

February 2017

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President's Report

FEBRUARY 2017

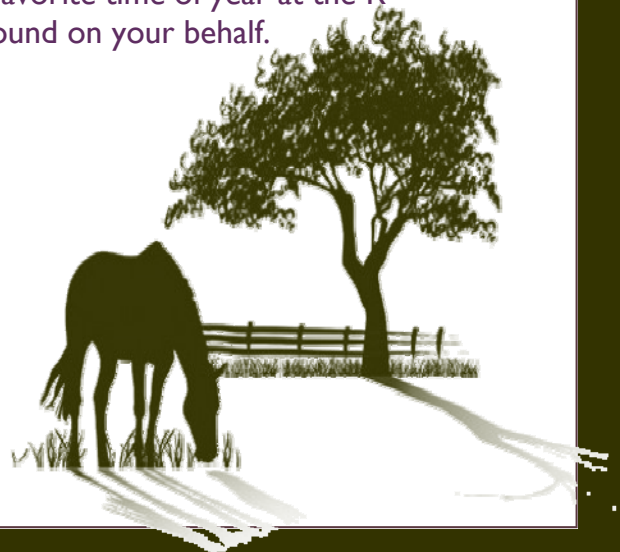
Although severe weather has hampered security gate installation and wreaked havoc with keeping water flowing in various areas of the Ranch, the staff has worked diligently on repairs and upgrades. Hopefully, the security gates will be finalized soon so that their operation can be tweaked before the spring rush of owners. Remember that we will all have to be patient as we adjust to the new process, codes, and cards.

Last year the board authorized several large expenditures for the new security gates, a potty truck, and a tractor to continue improvements on the Ranch. After the security gates are finished, new fencing will also be installed sometime during the late spring at the Cottonwood storage area at a cost of approximately \$26,000. Naturally, another area where money needs to be spent on fencing and/or painting is the roadway to Headquarters. Plus, plans are in the works to revamp and fence the Klamath storage area as money becomes available. After that, the next major expenditures will involve road work and sewer repair. As usual, if you have any skills or contacts that can help reduce the cost of these improvements, please contact the GM with your ideas or Headquarters to register on the Volunteer Directory. The R-Ranch can always use your help.

To promote the R-Ranch in today's digital world, the board has contracted Creative Marketing and Design to upgrade the website, create a video, and develop a new marketing plan to advertise what the Ranch has to offer families for recreational opportunities. This will be an exciting venture. Who could resist drone footage of the Klamath River rolling, people rafting, horses galloping, ATVs flying over jumps, or the serenity of snow covered hills. The R-Ranch has something to offer owners any time of the year.

Even though winter is normally the slowest time of year on the Ranch, if you are a skier or a snow boarder, this is the time to stay at the Bunkhouse and take advantage of access to Ashland and Mt. Shasta, where conditions have been excellent for the first time in years. Regardless of which season is your favorite time of year at the R-Ranch, know that the board and the staff work year around on your behalf.

Pat Chase
R-Ranch POA President



GM Report

1st Quarter 2017

The winter season has proven to be just that, winter. The Ranch was winterized and had been prepped to endure severe weather systems. The Headquarters got 24" of snow during the first snowfall in early January. This caused unexpected power outages and downed telephone lines for close to a week. Employees worked hard to keep owners as safe and comfortable as possible during a winter storm that has not been seen in the area in over twenty years. The Ranch endured the winter cold with only a few minor broken pipes. The roads around the Ranch received some damage; patching and some overhaul work will be ongoing over the next few years.

Late December brought the loss of a valued employee and friend. Nick Falkenhagen was a silent employee who was always working behind the scenes making our jobs easier and visits more fun for owners. He cut and delivered our firewood, kept the wells delivering water to the Headquarters, Bunkhouse, Stables and Cottonwood areas, kept the irrigation ditches repaired and in working order, and kept our lawns at Bunkhouse and Headquarters maintained – although he always asked about Easter celebrations and kept the Headquarters lawn long for the little egg seekers. He just did what needed to be done to keep the Ranch working. He will be missed as an employee, but mostly as a friend.

The new potty truck arrived! It is definitely an end of an era retiring the old truck, but the new shiny truck is just another improvement to the Ranch. Maintenance will be installing the new 48 low water usage toilets around the Ranch. This will help conserve precious water and prevent clogged toilets. New pumps and a high efficiency heater will be installed in the pool by the time season is here; at a cost of only \$13,560.00 our pool will be warm and clean. The new gates are in and working at Cottonwood and Klamath. The new gate for Headquarters is at the powder coaters and the Klamath Lodge security door, controlled by a key card or entry code, will be installed soon.

