm *bring own sack lunch* sign up by 8/5
- Aug 14<sup>th</sup>** Stables Fun Day Obstacle course 9-12pm
- Aug 15<sup>th</sup>** Parents Night Out Dance @ Klamath Lodge 8pm Babysitting 7:30-11:30 @ HQ Fun & games for kids
- Sept 5<sup>th</sup>** Gymkhana #5 (stables) sign up @ 8am & starts @ 9am (No Trail Rides)
- Sept 5<sup>th</sup>** Luau Family Dinner 6pm, Dance, & Monte Carlo at Cottonwood
- Oct 10<sup>th</sup>** Oktoberfest & Fishing Derby @ Klamath
- Oct 10<sup>th</sup>** Round Robin TV Rm @ HQ 9am-11am / Gymkhana Awards 12-1pm
- Oct 10<sup>th</sup>** Klamath Dance 8pm
- Nov 26<sup>th</sup>** Pot Luck Turkey Thanksgiving Dinner @ Cottonwood 2pm





## *Weekly Activities for 2015*

Tuesday:

Potluck and Cards

@6:00pm

Klamath Lodge

(Starts June 2<sup>nd</sup>, 2015)

Bi-Weekly Wednesdays:

Picnic Dinner 6pm and Movie at Dusk

Bring your own blanket and picnic dinner

We'll bring the movie

Cottonwood Upper Campground

(Starts June 3<sup>rd</sup>, 2015)

Thursday:

Hot Dog Feed @ 6:00pm

Cottonwood Lower Campground

(Starts June 4<sup>th</sup>, 2015)

Friday: Potluck & Bingo @ 6:00pm

Cottonwood Adult Lodge

(Starts June 5<sup>th</sup>, 2015)



## HEADQUARTER NEWS

### **\*\*2015 PRICE INCREASE\*\***

**\*Daily electrical will be invoiced out  
at \$3 per day.**

**\* Washers and Dryers will be \$1.25.**

### **Trailer Storage**

**In an effort to keeping up  
with owners who store their  
trailers at the ranch, please  
turn in a storage agreement  
and registration to the  
Headquarters office for  
2015.**

### **Easter Celebration**

**Join us for an Easter  
Extravaganza on April  
3rd and 4th!!**



**R RANCH POA BOARD OF DIRECTORS MEETING**  
**January 17, 2015 – 10:35 a.m.**

**CALL TO ORDER**

**WELCOME & INTRODUCTIONS**

President Grenbemer called the meeting to order at 10:35 a.m. He hopes everyone had a joyful Christmas season filled with family and friends and a safe and healthy New Year.

Members present are: (check-mark signifies attendance)

Mark Grenbemer - President

Ron Bucher – Vice President

Rick Wever – Secretary

John Crosby - Treasurer

Mark Perry – 2nd Vice President

Dave Weiler – 3<sup>rd</sup> Vice President

vacant - 4<sup>th</sup> Vice President

David Baudek – General Manager

Georgia Toms – Minute Taker

**PLEDGE OF ALLEGIANCE and a MOMENT OF SILENT PRAYER**

3<sup>rd</sup> Vice President Weiler led the Pledge of Allegiance and Silent Prayer.

**ROLL CALL**

Seven members and a quorum were present.

**REVIEW AND SET AGENDA**

There are a couple of additions that will be inserted in the Other Business portion that is not currently listed.

Ron Bucher will discuss 30-60-90 day site regulation.

Mark Perry will discuss website.

There are no additions or deletions to the Minutes of September 20, 2014. A motion was made by John Crosby to approve the Minutes of September 20, 2014 as written; seconded by Ron Bucher. Motion was unanimously carried.

**PRESIDENT’S REPORT – President Grenbemer**

The Board will be holding a retreat March 13 and 14. During that time they will be going over the Mission Statement, and many other issues. The Board welcomes any input from Owners between now and then on matters they would like discussed.

**FINANCIAL REPORT – Treasurer Crosby**

Although Treasurer Crosby has not received everything due at this time, he announced the following Financial Report:

Paid off the \$103,000 loan.

Tri-Counties	269,476.00
Edward Jones	29,327.45
American West	288,137.05
Reserves	305,143.56
Trailer Storage	33,321.86

Made it through 2014 without dipping into the reserves. The reserves are doing well.

Shares:

644 Shares on a payment plan/ ½ due

433 Shares that are current

1,077 total plus those not counted yet.

#### GENERAL MANAGER REPORT – General Manager Baudek

Thanksgiving meal was a huge success. There were 50-55 in attendance, and more expected this year. Everyone had a wonderful time.

There has been a theft on the Ranch. The coin machine was stolen. Approximately \$150 in coins. The machine was a \$700 loss. Video showed security doing their job as assigned. Sheriff's Department reviewed video, but unable to ascertain identity of thief which was a male wearing a ski mask.

