



2ND QUARTER R-RANCH ROUND UP



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Get Ready, Get Set...

VOTE



PRESIDENT'S REPORT MAY 2016

My husband and I spent a glorious Mother's Day weekend at the R-Ranch. The view from our line shack was a spring spectacular of green rolling hills, purple and yellow wildflowers, and meandering horses. I felt like I was in a professional landscape photo full of vibrant colors and laser images. At night, we sat out under the inky sky and stargazed. It was gloriously revitalizing to simply sit, relax, and enjoy ourselves.

The next morning I participated in the Mother's Day trail ride and chatted with a variety of new and old owners. After a couple of hours in the saddle, we were treated to strawberry shortcake in celebration of Mother's Day. Later in the day, my husband and I drove to Klamath Lodge to hang out on the deck and watch the river roll by. What a wonderfully peaceful way to while away an hour or an afternoon. On our way back to camp, we stopped in at the Gun Club to check on recent upgrades and met a family of four laughingly competing in a round of trap. Again, owners simply enjoying themselves on the Ranch.

We capped off our quick weekend with the Mother's Day Brunch at Cottonwood. Good food, good people, and good times. That's what the R-Ranch is all about. Please, take some time and enjoy what the R-Ranch has to offer you and your family this season.

Pat Chase
R-Ranch POA Board President

R- Board of Directors

President: Pat Chase

president@r-ranchca.com

2nd VP: Mrk Perrya

vp2@r-ranchca.com

Secretary: Rick Wever

secretary@r-ranchca.com

3rd VP: Dave Carpenter

vp3@r-ranchca.com

Treasure: John Crosby

treasurer@r-ranch.com

4th VP: Barrie Swanberg

vp4@r-ranchca.com

1st VP: Dave Weiler

vp1@r-ranchca.com

General Manager's Report

I cannot believe it is May already! It is great seeing partners returning for the 2016 season.

So far this year, we have five large owner reunions, one large owner wedding, two owner memorials, and several owner parties and graduation parties; please work together to make these events a success. They really help to keep assessments down.

I have been asked by multiple owners to separate the Memorial Day weekend dance and Monte Carlo night, so we are going to try to have a dance on Friday night at the Klamath Lodge and the dinner and Monte Carlo night on Saturday at the Cottonwood Lodge.

Everything is moving along at the Ranch to prepare for the season. However, the rain is still coming down every two or three days, so we are trying to keep up with the weed-eating and mowing. Look around and see all the improvements; new swamp coolers, new electric, new roof over the shooting range, and on and on. I will be driving through camps almost every evening, so go ahead and stop me to see what we are trying to accomplish.



Next BOD Meeting

May 21, 2016

Cottonwood Lodge 10AM

2016/2017 Elections Corner

Candidate Registration: If you haven't received one yet, look for it in the mail, or call us at Headquarters 530.475.3495 to get one.

Owners interested in running for the Board of Directors need to get their resumes into The Ballot Box by the filing date of **Friday May 20, 2016, by 5:00pm.**

Owners interested need to have their assessments, special assessment, and fines paid before they can return their resumes. There are four(4) BOD seats up for election this year. The Ballot Box will send out instructions. **No late registration will be accepted.**

The **Date of Record** for voting for the 2016 elections is **June 15, 2016.** Voters must be in good standing (all assessments & special assessments paid) on or before June 15th, 2016 by the close of the business day. Call it in, mail it in, walk it in or use the website, it must be physically in the Headquarters office -postmarks do not count.

Elections will be on **Saturday, July 2nd, 2016,** and will take place at the Klamath Lodge, so as not to interfere with the families using the pool and snack bar area.

Hope to see you there!!!

ELECTION
2016

INTRODUCE YOU FRIENDS TO THE R-RANCH AND EARN \$250 IF THEY PURCHASE A SHARE

The R-Ranch is looking for new Owners and the best sales people we have are you. Each owner knows what they love about the R-Ranch and not only can explain it to friends and relatives, but can also bring them here to see the ranch first hand.