If you have not received your new gate card, access code, or remote please contact the Headquarters office; or you can take care of it your first trip this season to the Ranch.

I was very pleased at the Board of Directors and staff for working together to remove some owners that were breaking both Ranch rules and criminal laws; while denying other owners of enjoyment of the Ranch. This will open a pathway for the Ranch on future situations. The Board of Director members went above and beyond traveling to the Ranch numerous times to help me and staff deal with a difficult and sensitive situation.

Please remember the need for donations for the Bunkhouse upgrades and a need for volunteers and donations in general for the Ranch.

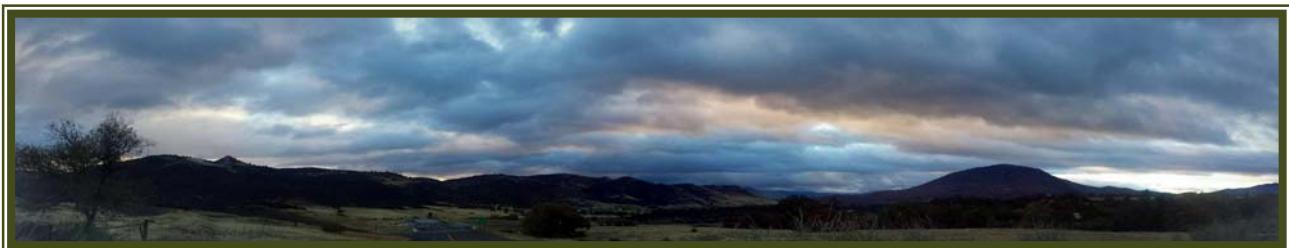
Our first event of the season is Saturday, February 18, 2017 at Cottonwood. The much anticipated Crab Feed. Please look for a full list of events on our website, Facebook page, this newsletter, or stop by Headquarters and staff will gladly give you a copy.

Dave Baudek
General Manager



MARK YOUR CALENDARS

- Feb 18th** Valentines Crab Feed 6pm RSVP at HQ
- April 14th** Egg decorating at Headquarters' carport at 1pm
- April 15th** Easter Celebration 10am, pony rides, games at Headquarters lunch & egg hunt at 12-noon
- May 13th** Mother's Day Ride to Rancheria, coffee and dessert at HQ following RSVP by 5/10 (Stables Fun Day \$5 except for Moms)
- May 14th** Mother's Day Brunch at Cottonwood 10am, Mothers eat free
- May 26th** Band at Klamath Lodge at 8pm
- May 27th** Opening Season Dinner at 6pm & Monte Carlo at 8pm at Cottonwood
- May 28th** Gymkhana #1 (Stables) sign-up by 8am starts at 9am BBQ lunch (No trail rides)
- June 9-11th** Family Fun Weekend ½ Price Guest Passes & Site Fees
NOTE: Friday-Sunday
- June 10th** Pig Roast Klamath 5pm & Dance 8pm
- June 11th** Klamath River Float 1pm & Hot Dog Feed to follow
- June 17th** Father's Day Dinner 6pm @ Cottonwood, Burn your own meat, (Bring whatever you would like to BBQ) Ranch provides sides
- June 20-22nd** Horse Camp 9-1pm *Bring own sack lunch. RSVP by 6/18*
ADULTS WELCOME
- June 30th** Sack Lunch Ride 9-12 @ stables RSVP by 6/26, *bring own sack lunch.*
- July 1st** Board of Directors Meeting 10am & Owner's Meeting 11am at Klamath Lodge
- July 1st** Owners Appreciation Dinner at HQ at 6pm
- July 1st** Dance @ Klamath Lodge 8pm
- July 2nd** Gymkhana #2 (stables) sign up by 3pm starts @ 4pm
- July 3rd** Klamath River Float 1pm & Hot Dog Feed to Follow
- July 4th** Parade Line Up- Float decorating at Cottonwood Lodge 7am; Horse decorating 7am at Stables - Parade starts at 10am
- July 4th** Games at Cottonwood 1pm
- July 7-8th** Overnight Ride (stables) RSVP by 7/3 check in by 3pm ride leaves at 4pm
- July 14th** Stables Fun Day Scavenger Hunt. RSVP by 7/11
- July 15th** Klamath River Float 1pm & Hot Dog Feed to Follow
- July 15th** Dance at Klamath Lodge at 8pm
- Aug 5th** Gymkhana #3 (stables) sign up by 3pm starts @ 4pm
- Aug 6th** Klamath River Float 1pm & Hot Dog Feed to Follow



