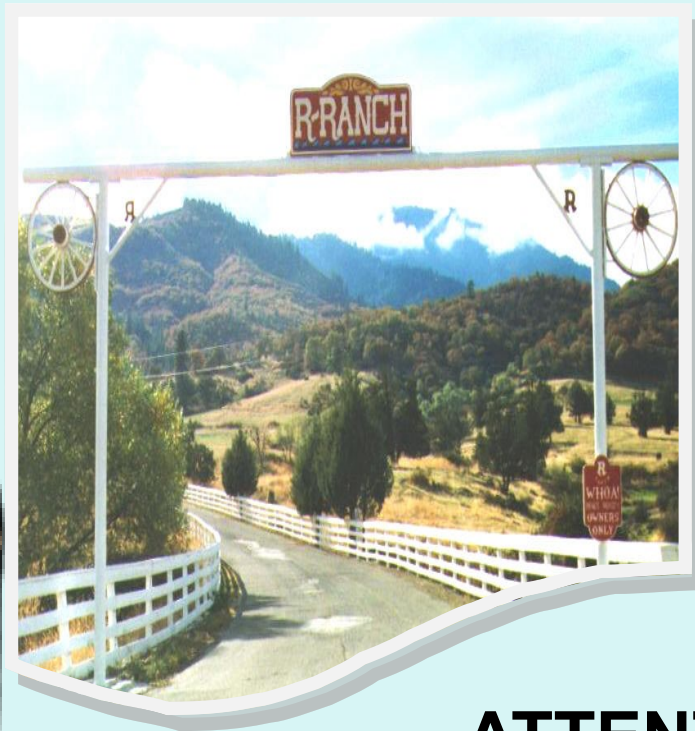


R-RANCH ROUND UP

June 2015

2nd Quarter



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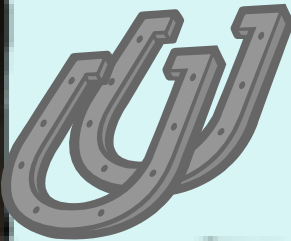
ATTENTION

2015/ 2016 Elections are just around the Corner.

You can read about how to run for office,

Voting regulations and deadlines on

page 8 of the Newsletter.



PRESIDENT'S REPORT

Hello Fellow R Ranchers,

It is hard to believe another season is nearly upon us! My granddaughter has already planned our ranch itinerary for the summer, I am not sure there is enough days or if I have enough time off to meet her expectations. But it makes me happy and highlights for me the love and joy the Ranch brings to children and how the friends and experiences that they make leaves a great life-long impression on them and will hopefully be passed down.

I want to take a bit of license and reflect on some my past experiences as being a Board member. Simply it could be characterized as bitter sweet. It has been an absolute joy and privilege to get to know the Ranch better and work to make it a better and stronger place. I have made many new friends and learned a lot about myself, the Ranch and social dynamics and politics along the way. I have also lost some friends and have had the experience cause stress and taint my and my family's enjoyment of the Ranch. I have had blatant miss-truths spread about me by folks I have run against for the Board. These people know who they are and people that know me, know the truth. These "haters" continue to plague the Ranch with lawsuits, appeals, threats and rhetoric and as far as I am concerned if they are that unhappy, leave the Ranch! If you truly care about the Ranch, drop the lawsuits! We are not under Davis-Stirling, pay your bills like the rest of us; and for once and all and there is no secret gold mining conspiracy going on and there has not been while I have been on the Board!

I originally got on the Board because I was deeply concerned about the threats to and potential loss of our water rights and the fact we needed to secure them because they are an incredibly valuable asset to the Ranch and once lost are irreplaceable. Mission accomplished! We have our rights and the solid documentation laying out our claim. Another big one is the development of a strategic plan for the ranch. We need a method to communicate who we are as a Ranch community and where we want to go and how we will know when we get there. This is not an easy or quick process. We have made great progress and the plan will likely not be complete under my watch but I have great confidence in the current Board (hint..Mark Perry) that that work will continue to move forward! We have also tried to move the Ranch into the modern age and update procedures and develop things that were missing such as maintenance plans for equipment. Some things aren't popular subjects, fee increases is a good example, but the reality is we are way under the fees charged by similar entities. Most fees have not been raised in over 9 years and unfortunately the cost of doing business at the Ranch has grown without things keeping up to support that reality. One of the most frustrating things about being on the Board is the inability to be able to communicate in detail what is going on with lawsuits or other issues associated with issues requiring confidentiality. As Board members we hope we have your trust in our decision making. We are volunteers and we are human.

I have been fortunate to work with some truly outstanding Board members; John Crosby, Ron Bucher, Mark Perry, Rick Wever, Tim Caswell, Mike Horne, Pat Chase, and Steve Macgregor all immediately come to mind. I have enjoyed working with them and their passion and love for the Ranch is very evident in the hard work and dedication they have put into their service to the Ranch as Board members. The Ranch is extremely lucky that these folks have sacrificed their own time to help make the Ranch a better place for all owners. Being on the Board involves making tough decisions and not always

popular ones. The quality of these people's character's and the time and devotion they have expended on the Ranch's behalf is simply inspiring. The Board work is all volunteer and it takes a heck of a lot of time and effort to do it right! If any of these folks is every crazy enough to decide to run for the Ranch Board please support them, I will, they have definitely earned it! While she was not on the Board, she served as an officer of the Board, Peggy Crosby. She has been a true asset and help to me and other Board members. Her work and attention to detail helped the Board and the Ranch immeasurably. She has my deepest thanks and respect! Also thank you to the ranch volunteers and employees, we could not do this without you!