All you have to do is get them here, and the R-Ranch staff will do the rest. We are working on a special guest package for possible new owners that would include free guest fees for 2 days, free horseback rides and other items. They would receive a full tour of the R-Ranch and staff would explain the purchase opportunities. If they did purchase a share after their visit, you would receive a \$250 credit against your next year's assessment.

Just call the Headquarters office at 530-475-3495 to schedule a tour this summer. The \$250 credit applies to sale of new shares from the R-Ranch P.O.A. only and this credit applies to each share sold.

New "BROWN BOOK" AVAILABLE



The new Brown Book dated January 1, 2016 is now available for every Owner. It is posted on the R-Ranch Website and can be downloaded if you want a hard copy. If you do not have access to a computer, please call Headquarters at 530-475-3495 and request a copy be mailed to you.

Due to the size of the Brown Book (now about 30 pages), the R-Ranch is printing copies as they are requested. The cost of printing, addressing and mailing copies to all members would run into thousands of dollars. If you can access it by computer, please do so that we can spend those savings on further improvements to the R-Ranch.

R-RANCH

A-FRAME RENTAL



The R-Ranch has been remodeling the A-Frame located above the Headquarters building this year, and it will be ready for occupancy on June 1, 2016. Rental is restricted to individuals sponsored by an Owner in good standing of the R-Ranch. Reservations can be requested by email or by calling Headquarters. Some of the amenities are listed below:

- Sleeps up to six people (Two queen beds, two twin beds in 3 bedrooms)
- Full kitchen with dishes and cooking utensils
- Air conditioned
- Dining area for six people
- Bedding and towels included
- One bathroom with shower on main level
- Walking distance to the Stables for horseback rides
- Large deck with beautiful views



Introductory rates will be \$75.00 per day with a two night minimum or, \$450.00 per week with a two week maximum rental per client. A deposit of \$100.00 is required on all reservations.

New Flex Payment Plan For R-Ranch

Yearly Assessments

Is the annual R-Ranch assessment each year a shock to your budget? The R-Ranch has a new payment plan that will allow you to spread your payments out over the year in equal monthly payments. There is only one signup form to fill out and R-Ranch Accounting will take care of the rest. Checkout the following benefits:

- No checks to write
- No interest on the yearly assessments
- One signup form signed and mailed to the R-Ranch
- Monthly payments of \$66.25 per month (based on assessments of \$795.00)

If you have questions call R-Ranch Headquarters at 530.475.3495 or email accounting@r-ranchca.com for more information. Signup today and forget that big bill right after Christmas. Just fill out the form on the next page and mail it to R-Ranch POA, PO Box 71, Hornbrook, CA 96044.

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH PAYMENTS)

I (we) hereby authorize R-Ranch POA, hereinafter called COMPANY, to initiate debit entries to my (our) Checking Account / Savings Account (choose one) indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.

Depository Name _____ Branch _____

City _____ State _____ Zip _____

Routing Number _____

Account Number _____

Dollar Amount \$ _____ Starting Transaction Date _____

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Name(s) _____

ID Number _____ Date _____

Signature(s) _____



The Mother's Day ride on Saturday seen quite a few riders come out and enjoy the morning ride. We followed it up with strawberry shortcake and coffee at Headquarters. Thank you to all who came out and enjoyed the morning with us at the Stables.

Our Mother's Day brunch was a huge success!! Thank you to all the owners and mothers that came out and enjoyed the brunch; good food and good people!



**Opening Weekend Friday, May 27th and
Saturday, May 28th**

Enjoy dancing Friday night away to the band River

Rock at Klamath Lodge, May 27th at 6pm

Monte Carlo dinner starting at 6pm at

Cottonwood Lodge with gaming to follow Sat-

urday, May 28th

Opening Weekend Sunday May 29th

Sunday, May 29th the 1st Gymkhana starts with sign-ups at 8am and the fun starts 9am. String horses will be run first, followed by a 30-minute break and finishing up with the owner horses. Owners are asked to not bring their horses to the arena until the 30-minute break at which time the arena will be available for warming up your horse.