MARK YOUR CALENDARS

Aug 8-10th Horse Camp (stables) 9-1pm *bring own sack lunch* RSVP by 8/6 ****ADULTS WELCOME****

Aug 19th Stables Fun Day Obstacle course 9-12pm. RSVP by 8/15

Aug 19th Dance at Klamath Lodge 8pm

Aug 20th Klamath River Float 1pm & Hot Dog Feed to Follow

Aug 25th Overnight Ride (stables) check in by 3pm ride leaves at 4pm RSVP by 8/21

Sept 1st Dance at Klamath Lodge at 8pm

Sept 2nd Gymkhana #4 and Awards (stables) sign up by 8am & starts at 9am (No Trail Rides) Awards to Follow Gymkhana.

Sept 2nd Luau Family Dinner 6pm, & Monte Carlo at Cottonwood

Oct 7th Oktoberfest at Klamath at 7pm & Dance at 8pm

Nov 23rd Pot Luck Turkey Thanksgiving Dinner at Cottonwood 2pm

GET OUT OF YOUR SHELL AND JOIN US FOR A CRAB FEED!

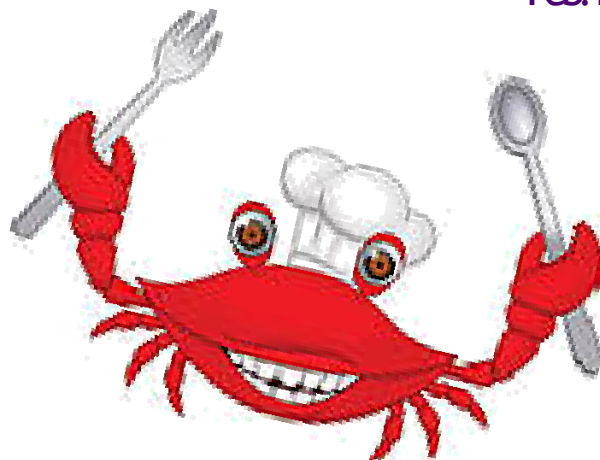


Saturday February 18th, 6:00 pm

Cottonwood Dining Hall

\$25.00 Crab & Pasta*

\$8.00 Spaghetti* **RSVP by Feb. 13th**



* Bread, Salad & refreshments provided with meal.



BARN & STABLES

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 13 - Mother's Day
ride to the overnight spot and we will have strawberry shortcake and coffee at HQ when we get back

June 30 - 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 14 - Scavenger Hunt
a Wrangler will take out groups and find items along the trail

Aug 19 - Obstacle Course
in the arena, this activity works on your horsemanship skills

Easter:

April 14th @ 1pm Egg decorating @

Headquarters Carport

April 15th @ 10am Easter Celebration

Easter Games, Pony Rides, Lunch and Egg hunt at Noon.

Overnight Rides:

Ride leaves @ 4pm and returns the next day around 11am.

Please bring a lunch with you. The Ranch will provide dinner and breakfast.

July 7th and 8th & Aug 25th and 26th

\$25.00 Owners Adults / \$45.00 Guest Adults

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

R-Ranch Horse Owners:

In order to pasture your horse: Your pasture agreement with proof of insurance was due the first of February 2017, they were sent out to you in the mail in January. 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 WILL NEED 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 \$19,000.00; 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.

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 20 - 22

Aug 8 - 10

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

Gymkhanas

Owners: \$5.00 per event

Guest : \$5.00 per event + Guest Fee

May 28– Sign ups from 8 to 9am starts @ 9am
(barn is closed for all other rides)

July 2 – Sign ups from 3 to 4pm starts @ 4:00pm
(barn is closed for all other rides)

Aug 5 - Sign ups from 3 to 4pm starts @ 4:00pm
(barn is closed for all other rides)

Sep 2 - Sign ups from 3 to 4pm starts @ 4:00pm
(barn is closed for all other rides)

To qualify for year-end awards:

Owners or Guests must fill out the nomination application and pay \$5 fee in order to qualify for year ends awards at the beginning of the season.

Must ride in 3 gymkhanas in all the events.

September 2nd - Year end Awards after the Gymkhana.