Please remember, the Ranch is a recreational ranch it and it is not a residence. There are rules and requirements but they are there to make access to the ranch and the enjoyment of the amenities available to the majority of owners and not just one select group or another. Yes, the rules may be an inconvenience but remember this Ranch is not intended to be a residence! It is primarily a recreational camping area! We have one class of owner regardless of how much time an owner uses the Ranch and we need to guard against groups of owners being granted special rights or privileges over the majority of owners. The Ranch is getting better! We still have a ways to go and there are challenges that the Ranch faces that are not small in nature but we are getting there! The best things an owner can do is to become involved and informed. I am looking forward to being in the audience again and going back to enjoying the Ranch! Thank you all for your support! In closing, I want to thank my wife, Debbie, her love, common sense and support were essential for my work on the Board and my sanity without her I could not have hung in this long! And to my Grandkids! Let's have some fun!

Thank you, Mark Grenbemer

R Ranch POA President

R- Board of Directors

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

Secretary: Rick Weaver
secretary@r-ranchca.com.

Treasurer: John Crosby
treasurer@r-ranchca.com

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

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

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

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

NEXT BOD MEETING:
July 4, 2015

GM REPORT

First I would like to say that we have a lot of projects and news for this season and so I am going to keep this as short as possible. I am looking forward to another great season here on the ranch with all the new and returning owners. With all the events and projects I would like to encourage anyone and everyone who is interested to volunteer to help. Much of the developments on the ranch would not be possible without the help of the volunteers, so get in touch with us as soon as you can to help. A big thanks goes out to all the volunteers who make the ranch such a success. There is much for the upcoming season so here's an overview of what's been happening and what's to come.

Cottonwood

The Pool is about to take on new tile. The start date got pushed back a week but anticipate the start date to be around April 13th. Please be careful around the pool and the lodges during this time. We should have the pool revamped by May 1st 2015. The area around Cottonwood is growing and growing. Great rain and sunshine has caused for everything to grow rapidly. We have had some troubles with mowers and weed eaters and are working hard at repairing them and buying new equipment. Maintenance guys are catching up with all the work as fast as they can and are doing a great job.

Gun Club

Nicer weather means more outdoor fun. Look for the new Range Master to start at the Gun Range soon. We are putting up a new cover at the shooting range! Never a better time to go and shoot than right now.

Klamath

The ranch has worked really hard this winter to restore the Klamath area. From the lodge to the campsites, the Klamath looks refreshing, clean and renewed for the upcoming season. Take some time to come down the river and enjoy yourself. There is a Pig Roast in June, river rafting and dances through out the season. Be safe and have fun!

Bunkhouse

The bunkhouse is a great place to come and enjoy a few nights stay. The road to get there is not so pleasant. The road is getting some much needed repair. There will be a contractor out to grade and press the road so you can get to your bunkhouse destination with out all the bumps along the way. The line shacks will be opening up in April and ready for another wonderful summer on the ranch.

See you around the ranch!

Dave Baudek - GM

STABLES

Upcoming events:

Mother's Day ride – **Sat May 9:** Sign-ups will go out April 25 to May 6, 2015 if you would like to sign up please call the stables or visit us and we will get you signed up. We will be going to the overnight spot and have coffee and cake. \$5.00 per rider except for moms. (NO OTHER RIDES) Owner horses are welcome to come.

First Gymkhana **Sunday** May 24: Signs up by 8am; the gymkhana starts @ 9am. To all owners on their own horses please bring proof of vaccinations and proof of insurance for you and your guest. (NO OTHER RIDES)

3000 Trail ride **May 29:** The ride will leave at 9am and return @ 12pm. \$5.00 per rider, May 15 – May 25 you can sign up. Not a beginner ride. (NO OTHER RIDES)

To all owners: Please carry your ranch ID and all associate cards and make sure your guest have the proper identification at all times. You will be required to show them before you ride.

To all horse owners: If you are plan on bringing a horse or guest horse on the R-Ranch you must have Proof of Vaccinations. The R-Ranch requires the horses are vaccinated for 5-way and Westnile and must be current on worming. All owner and guest of owners must carry liability insurance on any and all horses on the Ranch. If you need affordable insurance "United States Equestrian Federation "has insurance for \$50.00 for the year.

New pasture fees for 2016: A monthly base fee of \$30.00 plus the cost of hay fed per horse. The billing change and the horse owner would be billed for the previous month instead of the upcoming month. The pastured horse owners would be billed for actual cost of hay for the previous month plus the base fee.

New rules that passed at the April 3, 2015 Board Meeting:

BROWN BOOK

Stables – Mark Grenbemer

The Proposed Brown Book Rule Changes

Section Nine: A

Proposed Change: A3 Non – String Horses and Horses brought onto the Ranch must have liability insurance along with current vaccinations and current worming.

Proposed Change: A.12: Dogs are not allowed in the stables or immediate stables area during stables hours. Please note wranglers may utilize specially trained dogs to help herd horses and these dogs may not be leashed at all times during stable hours and during the performance of their duties. These dogs will be required to have visual identification (bandanna or vest etc.) and the dog owner will sign a release to hold the ranch harmless for any actions the dog takes. The head wrangler will certify which dog(s), not to exceed four, will be designated to serve this function and this will be approved by the Ranch General Manager.