**R-Ranch POA Board of Directors 2016 2nd Quarterly Meeting
April 16, 2016**

CALL TO ORDER

President Pat Chase called the meeting to order at 10:00 am.

PLEDGE OF ALLEGIANCE

Vice President Dave Weiler led the Pledge of Allegiance.

ROLL CALL

Present:

Pat Chase – President

Dave Weiler – Vice President

Mark Perry – 2nd Vice President

Rick Wever – Secretary

John Crosby – Treasurer

Dave Carpenter – 3rd Vice President

Barrie Swanberg – 4th Vice President

David Baudek – General Manager

REVIEW & SET AGENDA

All items appear to be in order and the agenda is approved.

REVIEW/APPROVAL OF OCTOBER MEETING MINUTES

A note was made for the Crab Feed section of the January meeting minutes that Monte Carlo was two days only, and the January minutes were approved.

PRESIDENT'S REPORT

Since the January meeting Pat has been traveling to other R-Ranches to meet with their GM's, Board Members, and Owners. She noted that she has been reviewing the policies and procedures at these locations, touring the sites, and discussing various collaborations. She is going to be traveling to the Sequoia location next and she is evaluating ways to improve revenues for our R-Ranch moving forward. From what she has seen so far she believes that our R-Ranch is a much better deal with lower assessments and guest fees but believes that the key to moving forward is promoting the Ranch.

FINANCIAL REPORT

American West	\$170,115.49
Trailer Storage	46,105.51
Tri Counties	246,484.36
Reserves	336,843.81
Total	\$799,549.17

FINANCIAL REPORT (CONT.)

Shares:

Current	560
½ Due	643
Payment Plan	16
Delinquent/Collections/Foreclosures	726
POA	555
Total	2500

GENERAL MANAGER'S REPORT

Dave began by discussing improvements that have been made or are in the process of being completed. They are as listed:

Bunkhouse – 5 more rooms have been carpeted, new swamp cooler last year

Cook Shack – new Formica is in

Stables – New PA system and Timing System, new flatbed buggy for running hay

Headquarters – Redone the deer locker with new compressor and new motor.

Cottonwood – New swamp cooler, office remodeled for Welcome Center shutdown. Two shifts will run and accommodate longer hours of service.

Dining hall – new swamp cooler

Frisbee Golf Course – New 9-hole course being put in at Cottonwood, hopefully ready by opening day in May

Gun Club – Exchanged winter parking with Hunter Construction for 4- \$700 dollar light poles so that lighting could be added to the Five Stand. Also a new roof is in process at the Shooting Station for the rifle and pistol range.

Kids Center – new drinking fountain.

Klamath – New truck, new drinking fountain to be added, brush cleanup in preparation for professional spraying to keep weeds down. It is environmentally safe for the river and county approved.

Campsites 1-13 – all new electrical boxes including breaker boxes. The next set of sites down got electrical boxes as well but the breakers were good and didn't need replacement. This process will continue through the sites this year.

Security Cameras – Have been put in at the following locations: trailer storage, Klamath in the lodge and viewing the gate, the Guard Shack, Headquarters, Stables, and the Bunkhouse.

Dave noted that about 170 man hours were lost to a flu that went through the employees.

Jay's trailer – After power line down involves a permit process because the Ranch falls under HUD and a California trailer park law. Every piece of paperwork for permits increases the work and time frame.

Owner requested painting of the Line Shack bathrooms and Dave agreed this could be done.

OLD BUSINESS

LITIGATION UPDATE

Pat started by noting that the Ranch has prevailed over and over. In March Daniel Reuff appeal denied. Bullock is being allowed one **Final** extension but being based on the same paperwork as Reuff it is believed that this as well as Goguen will be dismissed. Pappion ADA lawsuit dismissed and set to be finalized at one last meeting in May. This is now finished at the Federal level and done.

