

# R-Ranch Round Up



2016 3rd Quarter

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# PRESIDENT'S REPORT

PRESIDENT'S REPORT JULY 2016



Summer at the R-Ranch is in full swing. My husband and I were lucky enough to spend part of the 4<sup>th</sup> of July weekend at the ranch. It's always such a joy to watch and listen to the young children enjoying what the ranch has to offer—horses, hot dog feeds, the pool, the river, the open spaces, s'mores, and watermelon. Now that's summertime fun. Help us market that R-Ranch fun through social media. Post your fishing or rafting adventures on Facebook, Instagram, Twitter, or YouTube. Let others know what a great place the R-Ranch is by using social media and engaging the technical talents of your children and grandchildren. We already know what a great place the R-Ranch is. Now it's time to let others know as well.

Obviously, the staff has spent time sprucing things up for the season by cleaning, mowing, painting, and weed *eating*. Volunteers have made the memorial grove look spectacular. Plus, a volunteer fence scraping group is scheduled for July. Check the website and the office for volunteer opportunities. Slowly but surely, the R-Ranch is looking better and better. Please take the time to thank staff members for their efforts. Think about what a Herculean job they do when our full time staff of about 13 and budget are compared to the other R-Ranches. For example, R-Wildhorse has 21 full time employees, including 3 full time wranglers. And yet, except for the occasional special event, that ranch does not offer guided trail rides. Nor does the staff at that ranch do trailer pulls for owners. R-Ranch at the Lake has 18 full time employees. However, that ranch offers neither trailer storage nor trailer pulls. Neither R-Ranch at the Lake nor R-Ranch at the Sequoias allows quads.

Obviously, this R-Ranch has a lot to offer for the money. Be patient and remember that things are improving. Once the final appeals to the lawsuits are settled, which should be any time now, more money will become available to continue improvements on the ranch and to hire more staff. Now that is something we're all looking forward to as soon as possible.

Pat Chase  
R-Ranch POA President

## R- Board of Directors

**President:** Pat Chase  
president@r-ranchca.com

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

**Treasurer:** Barry Swanburg  
treasurer@r-ranchca.com

**1st VP:** Dave Weiler  
vp@r-ranchca.com

**2nd VP:** Dave Carpenter  
vp2@r-ranchca.com

**3rd VP:** John Crosby  
vp3@r-ranchca.com

**4th VP:** Rodney Carson  
vp4@r-ranchca.com

## **NEXT BOD MEETING:**

**October 15, 2016 @ Cottonwood  
@ 10am**

# GM REPORT

I would like to start off with a huge Thank You to ALL the volunteers who have helped jump start the 2016 season. Roy for helping fix those nasty rutted road up to the shooting range and the road to the 1000 acres. Brent and Bobbie who painted the anterior view of the Klamath Lodge. Barry and Freddy for putting in countless time and ideas into getting the A-Frame rental underway. Wes is always seen around the entire ranch, from Cottonwood to Gun Club working on electrical glitches and issues. The pool deck at Cottonwood got a nice makeover thanks to Nick and his painting skills. Additional thanks goes out to all the volunteers who came and helped scraped paint off the fence going up to Headquarters and the Stables. There is an abundance of volunteers at the ranch who aid in the ranch's success and ability to prosper each and every year and without each and everyone of you the Ranch would not be where it is today. I cannot forget about our Jack of All Trades volunteer who doesn't hesitate to jump in at a moments notice, thank you Jim, and one more big Thank You to all of you who volunteer.

A special thanks goes to Cayden, Jayden, Billy, Nick and Braylin for all their hard work cleaning, watering, feeding and helping out around the horses and barn.

The ranch as a whole is having a very successful year. There was great

participation from everyone during the Fourth of July making it one of our most popular event of the year. There was a little something for everyone. Whether you enjoy watching the parade or being a part of it, or shaking a leg at the dance, or maybe just relaxing with a good BBQ dinner, the weekend was an unforgettable one. The effects of weekends like these show up in the budgets and financials, and this year is shaping up to be good year. The ranch has collected 90% of the assessment revenue for the 2016 budget and is working diligently to bring in that remaining 10%. Basic operation costs are down from last year (i.e. electrical, gas, and other utilities).