Add 18: A log-in sheet will be kept for registration of horse use after hours. Owners bringing horses on property after headquarters or stable hours are required to fill out the log sheet.

Section Nine F:

Add: 15 Owners are required to keep their horse's worming current. This must be kept on record with the Ranch. A wrangler can assist the owner of the horse with worming at the Owner's request and the Owner will be required to sign a release prior to the horse being wormed by a wrangler. The owner will be charged accordingly. If an Owner's horse is not wormed, that horse will be quarantined and the Owner will be required to remove the horse if not vaccinated within five days of the expiration of the previous worming. Worming is required every 120 days unless otherwise agreed to in writing by the head wrangler.

Section Nine G. Q

Add: 14. Owners bringing horses (including Owners bringing guest with a horse) to the Ranch during their stay will have priority for Q-Pen use. This will also apply for owner horses pastured on the Ranch.

Add 15. There will be a fee charged for guest use of q-pens. (See Section 15 Fee Schedule for rate) All other rules governing q-pens use will also apply for guest use of q-pens.

Add 16. The maximum number of pens an owner can occupy is one per owner and one per each associate owner on share.



New Guest fees starting Memorial Day 2015:

Guest fees : \$8.00 per day

Trail Rides \$20.00 per ride

Arena rides \$ 10.00 per ride

Q-Pens \$10.00 a day



FRIENDS & FAMILY WEEKEND



Scheduled Weekend Events:

June 13th: Pig Roast @5 and Dance @ 8 Klamath

June 12th-15th: Horse Back Riding @ Stables

Share the ranch with your family and friends
June 12th-15th. They can enjoy the ranch for half price!
(guest passes, site fee)

B 270

4th of July



PARADE : 7 am line up @ CW
Horse Decorating: 7 am @ Stables

GAMES: 1pm @ Cottonwood

DINNER: 5pm @ Headquarters
[Owner appreciation]

DANCE: 8pm @ Klamath
[family dance]

2015 /2016 Board of Directors Elections

May 22nd : Candidate Registration is due on May 22nd 2015 by 5:00PM. All candidates must have their full assessments paid by the close of registration.

Candidates must mail registrations to The Ballot Box

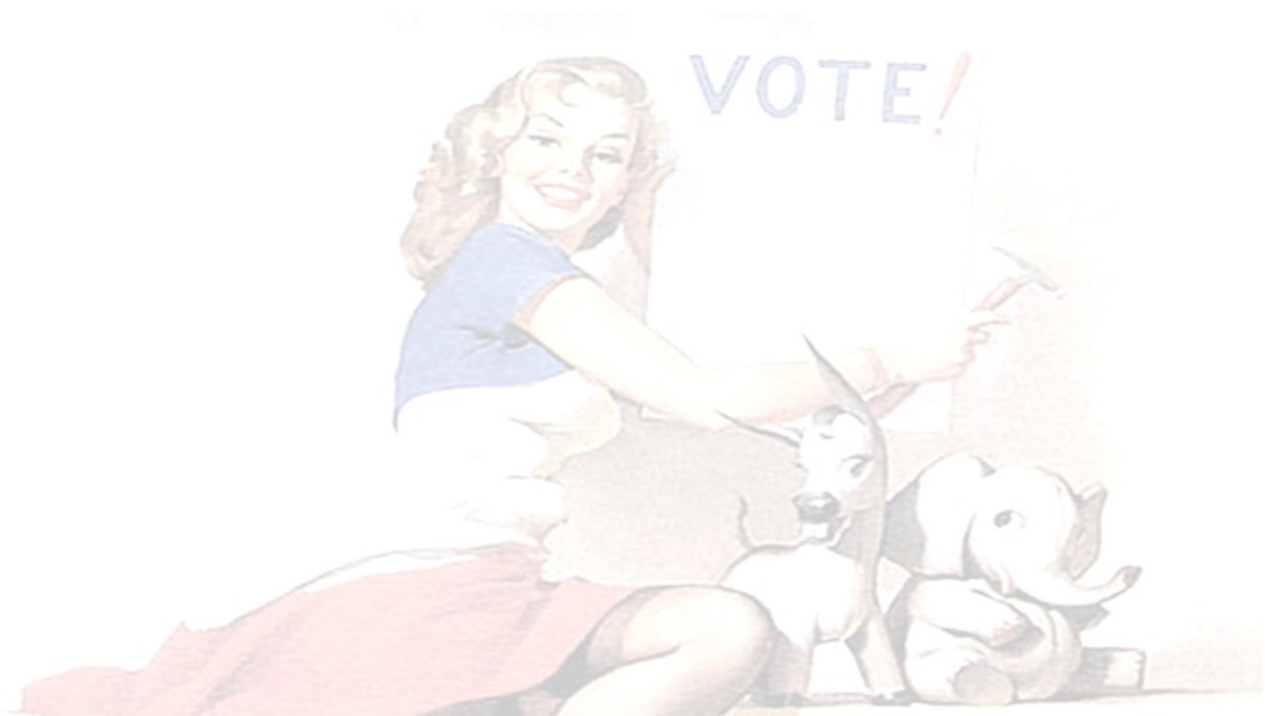
No late Registration will be accepted.

June 4th: Voting ballots mailed out to all owners by The Ballot Box

June 15th: All owners must be **in good standing**
(all assessment & special assessments paid)
on or before June 15th,(4:00pm) 2015.

