

3RD QUARTER

JULY 2015

R-Ranch Round Up

GETTING BACK TO

OUR ROOTS WITH

GOOD PEOPLE

GOOD TIMES

GOOD PLACES



Denis Kenny and his cousin replaced the Flag
on Cottonwoods 3000.



Next Board Meeting

September 12, 2015 10:00am

Klamath Lodge

**THANK YOU PARDNERS
FOR ALL THAT YOU
CONTRIBUTE TO MAKE
THIS RANCH TRULY
UNIQUE & WONDERFUL**

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PRESIDENT'S REPORT

Since being appointed to the R-Ranch Board in January, I am truly amazed and appreciative of what previous board members accomplished legally, financially, and emotionally for their fellow R-Ranchers in the past few years. And now, as Board President, I want the current board to follow that path of accomplishment and improvement. Physically, there have been some obvious improvements around the R-Ranch. The Bunkhouse has a new swamp cooler, a wing with new carpeting, and a better road. Cottonwood has new washers and dryers, new tile around the pool, a new volunteer club, and new tables for the hot dog feeds—thanks to that fabulous new volunteer club. The Gun Club has a new cover planned with even more improvements in the works. Klamath has a new dance floor—compliments of a generous donor-- and now a new ice machine. The Stables has a few new horses and some new activities. The R-Ranch has short term and long term goals for improvements in its amenities, infrastructure, maintenance/replacement plans, and services.

But most importantly, the R-Ranch has a new feel, a new atmosphere about it. It's calmer, quieter. At board meetings, owners step to the microphone to make positive suggestions rather than to rant and rave about conspiracies and cover ups. Around the pool, owners comment about how they appreciate that rules are being enforced regarding campsite limits and changing sites. Owners like the sense of order provided by added security measures such as a manned guard shack, uniformed staff, random ID checks, and daily campground checks. In fact, owners and board members alike want even more security and more order with the future installation of an automatic gate near Headquarters, additional security personnel, speed bumps--the list goes on. Obviously, there are still bumps and potholes in our path, but progress is being made and the pathway is becoming smoother. At the very least though, owners are once again laughing and enjoying themselves at the ranch. And that's what we all want, a return to the R-Ranch that is truly our ranch—a place for family, friends, and fun.

Pat Chase
R-Ranch POA Board President





MANAGER'S REPORT

First of all I would like to start off by giving a huge thank you to all the R-Ranch Clubs that have put in their time and efforts into improving the ranch. The new Cottonwood Club is off to a good start and the Bay Area R-Ranch Club bought new electric ranges for the cook shack. Each club donates so much to the ranch and we greatly appreciate everything. From the volunteers who help with the hotdog feeds and ice cream socials, to painting picnic tables, signs and parking lots, There is no job too big or too small for the ranch volunteers to accomplish. Thank you.

Aside from all the volunteer work, the R-Ranch staff have also been working hard in making the ranch an enjoyable place for the pardners. A new swamp cooler has been put in the bunkhouse common area and making it a relaxing place to beat the heat. The grass is staying mowed down in Cottonwood with the help of our brand new lawn mower. And in addition to these successful upgrades, we are striving to buy a new truck for Klamath by the years end. Lastly, we are also working towards putting new washers and dryers in at the Klamath laundry facilities for next year. With all the improvements I would like to ensure you that the ranch is working hard to stay within the parameters of the budget we created for the 2015 year. It is shaping up to be a very successful year for the ranch financially and we should be having another season without having to struggle to stay within the budget.

As most everyone knows the west coast is in a severe drought. The ranch is doing its part to conserve water and that means that we are only watering two days a week. The common areas on the ranch are taking precedence in what we water, so please do not forget that grass does go into a dormant state when it is not watered. This means that all the grass that is brown right now will turn green and continue to grow with rain and snow during the fall, and spring months when we have more precipitation. So please do not drive on the grass.