With the end of summer upon us and cooler weather in the near future, the ranch is not slowing down for a moments rest. There is plenty of events still to come so I will see you at the Luau, the Octoberfest, a dance and many other events.

Dave Baudek

R-Ranch General Manager





## HEADQUARTER NEWS



*The third quarter is always a busy time at Headquarters. While the areas are full and festive; we still have invoicing and banking duties to fulfill. However, staff did get to go out to enjoy the 4th of July activities. The games at Cottonwood, the dance at Klamath, the gymkhana at Stables and the parade downtown Hornbrook; we enjoyed the busy weekend and the smiles—best part of our jobs. Shares are being sold, with 4 sold in the month of July alone!*

*Stephanie, Chevell, & Mikela*

## Klamath News

*Klamath has been a hub of activity since 4th of July! Between the owners that we enjoy seeing every summer season, the wedding, and the reunions; we have been enjoying the activity! Please remember to register your guests with either Klamath office or Headquarters office.*

*Cindy, Marvin & Chris*



## Stables News

JULY FOUND US GEARING UP FOR OUR SECOND GYMKHANA AND THE 4TH OF JULY PARADE. PLACINGS AND POINTS STANDINGS ARE POSTED IN THE BOOT ROOM FOR THOSE OWNERS LOOKING FOR PRIZES AFTER THE LAST GYMKHANA. WE HAVE OUR 3RD GYMKHANA SCHEDULED FOR AUGUST 6TH STARTING AT 4PM AND OUR 4TH AND FINAL GYMKHANA ON SEPTEMBER 3RD STARTING AT 8AM. AWARDS FOR THE 2016 SEASON WILL BE GIVEN AWAY AFTER THE FINAL GYMKHANA.

JAY, CHERYL, CHRIS, DENISE, KAELANI, ALEX, & ALLYSSA



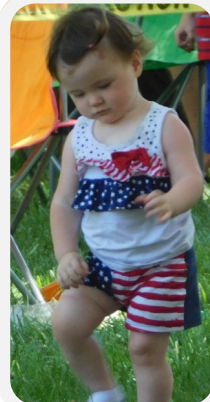
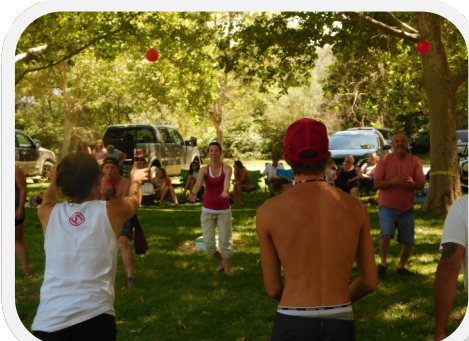
## Gymkhana #2







## Cottonwood Happenings



4th of July is always an exciting weekend at R-Ranch. Sack races, three legged race, water balloon toss, pie eating contest, watermelon eating contest, and the chance to share it all with the next generation of little R-Ranchers. While the kids and adults enjoyed all the games; our staff and general manager, Dave, also got in on the fun!

Carl, Dee, Mikey, Cory, Terri, & Artie







## Annual 4th of July Parade





## Gun Range

The Gun Range continues to improve, our upper Rifle Range has new covers over the stands, and we have set up steel plates for target shooting starting with one at 303 yards and the other at 220 yards with more to follow. The Poles for lighting up the 5-stand sporting shoot have been delivered. We should be getting lights on them and setting up within the next few months. Our Archery area has also been improved with the addition of a new high impact deer target. Dinners will be every other Wednesday through September. We will post the dates and times throughout the Ranch; keep an eye out for the flyers! I'd also like to encourage all owners who are interested in the Gun Range to come on in and join the new Sportsman Club all information is available in our office. We hope to see all our friends and new owners throughout the Summer Season.

Andy

## Bunkhouse

*The Bunkhouse has enjoyed a steady summer season so far. We have been enjoying people to filling up not only the bunkhouse, but the line shacks on a regular basis. It was nice seeing the owners that come back year after year and enjoy the 4th of July festivities and stay at the Bunkhouse.*

*Jim & Barbie*







**R-Ranch POA Board of Directors 2016 3rd Quarterly Meeting**

**July 2, 2016**

**CALL TO ORDER**

President Pat Chase called the meeting to order at 10:06 am.