LITIGATION UPDATE: The California State Appellate Court denied the recent Bullock/Goguen appeal of the 2012 election recall, determined that the case should be returned to the Siskiyou court for finalization, and assigned the court costs to Bullock/Goguen. Papers have been filed with the Siskiyou court for finalization of the case.

Headquarters Corner

- **Please make sure to check in at the Headquarters office and have your photo Id card updated each year.**
- **Monthly payment plans are available for owner convenience. Contact the office today for information and setup.**
- **Area access will be permitted only to share owners who are in “*good standing*”. If your access card or code is not working you will need to contact the Headquarters office for resolution.**

Shot Clinic Please bring your horse to the owner area at the stables. All fees are due at the time of service. Shasta View Animal Clinic will be there administering the vaccinations. Please keep up on your horses worming every 3 months. (month) 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 get 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, 2017. This is mandatory.*



BRAND NEW HONEY WAGON!!



R-RANCH WINTER WONDERLAND



**R-Ranch
POA Board of Directors 1st Quarterly Meeting**

January 14, 2017

CALL TO ORDER

President Pat Chase called the meeting to order at 10:09 a.m.

PLEDGE OF ALLEGIANCE

Vice President Dave Weiler led the Pledge of Allegiance.

ROLL CALL

Present:

Pat Chase-President

Dave Weiler-Vice President

Rick wever-Secretary

Barrie Swanberg-Treasurer

Dave Carpenter-2nd President

John Crosby-3rd President

Rod Carson-4th President

David Baudek-General Manager

Pat Chase would like a MOMENT OF SILENCE in respect for the loss of life of individuals close to the ranch.

REVIEW AND SET AGENDA

The agenda required no adjustments

REVIEW /APPROVAL OF OCTOBER MEETING MINUTES

Correction made by Barrie Swanberg to remove TC Trailer Storage ½ due, TC sales/vending Payment Plan and Reserves Delinquent/Collections/Foreclosures from the Financial report. With no additional additions or corrections Dave Weiler moved to approve the October minutes and Dave Carpenter seconded, and the motion carried unanimously.

PRESIDENTS REPORT

Pat Chase started by thanking the staff for their hard work during the latest storms. Pat continues to report financially "in the black". She mentions large expenditures are in the future and moving forward, being responsible and remaining transparent will keep the ranch that way. Pat also believes using social media to keep communication open is beneficial in keeping owners and guests involved and "in the know".

FINANCIAL REPORT

Barry Swanberg reviews the Balance sheet as of January 14, 2017, mentioning \$500,691.66 in the operational account and \$351,406.22 in the reserve accounts. Total \$852,097.88

David Baudek mentions new investments in two bonds since July

1050.13 Port Auth NY & NJ Cons Rev Balance of \$51,854.00 with an increase of \$1,854.00 Since July

1055 Franklin High Income Fd CI A Balance of \$52,901.36 with an increase of \$2,901.36 since July

GENERAL MANAGER'S REPORT

David Baudek starts by mentioning winterizing last year was for the most part successful. There was a loss of power at cotton wood and head quarters, loss of water at cotton wood and klamath. David also mentions new pumps installed in the pool, although they don't look operational, they are. David states that with the power loss during the -12 degree weather, the pumps were unable to do their job. There were water brakes at kids lodge, gun club and at A frame. There was significant damage to the carpet at A frame and will be installed Tuesday or Wednesday. Klamath also had water loss for 2 days.

David also states that the roads were done by contract as current equipment was unable to keep up with the need and cost \$1500.

David also states minimum wage increased to \$10.50 in January and all affected employees have received the adjustment.

David is in contact with the board about road patching and eventual rebuilding in future years.

Wes Husted # 1327 suggested purchasing a box rake with money allocated from trailer storage. David responded that a tractor was purchased and it came with a small box scraper attachment. They both agreed that the tractor was too small to do the patching and improvements needed to the roads.

Penny Johnke #0103 asked a question regarding insurance in case of damage to the pool from freezing. David responded with ideas of thawing the ice so the pumps could work such as rock salt but so far each idea posed more problems such as removing the rock salt from the bottom of the pool. He will follow up review of policy at a future meeting with insurance agent later this month.

David would like to thank staff members and board for support with removal of owners that were breaking rules. There was stepped up security. The board drove down to execute emergency hearings and set a road for future use in case of problems. There was a removal of 2 owners. The sheriff office arrested these 2 individuals.

David also wanted to take a moment to remember Nick. He will be sorely missed and did so much for all of the ranch.