July 2nd: **Date the Ballot Box will need to receive your mailed ballots for them to count**

July 4th: **Election Day -** Ballots may be handed in person until
The Ballot Box closes to count ballots.





R-SUMMER HOURS

Headquarters 8:00-4:00 Daily

Cottonwood 8:00 - 4:00 Daily

Bunkhouse 6:00 - 3:00; Thursday - Monday

Klamath 8:00 - 4:00 ; Daily

Gun Club 7:00 - 12:00 & 2:00 - 5:00; Wednesday - Sunday

Snack Bar 11:00am - 5:00 ; Thursday - Monday

Stables Hours

Guided Trail Rides 8:30 10:00 12:00 (please arrive 1hr before each ride to sign-up)

Trail Card Rides 7:00-11:00 (sign-up at 7am)

Arena Rides 8:30-11:00 (all rides are 30 minutes and sign-ups are at 7am)

Lead Line Pony Rides 8:30-11 (sign-up at 7am)

R-Ranch POA Board of Directors Meeting

April 03, 2015 – 2:30p.m.

CALL TO ORDER

WELCOME & INTRODUCTIONS

President Mark Grenbemer called the meeting to order at 2:40 pm. He welcomes everyone to the second quarter Board Meeting and appreciates their attendance.

PLEDGE OF ALLEGIANCE and a MOMENT OF SILENT PRAYER

3RD Vice president Dave Weiler led the Pledge of Allegiance and the silent prayer.

ROLL CALL

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 – 3rd Vice President
Pat Chase – 4th Vice President
David Baudek – General Manager
Stephanie Williams – Minute Taker

Mark Grenbemer announces that seven members and a quorum are present at 2:42 pm on Friday April 3rd 2015.

REVIEW & SET AGENDA

There are a couple of changes to be made to the agenda under New Business:

Pat Chase will be discussing ATV identification and proof of residency.

Dave Weiler suggests dropping 210 from this agenda and it is dropped.

REVIEW /APPROVAL OF JANUARY 17, 2015 MINUTES

Added John Crosby to a blank space where it said a motion was made by _____ to approve the Minutes...

Ron Bucher makes a motion to approve the minutes with the correction of John Crosby's name being added; seconded by Dave Weiler. Motion was unanimously carried.

PRESIDENTS REPORT – President Grenbemer

President Grenbemer states how the agenda is focusing on the upcoming season as well as looking to the future. The board spent two full days in March at a Board Retreat. They discussed strategic planning and other issues, involving ranch operations. Very proud of the Board and the ideas they brought. Great discussion on how to best improve the ranch. Looking at proposed changes to the Brown Book as well looking at the process of moving forward with strategic planning.

FINANCIAL REPORT – Treasurer Crosby

The financials are looking better than they have in the last couple years.

Tri Counties -	\$267,340.65
American West -	\$226,312.08
Trailer Storage -	\$41,785.37
Reserves -	\$302,236.17

We have yet put the \$5000.00 back into reserves that we have a ligated from our budget. Already made payments as far as irrigation.

Shares:

Current, ½ or payment plan.	1328
POA	479
Delinquent/Collections	693
Total	2500

GENERAL MANAGER REPORT & PROJECT UPDATES- David Baudek

KLAMATH: Klamath brush is clean, the dance floor and flooring behind the counter is in, and the Klamath is good to go. Ice machine to be ordered next week.

COTTONWOOD: Cottonwood pool will be started on April 13th and will be finished by May 1st 2015. We are getting behind on weed eating and mowing. Fixing things and ordering parts. Problems with Culvert that runs under the I5. We are trying one more time to get it cleaned out with the employees on hand if not successful will need to hire a professional; no estimates on cost at this time. Patio behind the Welcome Center was rotten and has been torn down and new steps put in.

BUNKHOUSE: Bunkhouse Road will undergo grading and repair next week. Easter Celebration started today with Dying of Eggs and expecting a decent turn out for tomorrow.

The Stables is getting busier, no new projects at this time.

New employee for security in the evenings, planning to be moved into the security shed 5 days a week, no times to be announced, starting in 2 weeks.

Discussion of having a queues and sign board put up at all points of entry. Discussion on ID cards and reinforcing rules.

HEADQUARTERS: Busy with collections and Trailer Storage; making headway. Trailers will not be pulled if trailer storage is not paid.

New Business

LITIGATION SUMMARY & UPDATES –Ron Bucher

Attorney, Cliff Stevens states that the with ADA law suit the judge is vacating all court dates and will have a ruling soon without a trial. Temporary Restraining against Chante; the judge ruled that there would be a bench trial in 60 days.

BROWN BOOK

Stables – Mark Grenbemer

The Proposed Brown Book Rule Changes

Section Nine: A

Current Language: A3: Non –String Horses and Horses brought onto the Ranch must have liability insurance.

Proposed Change: A3 Non – String Horses and Horses brought onto the Ranch must have liability insurance along with current vaccinations and current worming.

Ron Bucher makes a motion to change A: 3 to the proposed change; seconded by Rick Wever; passes with a unanimous aye, motion passed.

Current language: A.12: Dogs are not allowed in the stables or immediate stables area during stables hours. Please note wranglers may utilize trained dogs to help herd horses and these dogs may not be leashed at all times during the performance of their duties.