**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

John Crosby – Treasurer

Dave Carpenter – 3rd Vice President

Barrie Swanberg – 4th Vice President

David Baudek – General Manager

**Absent:**

Mark Perry - 2nd Vice President

**HONOR DECEASED MEMBERS**

A moment of silence was observed for deceased owners and the bell was rang for each as follows:

Joseph Clay DeMecurio

Roberta Lawhorn

Jerry Randazzo

John Davis

Ray Fisher

Sandra Taylor

Albert Voss

Kathleen Gallant

Stephanie Schaeffer

Mike Mankins

Lee Jones

Charles Farmer

Peggy Pfingsten (added by Jim Pfingsten at the end of the bell ringing)

**REVIEW & SET AGENDA**

Pat noted that there would be some changes to the Agenda. For old business, number 12 would be added to address litigation updates. For new business, number 13 would be to authorize Mark Perry as a Trustee, 14 would be scheduling of the 4th Quarterly Meeting, 15 would be public comments, 16 would be the introduction of Ballot Box, 17 would be the turnover of the meeting room to owners for their meeting, 18 will be the time of adjournment for the election ballot counting, 19 is to resume the meeting and announce the results of the election as well as introductions of the new officers, 20 is the adjournment of the meeting to executive session.

## PRESIDENT’S REPORT

Pat welcomed everyone and began her report with a reminder that there are always ups and downs but that things are fairly quiet around the ranch and always moving forward. There are constant efforts going on to improve the ranch. She wanted to let everyone know that the Ranch’s staff and volunteers work very hard and it is amazing the things they are able to accomplish. Many of the other Ranches she has visited don’t have things to offer such as hunting, guided trail rides, trailer pulling, quads, or trailer storage, even though they have bigger budgets and larger staff counts.

## REVIEW/APPROVAL OF MAY MEETING MINUTES

With no additions or corrections Rick Wever moved to approve the May minutes, Dave Weiler seconded, and the motion was carried unanimously.

## FINANCIAL REPORT

### **Accounts:**

American West \$199,807.41

Trailer Storage 51,033.74

Tri Counties 249,986.06

Reserves 336,843.81

Total \$837,671.02

### **Shares:**

Current 1136

½ Due 125

Payment Plan 17

Subtotal 1278

Deceased 19

Delinquent/Collections/Foreclosures 641

POA 562

Total 2500

## GENERAL MANAGER’S REPORT

Dave wanted to make his report short and sweet but felt it would be a good time to take a look back at the things done in the previous two years. He noted that so much has been done he couldn’t possibly write it all down to share but he wanted to touch on as much as possible. The staff and volunteers have really put a lot of effort into improvements, staying within budget, and getting things fixed in all three areas. He noted the recent success of the wedding that was hosted at the Ranch. It brought in \$1600 to the Ranch, Marvin and Chris did a great job getting things ready for it, and when the wedding party left the place was spotless. It was a wonderful event and a real boost to the Ranch. Dave hopes more of these events will come in. Dave also wanted to mention that a few more staff members are needed, Klamath needs another employee, the stables need a new wrangler, Cottonwood needs another helper, and the Bunkhouse needs another helper. He asked that everyone thank the staff members for all their hard work and recognized the sheer effort by the volunteers to keep things going. Pat noted that the efforts were endless and that due to the age of the Ranch and the previous neglect this was to be expected.



## GENERAL MANAGER'S REPORT CONTINUED

A partial list of the improvements over the last two years are as follows:

**Bunkhouse** New carpet in 5 rooms, new toilets, new swamp cooler, security cameras, new ovens donated by the Bar Club, new Formica on the tables

**Stables** New PA System, New arena and sand for the Arena, new timing system for the Gymkhanas, new flatbed for running hay, security cameras

**Gun Club** New lighting for the Five Stand, new roof for the rifle and pistol range at the Shooting Station

**Cook Shack** New Formica

**Deer Locker** Rehabbed with new compressor and motor, new freezer unit and cool unit

**Cottonwood** New swamp cooler, new lawn mower, new water lines, office updated for taking on the Welcome Center duties, all new electrical at the lodge, re-covered the deck and redid the tile around the pool, added a 9-Hole Frisbee Golf course, new truck, Sand for the backwash, new drinking fountain, Snack Shack got a new \$1200 fire suppression system