OLD BUSINESS

ENTRY GATES

Dave Carpenter starts by stating it is nice to have progress to report. The gates are installed in klamath and will be installed by early spring at head quarters. He states that the cards are available now

for purchase but are not active yet. Pat states that the information, clickers and instructions will be mailed out. Jack Newman #2136 asks if the clicker will be available to purchase and what the price is. David Baudek believes they are around \$50. Jack Newman #2136 is concerned with the price, but is reminded by David Baudek that there is software included that is not replicable, and provides added security measures, including deactivation, logging date and times, number of entries with camera backup. David Baudek states each owner will receive a card at no cost.

Jack Newman # 2136 has a question about the gate at the bridge location. He expresses concerns with restricted access at bridge. Pat clarifies that the bridge is not for vehicle access because of the weight rating of the bridge. Jack Newman #2136 would like further investigation into the actual rating of the bridge.

David Baudek continues that Klamath lodge is already equipped and that the pool, laundry and bunk house all will be equipped in the near future.

Barbie Cottingham # 1025 expressed concern about security at the bunkhouse and thanked the board for further supporting her in her efforts to provide the bunk house with security.

David Baudek states that the pedestal height adjustment for key card will be higher to make it easier for truck access. He also mentions that installations are behind because of the weather and reports dealing with ken at inline fence has been a positive experience.

TOILET REPLACEMENT UPDATE

Dave Weiler states that there are quite a few toilets already installed in the bath house and a few in the bunk house, a few in at cottonwood and there are 33 more toilets to be picked up and installed. David Baudek states that before the beginning of the season the last 33 will be picked up and installed.

LITIGATION UPDATE

Pat Chase states that there was an appeal made to State Appellate Court, and it was denied. The litigates are now responsible for attorney fees. It now goes back to Yreka Superior Court for final decision. She states that you can not do anything for vexatious litigates until there is a final decision. She believes that there needs to be 5 instances of vexatious litigant charges and she states they are at 14. Pat is working to keep everyone informed on the latest litigate summary via newspaper, minutes, and on the website. Feb 23rd is the target date for putting in the requests for finalization and decision. Pat states that the attorney put it this way, "We are winning the individual battles but the war is ongoing." But would like everyone to remember that we are seeing progress.

BROWN BOOK CHANGES

Barrie Swanberg begins with **Section one (general Information)** addition of one word. "Documented" disability.

Currently reads: R-Ranch Owners who provide the majority of care for their disabled children over 24 and who live with their Owner/parent are entitled to same privileges as children under 24 living at home.

Proposed Change: R-Ranch Owners who provide the majority of care for their children with a **documented** disability, and who live with their Owner/parent are entitled to same privileges as children under 24 living at home.

Rick Wever moves to accept the changes and Barry Swanberg seconded and the motion carried unanimously.

Section 2 (owners, Guest and Commercial Guests) 2b add new rule:

2b. The R-Ranch reserves the right to deny access to R-Ranch property, facilities, or services, to any guest that has broken Brown Book Rules in the past or engaged in questionable activities. Owners who continually invite disruptive individuals onto R-Ranch property will be given a hearing and may be fined \$100 per incident.

Dave Weiler moves to accept the changes and John Crosby seconded and the motion carried unanimously.

Section 3 (bunkhouse, line shacks and cook shack) 2, change to rule:

Adds 24 hour advance notification

Currently reads: Reservations must be made either by mail, in person, or by phone, e-mail or via the Ranch website www.r-ranchca.com On the front page of the web site you can click on Bunkhouse link where you fill out the form to e-mail. Your R-Ranch share number must always be given with your reservation.

Proposed change: Reservations must be made by either mail, in person, by phone, e-mail or via the Ranch website www.r-ranchca.com at least **24 hours in advance**. On the front page of the web site you can click on Bunkhouse link where you fill out the form to e-mail. You're R-Ranch share number must always be given with your reservation.

Rick Wever moves to accept the changes and Barry Swanberg seconded and the motion carried unanimously.

Section 4 (campgrounds)

Currently reads: Thirty 30 day sites: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,16,18,20,22,24,26,28 and 149

Proposed change removed from 30 day and added to 120 day sites: 22,24,26,28

Barry states this change is based on demand for longer stays in these sites. These sites were empty and there were requests to extend the stays to 120 day.

Correction of minutes: "Barry moved to table the item until the spring" to "be implemented immediately."