Proposed Change: A.12: Dogs are not allowed in the stables or immediate stables area during stables hours. Please note wranglers may utilize specially trained dogs to help herd horses and these dogs may not be leashed at all times during stable hours or during the performance of their duties. These dogs will be required to have visual identification (bandanna or vest etc.) and the dog owner will sign a release to hold the ranch harmless for any actions the dog takes the head wrangler will certify which dog(s), not to exceed four, will be designated to serve this function and this will be approved by the Ranch General Manager.

Discussions amongst board members concerning other rules that do not pertain to this rule; they found rules that already exist in the brown book pertaining to there discussion.

Motion to add the maximum of 4 dogs to the amendment made by Dave Weiler; second by Ron Bucher. Unanimous aye and the motion passed.

Mark asks for audience feedback.

Owner asks if they can have dogs on trails after hours. Board responds with the fact that there is not a rule about it and there is no issue about it.

Add 18: A log-in sheet will be kept for registration of horse use after hours. Owners bringing horses on property after headquarters or stable hours are required to fill out the log.

John Crosby makes a motion to move and Dave Weiler seconds and a unanimous aye for approval.

Section Nine F:

Add: 15 Owners are required to keep their horse's worming current. This must be kept on record with the Ranch. A wrangler can assist the owner of the horse with worming at the Owner's request and the Owner will be required to sign a release prior to the horse being wormed by a wrangler and the owner will be charged accordingly. If an Owner's horse is not wormed within five days of the expiration of the previous worming. Worming is required every 120 days unless otherwise agreed to in writing by the head wrangler.

Motion as made by Ron Bucher; seconded by Dave Weiler; unanimous aye and the motion is approved.

Section Nine G. Q

Add: 14. Owners bringing horses (including Owners bringing guest with a horse) to the Ranch during their stay will have priority for Q-Pen use this will also apply for owner horses pastured on the Ranch.

Add 15. There will be a fee charged for guest use of q-pens. (see Section 15 Fee Schedule for rate) All other rules governing q-pens use will also apply for guest use of q-pens.

Add 16. The maximum number of pens an owner can occupy is one per owner and one per each associate owner on share.

Motion made by Dave Weiler and second by Mark Perry unanimous aye.

30 Day Site – Ron Bucher

12. An owner regardless of how many shares are owned may only stay or accumulate 30 day in a 30 day site once during the busy season which is Memorial Day to Labor Day.

12A. Regardless of how many shares are owned, from Memorial Day through Labor Day at Cottonwood Campground, Owners may park their trailers, R.V.'s, campers, and tent/s on any available 30day site for a period of 30 consecutive days or less. Handicapped sites require a disabled placard. After an owner utilizes 30 consecutive or accumulative days in a 30day site (handicapped or non-handicapped), the owner will be required to move their trailer, R.V., camper or tent/s to any available camp site that is not a 30day site. Sites 1-13 and sites 16, 18, 20, 22, 24, 28, 149 and 149 A are 30day sites. Sites 11 and 13 are handicap sites. (Some sites (such as 13.5) may be designated as camp host sites as needed) and 13.5 is a camp host site. All other sites are 90day sites. During the off season, time limits are subject to availability, usage and maintenance needs.

12B. Regardless of how many shares are owned, from Memorial Day through Labor Day at Klamath Campground, Owners may park their trailers, R.V.'s, campers, and tent/s on any available 30day site for a period of 30 consecutive days or less. Handicapped sites require a disabled placard. After an owner utilizes 30 consecutive or accumulative days in a 30day site (handicapped or non-handicapped), the owner will be required to move their trailer, R.V., camper or tent/s to any available camp site that is not a 30day site. Sites 1-4 and sites 33, 37, 73, 74 are 30 day sites. Sites 25A and 25B are handicap sites. (Some sites may be designated as camp host sites as needed) and 13.5 is a camp host site. All other sites are 90 day sites. During the off season, time limits are subject to availability, usage and maintenance needs.

Unidentified talking,

Open discussion about adding sites down by the trailer storage gate. This matter is to be discussed later in the board meeting as per the agenda.

Unidentified discussion

Rick Wever makes a motion; Ron Bucher seconds; motion carried with a unanimous aye.

Discussion about Rule 12; seeking clarification about "owner regardless of how many shares is owned" pertains to owner that is first on title.

Guest Stays – Mark Grenbemer

Current Language: Section One: I.e.) Single member on title is allowed one free guest pass per visit with associate privileges and not restricted by the 30 day rule for 1 guest per day.

Proposed Change: Section One: I.e.) Single member on title is allowed one free guest pass per visit. That guest is provided associate member privileges.

Open discussion between audiences and board members; clarification on guest rules and trying to make the language consistent throughout the brown book. Discussion about how long a guest can be on the ranch with an owner who is single on title.

John Crosby motions to table; Dave Weiler seconds.

Proposed Fees/ Rate Fees Effective Memorial Weekend - John Crosby

Guest Fees	\$8.00/ day
Guest Campsite Rental (electrical)	\$20.00/ day
Guest Trail Rides	\$20.00 / ride
Guest Arena Rides	\$10.00 / ride
Set new Electrical rate for Off – Season	\$5.00 / day (Nov. 15 – Mar. 31)
Guest Q-Pen Rate	\$10.00 / day
Fine- exceeding campsite limits	\$45.00 / day

Owner asks about charging more for sites that have larger amps. The board will put it up for discussion at a later day.