The ranch has had such great turnouts for its 2015 scheduled events. The Owner BBQ was successful with an estimated 320 plates being served at the dinner. And boy was it delicious! The stables new horse camp program has been a huge hit amongst all riders and generations that you might see it next year too. Klamath's pig roast went over and above our expectations so keep an I out for it next year. With all the great fun that's been had, don't forget there is still more to come. So stop by and say "Aloha" at our Labor Day Luau, and seize the moment with Salmon fishing in October.

Dave Baudek

R-Ranch General Manager

HEADQUARTERS

Headquarters office has been working diligently to update and maintain accurate records for the ranch, We appreciate all the ranch owners for giving us the updated information on their shares and trailer storage. It has been a long and tedious process but everyone's efforts are paying off.

Starting for the 2016 season, assessments must be paid in full or the first half of the assessments have to be paid in order to use or be on the ranch.

The ranch now offers automatic payment withdraws. Please contact Headquarters for details. More information to be provided in the next newsletter.

Please make sure that all owners and associate owners have current ID cards .

Guest registration can be done at any of the R-Ranch offices so please make sure to register all guest who are visiting on the ranch.

Next Board Meeting:

Saturday, September 12, 2015

10:00 am @ Klamath Lodge

As a reminder: It states in our Brown Book, Section 12, unattended pets must be contained or kept in the owner's vehicles and that attended pets must be kept on a leash, excluding hunting areas.



Stables Update

Gymkhana # 4

September 5th @ 8am

Round Robin

October 10th 9am - 11am

Gymkhana Awards





HOORAY!!

Brand New Washers and Dryers at
Cottonwood!!!



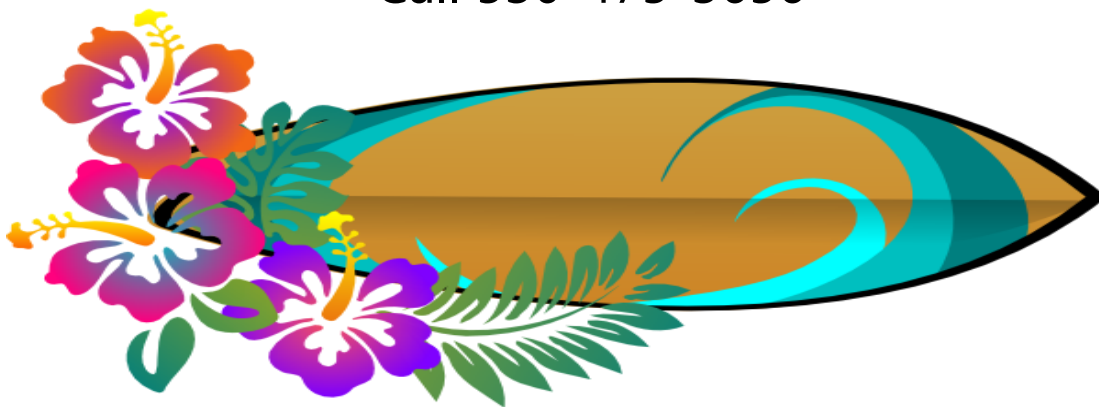
Summer Time
Fun Time





Shooting on Wednesday Nights @ 6pm

Call 530-475-3656



HAWAIIAN LUAU

September 5th @ 6pm

Cottonwood Pool



R-Ranch POA Board of Directors 3rd Quarterly Meeting Agenda

July 3, 2015

CALL TO ORDER

WELCOME & INTRODUCTIONS

President Mark Grenbemer called the meeting to order at 10:10 am. Mark invited everyone to attend the Election Meeting to be held at Klamath Lodge on July 4th, 2015, at 11:00 am.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT PRAYER

3rd Vice President Dave Weiler led the Pledge of Allegiance.

ROLL CALL

Present:

Mark Grenbemer – President
Ron Bucher – Vice President
Rick Wever – Secretary
John Crosby – Treasurer
Dave Weiler – 3rd Vice President
Pat Chase – 4th Vice President
David Baudek - General Manager

Absent:

Mark Perry – 2nd Vice President

REVIEW & SET AGENDA

John requested adding fees to the agenda.