Jack Newman #2136 voices concern about inability to reserve a site for owners who travel long distances. Pat Chase suggests further review of reservation rules to find a balance.

Jack Newman #2136 also asks about generator use and whether they are or are not going to be allowed. Pat Chase clarifies generator use will be based on individual case discussion.

Dave Carpenter moves to accept the changes and Dave Weiler seconded and the motion carried unanimously.

Section 15 (fee change) add new fines:

Illegal drug use \$250.00

Disruptive guests, owner fine of \$100 per incident plus any incurred costs for damages.

Jack Newman #2136 voices concerns about fining owners with no knowledge of illegal activities. Would like clarification of illegal drug use. And who determines disruptive guests.

Pat Chase ensures paper trail will be utilized with documentation from sheriff with arrest records. She reminds Jack that with any decision you are always welcome a hearing and each case would be dealt with on a case by case situation.

Barry Swansberg also reminds Jack that every owner is ultimately responsible for each and every guest that they bring on the ranch.

Dave Weiler moves to accept the changes and Barry Swansberg seconded and the motion carried unanimously.

STORAGE FENCING

Rick Wever reviews inline fence construction bid. \$26,640.00 John Crosby asks about rules and regulations for private parties in use of riot wire instead of barb wire because of ease to remove barb wire in an attempt to break in. David Baudek will call and check about using riot wire vs barb wire.

Wes Husted #1327 would like to see clean up of black berry bushes to make access for fence installation easier. David Baudek will coordinate clean up.

Jack Newman # 2136 suggested a live in security guard equipped with dogs to further security for trailer storage.

Rick Wever moves to accept the changes and Dave Weiler seconded and the motion carried unanimously.

MARKETING

Pat Chase has been in contact with the designer who did the initial set up of the ranch web site. They are exploring drone videos of hunting, horse back riding, ATV riding and fishing. They are working together to update the web site and to target ATV clubs, hunting clubs and snow bird clubs. There is more research to be done on the best ways to target these groups. The initial bid is projected anywhere from \$2,000-\$7,000.

Penny Johnke #0103 is interested in marketing ideas to approach millennials. Pat Chase talks about bringing the ranch into a digital world. Providing web access and accommodating their desire to live in the now. They are less likely to commit to long term contracts. But she believes approaching them with the affordability of the ranch along with the diverse activities such as rafting, horseback riding and ATV's and coupling that with web access and an interactive web site, marketing the millennials is a priority.

Dave Weiler moves to further investigation of the proposal and Rick Wever seconded and the motion carried unanimously.

SCHEDULE NEXT QUARTERLY MEETING

Rick Wever proposes April 1, 2017 at 10 am

John Crosby moves to accept the date and time and Pat Chase seconded and the motion carried unanimously.

GUEST COMMENTS

Jack Newman # 2136 states that with the thefts that occurred at trailer storage, he has sustained around \$2000 of damages and loss. Insurance only covered the damage not the loss of property. He only received a check from the insurance company in the amount of \$132, everything else has been out of pocket. He would like to be able to deduct \$750 from his yearly dues and only pay \$150 to help absorb some of the cost. He would like to point out he has spent \$200 to the R-Ranch from dues towards security that was not in place, \$10/ month toward a security service that was never received. Also would like to note that if he had known that security measures were not in effect he could have purchased security through a private company and received service for his money spent. Pat Chase responds that the board will have to take it under advisement and discuss it. She points out that everyone takes risk of theft and break in when storing their trailers there, herself included.

Penny Johnke #0103 would like to point out that if we start compensating people for theft, we open ourselves up to paying each individual for every theft, including tack, which can be extremely expensive.

Jack Newman #2136 would like to clarify that he is not asking for compensation for items lost in theft, but only for the deductible of his insurance claim.

Wes Husted #1327 reports that there is work to be done to the cotton wood sewage, holding tank and septic system. They are still experiencing problems. Starting in the spring, they would like to start the work on the distribution box and drain lines and the expenses will be for the tank, pipe and rock. They will be utilizing the back hoe, himself and Jim and a ranch worker to do the work. David Baudek reports that the repair work is pretty minimal and should cost less than \$2,000.

Pat Chase made the motion to adjourn, Rick Wever seconded and the meeting moved to executive session.

Respectfully submitted,

Jessica DeAnda

Minute Taker

R-Ranch

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We're on the web!
www.r-ranchca.com

Find us on Facebook!!!
R-Ranch Property



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



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 24 hours in advance for bunkhouse reservations.

Have a fabulous day!