**Kids Center** New drinking fountain

**Trailer Storage** New security cameras, abandoned trailers removed

**Campsites** Cottonwood sites 1-13 all new electrical boxes and breaker boxes, the next set of sites down from there received all new electrical boxes but did not need breaker box updates

**Dining Hall** New swamp cooler

**Klamath** New truck, new dance floor, new ice machine, new cabinets that were donated by the Bar Club, new stoves, new floor in the kitchen area, security cameras in the lodge and at the security gate, new drinking fountain, brush removal to prep for professional spray control

**Guard Shack** New security cameras

**Headquarters** New security cameras

**A-Frame** Remodeled and open for rental

## OLD BUSINESS

### ENTRY GATES:

Dave C. stated that the gates were ready to go but that the person in Yreka had let the ball drop. He was unresponsive and so Dave was looking into a person in Medford. He was considering the option of having the man and his family come down and stay in the A-Frame in exchange for the work because he didn't want to do more than supply the materials. Dave B. stated that he had been working with Basic Fence and no one wants to stay in touch or get things done. They are continuing to hammer away at getting it done. A member comment was made about a security gate at the Bunkhouse and Dave noted that the board is considering it. Putting in a gate there will be very expensive with permits, a new transformer and a new meter for a full-fledged gate but Dave asked that solar power be considered as an option. One thing to consider with this thought is that during the day it would need to stay open in order to preserve the power necessary to operate it at night. Pat also stated that with a gate there a turn-around would also need to be planned and the board is working on a solution. She wanted everyone to understand the difficulty of getting a gate company to follow through and mentioned that R Wild had to get a company from Louisiana to do their work.

## CHALET RENTAL UPDATE

Dave W. stated that the Chalet is great, reservations are being made, and everyone loves the work done.

The cost is \$75 a night or \$450 a week. The minimum rental is two nights, the max is two weeks, and owners should get their reservations in now as it is already booked for the Gymkhanas and several holidays. Dave B. even entertained the idea that another one be added. It will be open for hunting season, fishing season and it is a great place to stay. Pat suggested that owners go in when it is vacant and take a look, when she was in there she even considered renting it herself. She enjoyed the furnishings that had been donated by R Ranch owners and the accoutrements, linens, lamps and other items purchased by board member wives that made it homier. Dave and Pat thanked the owners for the donations. An owner asked about occupancy and owner priority and both Dave and Pat indicated that it is owner priority and has beds for six but there is room for a sleeping bag if a child wants to sleep on the floor.

## LITIGATION UPDATE

Pat stated that all forms are done and submitted, all that remains is the decision being made by the Judge. Since that schedule is up to the Judge nothing can be done now but to wait. Dave B. wanted everyone to know that the ADA case is complete and the Ranch won fully. He also let everyone know that it cost \$100,000 to win but it would have cost \$350,000 to lose so it is a victory. Pat closed the section with a reminder that litigation is costly and time consuming but that the Ranch is prevailing.

## NEW BUSINESS

### TRUSTEE DESIGNATION

Pat nominated Mark Perry as a trustee. She mentioned that it is common practice when a board member is retiring and has been privy to certain information, to make them a trustee. It is beneficial to everyone that such private and sensitive information be thus protected. Mark Perry is also looking into a new marketing program for the ranch that will involve drone imaging and target recruitment of new potential owners.

Dave W. motioned to authorize Mark Perry as a trustee, Rick Wever seconded, motion carried unanimously.

### FOURTH QUARTER MEETING

The Fourth Quarterly meeting was suggested for October 15th, 2016. John Crosby motioned to set the meeting date as such, Dave W. seconded, the motion carried unanimously.

## PUBLIC COMMENTS

### Marty Laine #277

Marty began by thanking the staff for doing a terrific job on the improvements. She thanked the board for their service, and asked for volunteers to help decorate a parade float. Marty wanted to address the Past Partner Plaque near the stables, and asked that the board consider moving the plaque to the R. Davis Memorial Park at Lower Cottonwood. She feels the plaque and the park need more established recognition. Pat added this to the Board's list of discussion content.