REVIEW/APPROVAL OF APRIL MEETING MINUTES

Corrections were identified for both the April 3rd and April 24th, 2015 minutes. John moved to approve minutes with corrections, seconded by Dave. Motion was unanimously carried.

PRESIDENT'S REPORT

Mark invited Board members to share with the audience what new Board members should know from their prospective.

John advised new Board members not to tell anyone that they were elected for as long as they can get away with it.

Rick feels it is important to listen to owners to get a better understanding of what they want.

Rick thanked Peggy and John Crosby for all their hard work and sacrifices getting the Brown Book to completion. This has been a 5-year project.

Dave Weiler stated that good communication with owners is key.

PRESIDENT'S REPORT (cont)

Ron stated that being a Board member will take a great deal of your time. He further stated that taking into consideration all owners wishes and ideas is not easy,

Pat shared that listening and doing what's right for owners is important. Also, be courteous and respect confidentiality. Be prepared to read a lot of technical information to get a better understanding of the workings of the ranch.

Ron thanked Pat for stepping up and taking the Board position. She has done a wonderful job.

Mark thanked Peggy Crosby for being so instrumental behind the scenes.

Mark's advise to the new Board is that you are not going to make everyone happy. A lot of time will be spent reading documents. Mark stressed that having fun on the ranch is a priority. Never lose the fact that that is why you're here.

General Manager thanked the outgoing Board. Dave advised new Board to remember that one owners request effects 1400 other people as well as the budget. Be mindful of how decisions affect the entire ranch.

FINANCIAL REPORT

America West	\$292,737.61
Trailer Storage	42,840.26
Tri-Counties	272,731.56
Reserves	308,590.81
Total	\$916,900.24

John stated that we are looking good financially and right where we should be this time of year.

FINANCIAL REPORT (cont)

Shares:

Current	1222
½ Due	129
Payment Plan	88
Delinquent/Collections	564
POA	497
Total	2500

GENERAL MANAGER REPORT & PROJECT UPDATES

Headquarters:

Very busy this season. One share was sold yesterday. A number of owners have been paying ½ year as well as delinquent assessments.

GENERAL MANAGER REPORT & PROJECT UPDATES (cont.)

Bunkhouse:

With the help of volunteers and staff, a new swamp cooler was installed. The bunkhouse is staying nice and cool now.

Stables:

There will be no late afternoon rides during this current heat wave. Dave encouraged everyone to bring water to the stables. Discussed the possibility of canceling the upcoming overnight ride for lack of participation. Dave explained that there needs to be at least 10 riders to make this event cost effective.

Klamath:

The campground is looking really good. Weeds have been removed along the riverfront creating beautiful unimpeded views. The Klamath hosted a pulled pork feed recently that was very successful. It was held along the river by the boat ramp. Approximately 140 guests were served.

Cottonwood:

Cottonwood is doing well. A new lawn mower has been purchased. There is an additional staff member this year plus another person has been hired for the swimming pool area to start next week. A security guard for the gate has been hired and we will utilize him as much as the budget allows. His name is Tom. Dave asked that everyone take the time to say hello and thank him for all his hard work.

Dave stressed that the biggest concern at Cottonwood is irrigation water. He projected water to be cut off in about one week. Ditch Creek is running into the pond very slowly in the morning hours and not at all in the afternoon. We cannot allow the pond to dry up completely. Dave cautioned that driving on the dry grassy areas is very damaging and when water is turned off this will effect all areas on the ranch. Please stay on roads and do not drive on dry grass. Dave asked audience to help police the use of potable water. If your neighbors are using potable water for anything other than household use he would like you to either talk to them or report it.

Ron asked if there is an emergency plan in place should the ranch run out of all water. Dave stated that animals and people would be taken care of first. There is an agency that can be called to evacuate the horses. There are a couple of escape routes for Cottonwood and one for the Klamath.

NEW BUSINESS

LITIGATION SUMMARY & UPDATES

Ron stated that the temporary restraining order against Chante has been tentatively resolved. The Ranch bought back her share for \$2500.00 in exchange for her not being allowed back on the ranch.