BUDGET UPDATES

Dave noted that a few more employees and a raise in minimum wage, in addition to the numerous improvements are responsible for the difference in the budget. The estimated 36,000 difference in bank totals from last year does not mean the ranch is down. It is just the opposite, the increase in savings will show the Ranch is actually up about 50,000 from last year. Dave also invites owners to come up to the office to see what is going on, he would be glad to share.

NEW BUSINESS

ENTRY GATES

Dave C. stated that the Ranch is trying to improve the entrance and security of the Ranch. He got quotes of \$4500.00 for new entry gates but believes that if existing equipment is utilized the gates can be done for about \$2000.00 In the future there will need to be a turnaround near the GM's office and power run to that location. This he expects to cost between \$4,000.00 and \$5,000.00, but at the moment the focus is on the Cottonwood and Klamath gates. An owner question for Dave C. was whether or not new key cards were an option. He stated that this depends on what is available when the boxes are revamped for the new gates. Pat noted that some Ranches have individual codes for each owner for the tracking of who is or is not on the Ranch. Rick noted this would likely double the cost of gates because there would need to be an exit gate for proper tracking. Pat agreed and stated that all of these things would be considered when evaluating the security of the gates.

A FRAME

The A Frame near headquarters is being revamped for owner rental at season opening. The price is still being evaluated, but it is a 3 bedroom rental. Owners are welcome to apply for booking.

BROWN BOOK

Barry indicated that the Brown Book dated January 1, 2016 is in effect and it is on the website. Headquarters has a few copies, but it can be printed from the site. Four additional changes are set for approval at the July meeting.

ELECTION INFORMATION

The election is on the first Saturday of July, which falls on the 2nd for 2016. Anyone who wants to run for board membership must be current on dues at the time of their application and a tentative date for this application deadline at this time is the 3rd Friday in May. The final date will be set during the Executive Session and will be mailed out. For voting eligibility all assessments must be paid on or before June 15th.

There are 4 positions coming open for this election. The election will be handled by Ballot Box, at 11:00 am, Saturday July 2nd 2016 at the Klamath Site.

THIRD QUARTER MEETING

Scheduled at 10:00 am at Klamath on July 2nd, 2016 prior to the election.

PUBLIC COMMENTS

#1071 Jim Pfingsten

Thanked the board for all of the litigation work and wanted them to know he was glad they were on top of it.

PUBLIC COMMENTS (CONT.)

Dave B. wanted to share that he is trying to get people to sign petitions to stop dam removal. It will affect the Ranch negatively in many ways. The river will stink, the salmon will not come this far up anymore, the road past Klamath will revert to dirt only, recreation will be negatively affected, and it is important that all owners get involved. Dam removal is scheduled for June 2020.

Discussion moved on to the fact that the power company has been billing people for dam removal for several years and there is now a lawsuit against Pacific Power for this. The removal hasn't been through Congress yet and this billing is illegal. Mark noted that the assumption should be made as a board that the dam will come out so that future planning can be undertaken. How will it affect the Ranch? Will owners help with petitions? What would it mean to the Ranch? And what might the Ranch do differently should the removal occur? Pat stated that a coalition is being used to bypass Congress and agreed that future planning should be initiated. She also felt that the board should look into who is in charge of the various groups who are fighting to keep the dams and possibly try to unite them for a stronger voice.

One member suggested that the 30 day free power rule be revisited to save the average \$9000.00 a year lost through this program. Pat stated that this has been looked at before and that other Ranches have higher assessments and don't charge for electricity but it evens itself out. Another member said that the free 30 days is a great selling point to get people to join and it washes in the end. With it noted that this topic has been discussed on numerous occasions with no true way to make everyone happy it was left alone.

ADJOURN MEETING

Dave W. moved to adjourn the meeting to the Executive Session, Mark Perry seconded. There being no further business, the meeting adjourned

Respectfully submitted,
Priscilla Pittman
Minute Taker

Approved by,

R-Ranch

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www.r-ranchca.com

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r-ranchactivities.blogspot.com



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