Ranch has been having problems over on the 3,000 where owner Ed Lemos leases cow range. There is a lot of trash. Not just beer cans, but Gatorade bottles, shotgun shells, etc. Also, motorcycles have been damaging the land. Although management replaces locks on the gates, they keep getting shot off and destroyed. Dave will get a group of kids together this summer and clean up trash. Might put a trash can up by the cow pond as well.

#### PROJECT UPDATES

Bunkhouse – new carpet to be put in six rooms

Stables – trimming trails and cleaning up

Cottonwood – leaf removal, new coping and tiling for pool set for April 6

Gun Club – new shade over shooting station

Klamath – cleaning up river banks, leaf removal

Lodge – new linoleum in January with a big “R” in middle of the dance floor, clean-up behind island

Lighting rebates will be utilized

Schedule of events will be in the newsletter. We will be having a crab feed on February 14. There is going to be a pig roast with a dance following this year; and yes, there will be a Mother's Day breakfast.

Member of audience asked to be updated on what was happening with money being held for storage facilities. Rick Wever announced that the fencing costs are more than there is in the account at this time. Currently more security has been hired. This matter is going to be discussed at the March retreat. Dave Baudek has been asked to get an estimate for costs of building a new Klamath storage facility across the road from campground. Discussion was held.

## OTHER BUSINESS/ANNOUNCEMENTS

### Litigation Summary and Updates –

Goguen and Bullock matter has been delayed and will be heard in February.

Pappion demurrer and motion to strike, TRO and preliminary injunction will be heard on January 22. There will be three other matters heard that day as well.

The ADA matter was to be heard by the 15<sup>th</sup>, but the Court took it off the docket for some reason.

Rueff, Soares and Bullock matter. Demurrer and motion to strike was denied by the Judge. Judge struck all punitive damages and allowed Mr. Bullock to amend the complaint.

Comment from the audience wanting to know if there was a way to amend the By-Laws so that owners can't sue, but have to go through Arbitration? John Crosby responded. It would be difficult, if not impossible, to meet the percentage necessary of owner votes needed to change By-Laws and CC&Rs.

President Grenbemer announced that due to the voluntary vacancy of President Mike Horn, there is a seat on the Board to be filled. That seat is 4<sup>th</sup> Vice President. There were three applicants as follows: Bev Morgan, Pat Chase and Rodney Parsons. Ron Bucher makes a motion to appoint Pat Chase as 4<sup>th</sup> Vice President, seconded by Dave Weiler. John Crosby abstained from voting. Motion carried.

Pat Chase was present and accepted the appointment of 4<sup>th</sup> Vice President of the R-Ranch POA Board of Directors.

Mark Perry discussed the website. It is up and running and he encourages owners to use it. There is a lot of information that can be found on the site, such as the events calendar, surveys and questionnaires. It's a great place for owners to leave feedback. He welcomes feedback from owners and also encourages it. This site is also expected to attract new owners.

Ron Bucher let it be known that the 30-60-90 day regulations will be discussed at the March retreat. He would like more input from owners prior to the retreat if there is anything they want considered.

X: PUBLIC COMMENT

Limited to three minutes for each owner per subject in order for all to have a chance to speak. Facilitated by President Grenbemer.

Steve Vincent - #2399

Thanks the Board, Dave and staff.

Would like the new Board member to share his vision and priorities for Ranch.

Bathroom area between shower and shop needs cleaned.

He is available as a volunteer.

Nicole Pappion - #0429

Storage fees

Board election

Discussion held.

Ed Lemos - #595

Thanks Dave for his help on the 3,000 situation.

Trash on the 3,000 as well as personal property stolen.

Gate locks being shot off, motorcycles destroying land.

Dead turkeys in trash bags.

Discussion was held. Dave will put up and secure a trash can by the cow pond.

Rachael Bucher – #1184

Road maintenance from stables to bunkhouse.

Discussion was held.

Dawn Closson – #2184

Heat in buildings

Cleanliness

Allocation of marketing dollars

Discussion held.

Sue Carnahan - #2443

Referral fees still being offered?

John Crosby responded. There are no longer referral fees.

Security and their duty

Discuss held.

Mikayla Ryan - #2114

Recently retired. Thank you to everyone. Love the Ranch.

Jim Hightower - #061

Property bordering R-Ranch has an unlocked gate.

Ron Bucher motions to adjourn the meeting. Seconded by Rick Wever. Motion carried. Meeting adjourned at 12:15 p.m.

## R-Ranch

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R-Ranch Hornbrook



**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](mailto:hq@r-ranchca.com)**



**Please be aware that starting now and going forward, all guest passes and owners IDs will be checked.**

**If you call or email in a request for a trailer pull, and your trailer storage is not paid, your trailer WILL NOT be pulled.**

**Please call 72 hours in advanced for all trailer-pulls and bunkhouse reservations.**

**See Ya Pardner's!!!**



Ron & Betty Miller  
[www.ccpizza.biz](http://www.ccpizza.biz)

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