Unidentified talking from the crowd

Owner request that we put in more portable toilets in lower cottonwood, and also asks about water provisions and if we

Ron Bucher makes motion; Rick Wever seconds; unanimous aye to pass

TRAILER STORAGE– Rick Wever

We now have 41,000 in our trailer storage fund. Questions are starting to arise about what is going to be done with this money. What is approved to do at this point in time is to use some of this money for added security on staff. There will be 3 security officers during the off season. Dave Baudek states that security will be 7 days a week with various hours. Also have approved cameras and additional lights in the Shasta Gulch. There is discussion about moving trailer to another area and using trailer storage area in Shasta Gulch to become more campsites and a recreational area. Dave Baudek explains that there are further details that need to be discussed by the board before any decisions are made. Klamath trailer storage is a big turn off for potential buyers due to its location. Looking to move trailer storage to the other side of Klamath however this is a long term goal due to funding.

Ron Bucher brings up discussion about roads around the ranch. The bunkhouse road is getting some work done on it.

Mark Grenbemer brings up a little bit about strategic planning that will be brought up later on in the meeting. The ranch has now started putting in place goals for short term and long term success on the ranch.

Rick brings the discussion back to trailer storage stating that the staff at headquarters has done a lot of work identifying trailers. We have the mechanisms in place now, so that we can put leans on them and that should make it possible for us to remove some of the unwanted trailers that are around.

PASTURE FEES- Ron Bucher

As of right now pasture fees are based on the cost of hay at an average throughout the whole year, whether you bring the horses on the ranch in the summer or the winter, and you are paying behind. Propose a new cost; a monthly base fee of \$30.00 plus the cost of hay fed per horse. The billing change and the horse owner would be billed for the previous month instead of the upcoming month. The pastured horse owners would be billed for actual cost of hay for the previous month plus the base fee. This would start January 1st 2016. Rick motions to approve; Dave Weiler seconds; unanimous aye.

JULY ELECTIONS – Rick Wever

Mark Grenbemer stats that there will be three seats available for the upcoming elections. He explains that it is a critical part of moving the ranch forward and it is crucial for the ranch.

Rick starts off with acknowledgement of the Ballot Box to run our elections for us and they have accepted. There is series of dates and procedures that have to take place. The applications will be mailed out for people to fill out to run for the board in this coming newsletter. On May 22nd 2015 is the registration deadline to Lisa at the Ballot Box. On June 4th the Ballot Box will be mailing out the ballots. The record date, the date that people have to be paid up to vote is June 15 2015 at 4:00p.m. July 2, 2015 is the deadline for returned ballots to be mailed in. And July 4th is the actual annual meeting where we will be holding the elections. You can vote at the meeting on July 4th 2015. Candidates have to be in good standing by May 22nd 2015.

ATV / OFF ROAD VEHICLES: Pat Chase

As part of added security and safety we talked about ATV problems. Issuing a license plate; the owners pay a onetime per OHV. It has to be attached to the OHV. When it comes on the ranch and it has that ranch issued license plate that means they have registered it in the office, which means they have showed insurance and registration. It is reversible, one color for guest and one color guest. This makes it easy for security to identify OHV that are supposed to be on the ranch. The guest will pay an additional rental fee, with a 50.00 refundable deposit. Costs of these placards are about 1.50 a piece. John replies that 50.00 is a bit excessive. Pat says we could put a maximum on the cost. The way Pat has the fees lined out as a guest paying 8.00 for guest fees, and then a guest ID placard for 10.00 and a refundable deposit of 50.00. John makes the suggestion that the deposit could be \$25.00 to make it affordable for owners and their guests. John makes a motion that we buy the placards and Ron Bucher seconds for buying the placards. Discussion that we could get stickers that goes on the OHV. The ranch has stickers that we could use for this. Pat would like to use the placards in replace of the stickers. They are fairly large. Pat will be looking in to finding out prices and sizes for these placards.

Undefined speaking.

Pat Chase suggests that when a new owner is transferring ownership and we have to record it in the office, that they should present a photo ID and also a proof of residency. Reasoning behind that is for preventing fraud. There are several options for providing proof of residency, such as utility bills, driver's license, vehicle registration, any place you maintain professional licenses, voter registration card, the location of the banks were you maintain your accounts, the origination point of your financial transactions, who your health care providers are, your accounts and attorneys, and location of your real property. Ron Bucher motions for Pat to write up a description and Rick Wever seconds. There is unidentified talking between owners and board members about residency. Suggestion to modify the rule in the brown book. So Mark Perry implements that the rule is already in place that we just have to enforce it. Dave suggests that they way to deal with the owners who cannot provide proof of residency needs to have hearings done with the board.

Ron expresses that we could limit the amount of days that an owner stays in the bunkhouse per year, instead of 14 days on 14 days off. Mark asks if the scope of the problem just one or two people, or are most people law abiding? Dave responds that there is only about 4 to 5 people. It is the people that are the worst off that are the ugliest and meanest people. Most people are law abiding. Mark states that they don't want to make a rule just to make a rule. The board discusses different options for length of times allotted at the bunkhouse per year. Owner starts to rant about other owner. Unidentified chatter. Ron is going to work with Dave Baudek on the wording and present it to the board. The Board found a compromise on the 90 day sites. The back rows in upper cottonwood up on top, the undeveloped ones would become 120 sites. This would more than cover any camper in a 30 60 90 day site that uses up their time and has to move to another spot. In a case of a 120 spot, in the case of a camper in a 30 day site they can move to any vacant site but not to another 30 day site, vacant spot vacant or not. In the case of a camper using a 30 day site they can only use these sites for a total of 30 days during the busy season. In the case of a camper occupy a 60 day spot, the 30, 90, 120, day site that is open,

again any site other than another 60 day spot. In a 90 day spot the Gm may request you to move after your 90 day stay is up and in the window of the rush period. The ranch is experiencing a need for sites. This is something that is going to be talked about and discussed more at the next meeting.