Both ADA and Jim Gogen cases remain in appeal. Ron stated that this could be a long ordeal.

Mark stated that he had hoped there would be closure for some of the litigation prior to the new Board being installed.

FEES

John expressed concerns of owners regarding the rate increase of guest fees. Most owners he has spoken to feel they are too high. John would like the new Board to revisit this and reduce guest fees to \$7.00. Question regarding lowering guest fees to \$7.00 was put to owner vote and unanimously approved.

The Board appointed Pat to head a committee to review horse fees, ensuring that they are in line with where they should be. Pat accepted.

PUBLIC COMMENTS

Steve Vincent # 2399

Debris between shop and restrooms at Cottonwood has been a concern for him. He was pleasantly surprised to find it clean this year. He related an incident where his trailer was broken into at the Cottonwood storage area. Some items of value to him were stolen. Sheriff's office stated that the individual who broke into the trailer was not just a vandal but squatter. He suggested getting security cameras in place to reduce incidence of vandalism.

Dave stated that cameras have already been purchased and will be installed in a couple of weeks.

Steve also stated that he would like to share his 30 plus years experience fund raising with the ranch should the Board wish to utilize his knowledge.

He wanted to thank R-Ranch staff and owners for being so helpful.

Marty Lane #277

Wanted to personally thank Arty for all his hard work stating that he goes above and beyond his normal duties.

Also thanked volunteers for working so well as a team.

Discussed the new Cottonwood Ranch Club, stating anyone can join. It is primarily for fun and to help raise money for ranch improvements. There is a Bake Sale today between 1pm – 3pm at the swimming pool. The club meets every 4th Wednesday of the month during the season. The next meeting will be July 22, 2015.

Marty also questioned where the \$1000.00 has gone that was collected from recycling. This money was slated for children's activities. All Board members were in agreement that they were not aware the money was designated for a specific purpose. Pat asked if this is something that the Cottonwood Ranch Club could take over and handle. Board and Cottonwood Club President agreed that this might be a good fit for the new club.

Marty suggested having a Cottonwood Ranch Host, who could potentially work at the pool, keeping that area clean, in exchange for a campsite.

Marty thanked Board for their service.

Stated some confusion regarding site 149a. Board will check to see if this is not just a typo.

Discussed not receiving trailer storage bills throughout the year. Dave stated that they are working very hard to identify all trailers and that this issue is a work in progress, but definitely improving.

Genie Pearman #527

Stated that she is worried about irrigation water being turned off. Concerned about goat heads. Dave stated he does not want to shut it off but will have no choice when the irrigation water is depleted.

Jim Pfingsten #1071 -

Thanked the Board. Jim would like to see owners that destroy property and leave their campsite dirty fined. Ron stated that we need to keep on top of owners not following rules and that there are definite protocols in place for non-compliance. John mentioned that the Board is increasing hearings for those out of compliance and that documentation (Incident Report) is key to present to the Sheriff's Department for follow-up.

PUBLIC COMMENTS (cont)

Peggy Crosby # 1109

Peggy stated that the revised Brown Book allows for a \$75.00 fine for anyone leaving an unclean campsite. This includes Klamath and the bunkhouse. An Incident Report needs to be filled out and turned into the office.

PUBLIC COMMENTS (cont)

Pat Chase added that a paper trail is essential to deal with these types of situations.

Mikayla Ryan #2114

Due to fly infestation, Mikayla would like Q pens kept clean by owners. Pat Chase stated that they should be cleaned daily, and if not, a fine can be issued by the Stable Manager.

Wes Houston #1327

Would like to see current registration of trailers enforced by the Ranch. Suggested having staff check registration when checking identification.

William Miller # 1915

Stated he is happy with everything. Was not happy with the name of the Cottonwood Ranch Club and for that reason would not join. Also stated would like to see 10 grass sites designated as tent sites to avoid camping in stickers.

ADJOURN

John moved to adjourn the meeting, seconded by Dave. There, being no further business, the meeting adjourned.

Respectfully submitted,

Jan Howard

Approved,

Mark Grenbemer

President

R-Ranch Owners Election Meeting

July 4, 2015

WELCOME & INTRODUCTION

Vice President, Ron Bucher, welcomed owners to the Election meeting. Lisa Davis-Schwartz, duly appointed inspector of the Election at the Annual Meeting of the R-Ranch Property Owners Association was introduced.

PRESENT

John Crosby, Ron Bucher, Rick Wever, Dave Weiler, Pat Chase

ABSENT

Mark Grenbemer, Mark Perry

PLEDGE OF ALLEGIANCE

Board of Directors led meeting attendees in the Pledge of Allegiance.

TOLLING OF BELL FOR DECEASED OWNERS

General Manager, Dave Baudek, read the names of following deceased owners:

Virginia Kirkpatrick, Richard Sheirle, Dave Haggard, Shelly Pence, Barbara Horne. A bell sounded with a moment of silence after the reading of each name.

BALLOT BOX

Lisa announced the results of the election as follows:

The number of owners in good standing and entitled to vote at the Annual Meeting was 1159. Lisa determined that a quorum of 25% (290) of total voting power was reached. Lisa reviewed the registration and all ballots received as well as authenticity, validity and effect of each of the ballots. A total of 352 valid, signed ballot return envelopes were received. An additional 12 ballot envelopes were received unsigned. The unsigned envelopes were not opened nor counted towards quorum. No proxies were validated. The votes were as follows:

CANDIDATES	VOTES	WRITE-IN CANDIDATES	VOTES
Steve Barnard	74	Jim Pfingsten	1
David Carpenter	254	Jim Grant	1
John Crosby	243	Hal Glover	1
Mark Hannah	139		
Barrie Swanberg	260		

DIRECTORS ELECTED	TERM
David Carpenter	2017
John Crosby	2017
Barrie Swanberg	2017

RECESS OF MEETING FOR NEW OFFICERS TO ELECT POSITIONS

Ron recessed the meeting and asked the new Board to step outside to elect officers.

RECONVENE MEETING TO ANNOUNCNE NEW OFFICERS

New Board Officers were announced officers as follows:

President – Pat Chase

Vice President – Dave Weiler

Secretary – Rick Weaver

Treasurer – John Crosby

2nd Vice President – Mark Perry

3rd Vice President – Dave Carpenter

4th Vice President – Barrie Swanberg

Pat thanked the outgoing Board for all there hard work during difficult times. The next Board Meeting will be held on September 5, 2015, at Cottonwood Lodge.

OWNER DISCUSSION:

Marty Lane #277

Thanked the Board and volunteers for all of their hard work. Also thanked the owners present for coming out in the heat to support outgoing and incoming Board.

Marty also discussed the newly founded Cottonwood Ranch Club. This is a club designed to have fun as well as raise funds for Ranch improvements. The membership fee is \$20.00 annually.

Carl Knight # 2437

Asked what security is currently in place. Dave stated that we presently have security from 5pm to 2am every night. We also have security guard at the gate whose hours vary throughout the week.

Carl asked if the Ranch would consider installing an estate gate. Dave stated that an estate gate would be similar to what we already have. Dave discussed the need to put a gate at headquarters, providing security for the bunkhouse, stables and office.

Carl would also like to see Wi-Fi installed in each wing of the bunkhouse. Dave said that he will look into getting a more powerful unit.

ADJOURNMENT

Dave Weiler moved to adjourn the meeting. Rick seconded. There, being no further business, the meeting adjourned.

Respectfully submitted,

Jan Howard

Minute Taker

Approved by,

Mark Grenbemer

President



R-Ranch

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Hornbrook, CA 96044

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

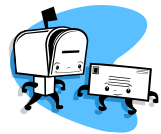
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Please keep us informed! Update us with changes in address and phone number. Please call HQ to update 530-475-3495 or Email hq@r-ranchca.com



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!