STRATEGIC PLANNING: Mark and Mark

As mentioned earlier we met for a two day retreat during which one of the focuses was development of a strategic work plan for the ranch to help guide future actions and illustrate the process for which the ranch can move forward with maintaining and enhancing our info structure. We will be working to develop a web base draft doc which will be used to show owners what the draft ideas are that the board has developed and allow feedback from the owners. An outline of the process we went through are:

A: We took some time to reflect on our last year and review our one year goals and objectives. In the last year we have felt that we have made progress on several fronts. One: healthier finances year after year. A big thing is that we are not spending next year's monies to finish the year out. And we have some potential revenue sources. We have started vehicle maintenance logs and update the Klamath Lodge and we have had some of the best seasonal events that we have had in years, this is measured by attendance and owner feedback. Some things that didn't go so well, is we didn't sell as many shares and we would have liked to. Lawsuits still overshadow, the bunkhouse road is terrible but getting fixed shortly, the cottonwood bathrooms need help; trailer storage at Klamath needs to move forward, as you heard today we are starting to make that progress. Over all we still have progress to make on the overall maintenance plan. So what we are looking at is setting a course for a year or two and beyond. What we did is we outlined focus areas and adjusted objectives. We are reviewing annual assessments based on business requirements, and renewed our focus on overall maintenance. The process that we use is that each board member volunteered or was assigned an area to examine and make suggestions on what things need to be worked on in a multiyear plan. The next steps are we will be compiling the work assignments of each board member and posting it to the website for owner view. The goal is to have this plan adopted by July Board Meeting.

Mark Perry reiterates that we have talked about the mission and vision and the core values for the ranch and creating a family oriented environment that is safe. This is the first time the ranch is looking at the long term goals for the ranch to improve the ranch not only maintenance but also for the owners experience.

Public Comments:

Marty Lane 0277: She has 4 issues she wants to bring up. Thank you to the board they are doing a great job this year. First question is will there be a kids club this year? Dave responds that it is no longer a kids club but we have opened it up to adults too and it is now called Horse Camp. Certain dates are already posted on the website. Second question from owner, Dave, are you going to hire from a temp agency again? Dave responds with a yes. Third question is for the board, is Roy running it this year? Dave responds with a yes. Owner states that she thinks that it is very unfair that the employees discount was taken off. A John state that the employee discount was not taken away it was just reduced.

Ted Chase 2301: Thank you to how productive the board members are and how well they work together.

Mark suggest continuing the meeting, John Crosby makes a motion to move.

Meeting is continued until April 24, 2015 at 3:30pm.

R-Ranch POA Board of Directors Meeting

Continuation April 24, 2015 3:30pm

CALL TO ORDER

WELCOME & INTRODUCTIONS

President Mark Grenbemer called the meeting to order at 3:42 pm. He welcomes everyone to the continuation of the April 3rd meeting. Will be discussing New Business item 11; 30 day site and ATV Placards.

PLEDGE OF ALLEGIANCE and a MOMENT OF SILENT PRAYER

Vice president Ron Bucher led the Pledge of Allegiance and the silent prayer.

ROLL CALL

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 – 3rd Vice President

Pat Chase – 4th Vice President

David Baudek – General Manager

✓ Stephanie Williams – Minute Taker

✓

✓

✓ Mark Grenbemer announces that six members and a quorum are present. ✓ Mark Perry us on a plane in Texas.

✓

REVIEW & SET AGENDA

Treasurer Crosby makes a motion for clarification under the Brown Book Rules; add ATV Placards.

New Business

30, 60, 90 & 120 DAY SITES

Vice President Bucher reads the rule about 30, 60, 90 & 120 day sites; “The back rows 34-45 (undeveloped), or as posted, are designate 120 day spots at the top Cottonwood site. The middle section 14-29, or as posted, of the cottonwood is designated 60 day spots. There is a natural “Rush Period” from Memorial to Labor Day that is the spread to the ranch’s summer season. That period is extended from Mother’s Day to Labor Day. During this period all restraints in camping (30-60-90-120 day sites) in the “Rush Period” that uses up a camper’s eligible time will be in place. In the case of a camper on a 30 day site they can move to any vacant site but not to another 30 day site vacant or not. In the case of a camper occupying a 30 day spot during the “Rush Period” they can only use these sites for a total of 30 days during the busy season. In the case of a camper occupying a 60 day spot during the “Rush Period” they may pick a 30, 90, or a 120 day site that is pen, again anything but another 60 day spot. In the case of a 90 day spot the ranch may request you to move after your 90 day stay if within the window of the “Rush Period” the ranch is still experiencing a need for sites. Again, these time restraints are only during the heavy use period, or at the ranch’s discretion. Again the total 21 over-night stays per year is in force. This allows owners an equal chance to get some of the premium spots.”

President Grenbemer opens the floor for discussion amongst the Board members. There is a suggestion that that they add in “or as posted” following the sites listed. President Grenbemer then opens the floor for owners to comment.

Owner Comments:

1201 Linda Winterburn: Addresses 30, 60, 90, 120 rule. 60 day sites are already full. How is the ranch going to move the trailers?

2443 Sue Carnaham: What is the labor going to cost to move these trailers?

0560 Shelley Sarason: Disagrees with the rule. The people who move the trailers much of the time are volunteers who do so much already. Explains that the people who have to move are old, how are they supposed to move. The ranch will find that the owners will not move. Why doesn't the ranch have 30 day sites and 210 sites? Mother's Day to Labor Day is 120 days. Also, disagrees with the ATV tags. Another problem that the ranch needs to address is that owners stay 14 months at a time. From July to December then from January to June.

1286 David Adamchick: Thanks the board for doing their job. Agrees with the prior owners who spoke. Bought his share in 2000 and thought it would be a good place to retire. Now you're going to move me around on the ranch. Wants to put it to a vote amongst the owners who are present.

0153 Cedric McLean: Bunch of Been at the ranch for 9 years. Retired. Here for six months a year.

1286 David Adamchick

2443 Sue Carnaham Wants to know how this meeting was notified to owners?

1963 Mary Williams Why was the meeting on Good Friday? If it had been on another day more people would have been present.

President Grenbemer requests that we get back on topic. Explains the rule was placed on the table it was to make it fair for everyone and all owners.

Vice President Weiler suggest we make a ruling at the July meeting.

Vice President Ron Bucher suggest we try it for a summer. The rule is to give all owners an equal opportunity.

Undefined discussion in the audience.

General Manager Baudek replies that owners have come to him directly stating that they have seen the same people in the same sites.

Secretary Wever states that in during his time as an owner his family came up and had to stay in the weeds. He agrees with Ron and says that we should try it.

Vice President Weiler says we should wait and use some time to get the undeveloped sites some water and grass seed to make them more desirable.

Vice President Bucher reminds that irrigation pipe needs to be put in place in those areas and that, the expense is not budgeted for the 2015 season.

Undefined owner discussion.

Vice President Chase, we can only solve one issue at a time. This is not a new plan and older owners stated to her that they used to have to move from the 30, 60, and 90 day sites, in favor of the plan.

Undefined speaking form the audience, (multiple people speaking at one time)

1109 Peggy Crosby Have one of the large RV's on the ranch and animals and she has to move every 30 days. By not enforcing the plan and making exceptions for groups of people we are making "second class" owners.

President Grenbemer, we have asked owners for feedback and have not gotten very many comments on the matter. Proposes that we put it on survey monkey.

Undefined discussion in the audience, (multiple people talking at once)

Vice President makes a motion

Vice President Chase seconds the motion.

There are four ayes and one nay

Undefined discussion in the audience.

The change will start Mother's Day

Pat Chase's Final Proposal for Placard/ID plan for ATV's, Golf Carts, Quads, Motorcycles & OHV's (with approved amendments and adjustments and modifications made during the discussion at board meeting)

Purpose: For added security and safety, initiate a method of identifying owner and guest off highway vehicles.

Require owners and guest with OHV's, etc. to register their vehicles at headquarters with proof of insurance, driver's license, permit, registration, etc.

In addition to verification of proper paper work, OHV owners and guest must purchase and display an official ranch ID placard while on ranch property. The Id placard is proof that the driver and the vehicle are legitimately on the ranch. Vehicles without the placard cannot be driven on ranch property and are subject to removal from the ranch property.

An owner placard costs a one-time fee of \$10.00 per off road vehicle. The owner placard will have the owner's number visible at all times. Lost or damaged placards may be replaced for an additional \$10.00 fee each.

In addition to the daily guest fee of \$8.00, a guest with OHV's may rent a guest Id placard for \$10.00 per visit. Each guest must leave a \$25.00 refundable deposit for each placard and show proper picture ID (deposit not to exceed \$100.00) The guest placard will be a contrasting color and number sequence to that of an owner placard. For every placard not returned by a guest the deposit will become forfeit.

Gate guards will not admit OHV's onto ranch property unless the appropriate ID placard is attached to each vehicle.

ID placards will help camp hosts, gate guards, owner services, and other owners to identify unauthorized usage of the ranch , safety issues, and problem drivers

Open discussion amongst owners, to many people talking at once to understand.

John Crosby moves that it goes to change; Rick Wever seconds the motion 3 ayes 1 nay. The motion is passed.

CAMP HOST – Mark Grenbemer

Proposal: To include this statement into the 30, 210 rule

The board, in consultation with the General Manager, reserves the right to establish contractually volunteer camp host that would assist in ranch duties and activities. Jobs could include, meet and greet, checking camp sites, potty pumps, digging ditches, trailer pulls any function that an employee currently does.

Unanimous aye, motion is passed

Motion to adjourn made by Ron Bucher and second by Dave Weiler.

The meeting is adjourned at 5:32 pm

R-Ranch

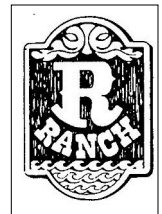
225 Ditch Creek Road
Hornbrook, CA 96044

Tel: (530) 475-3495
Fax: (530) 475-0902

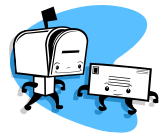
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We're on the web!
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R Ranch Hornbrook



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



Please be aware that R-Ranch staff will be checking for all Guest Passes, Owners ID's and Associate ID's. ***Please KEEP ID's ON YOU at all times.*** If you do not have yours or need to renew one, stop at Headquarters and we would be happy to make you one.

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'll Soon Pardner's!