## IC COMMENTS CONTINUED

Olan McFarland #324

Proposed a permanent covering structure for the Boat Ramp and BBQ area at Klamath. Olan is proposing the cost be split between the Ranch and the BAR Club, and he intends to propose this to the BAR Club himself. He feels that hot dog feeds, reunions, and Ranch dinners are just a few activities that would benefit from a permanent structure. The estimates are for a steel roof and steel pillars buried in concrete with a two foot overhang on each side. This will allow for coverage in the event of inclement weather. The rough estimate for cost is \$5500 dollars to be split between the two establishments. This is a great cost given that many of the items can be gotten at near cost through an owner that works as a contractor in Medford. Discussion came up about the possibility of moving the entire structure back a short distance for overflow periods on the river and possible affects from Dam removal. Pat agreed this discussion could be put to the board.

Roger Patterson #2368

Roger wanted to thank Dave's fiancée for taking over the running of the Klamath office to keep visiting owners from having to run up and do phone answering and such.

Terry Lukens #1163

Terry wanted to state that the current Board was the best board he had seen in his entire time as a member of the Ranch. He said that it was more important that even the little things like filling potholes were addressed. Pat wanted to add that the Board and Dave B. as manager always being willing to work together to get things done was a major factor in the ability to get so many things done, and thanked Terry for the kind words.

Roy Mayer #1931

Roy wanted to discuss the gate at Klamath. He wanted to know if non-members were still going to be allowed at the lodge and whether or not the gate was going to be moved back. Pat stated that it was a genuine concern for discussion. Roy also wanted to discuss putting electricity and a fuse box with higher wattage down by the river so that a few 15 Amp connection spots would be available for RV users who wanted to be closer to the river. He suggested 30 day limits and an extra fee. Most large RV's cannot use the river spots. A gentleman has already looked and says it is feasible. Pat's only issue outside of cost would be county and state restrictions on developing that close to the water. Roy agreed that it would require a new transformer and wiring, but noted that volunteers could do the work and asked that the board look into it.

## BALLOT BOX

Lisa from Ballot Box opened the voting poles for the Board Elections. She notified all present that they would have until 1:00 to turn in ballots for the vote.

## OWNER MEETING and SHORT TERM ADJOURNMENT

Pat relinquished control of the hall to the Owner's for their meeting and asked everyone to return at 1:00 for the continuation of the Quarterly Meeting.



## RESUME QUARTERLY MEETING

At 1:00 pm Pat resumed the meeting and turned it over to Lisa from Ballot Box. ELECTION RESULTS

Lisa made one last call for ballots with no result and thus announced the official closing of the poles at 1:02 pm. The final ballot count was 269 and the results were as follows:

Listed alphabetically by last name as on the ballot

Name	Vote Count
Rodney Carson	238
Pat Chase	241
Joaquin Sonoma	44
Dave Weiler	205
Rick Wever	248
<b>Write In Votes</b>	
Brenda Weiler	1
Carol Wever	1
Nick Pryors	1

The four candidates elected are Rodney Carson, Pat Chase, Dave Weiler, and Rick Wever.

Pat thanked Lisa and Ballot Box for their very professional job. She also added to Dave B.'s list of projects accomplished in the last two years by thanking the staff for the new trails cut for horseback riding. Pat then asked the assembly to allow the board a short two minute recess to deliberate new officer designations given the election results.

The new officer designations are as follows: Pat Chase – President

Dave Weiler – Vice President

Dave Carpenter – 2nd Vice President John Crosby – 3rd  
Vice President Rodney Carson – 4th Vice President Barrie  
Swanberg - Treasurer

Rick Wever – Secretary ADJOURN

## MEETING

Pat thanked everyone for their attention and votes and then adjourned the meeting to executive session at 1:10 pm.

Respectfully submitted, Priscilla Pittman  
Minute Taker

Approved by,

## R-Ranch

P.O. Box 71  
Hornbrook, CA 96044

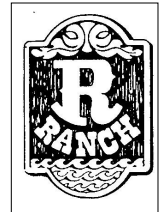
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**Please be aware that starting now and going forward, all guest passes and owners IDs will be checked.**

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

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

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



**Cottonwood Creek  
Pizza**

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

14734 Hornbrook Rd.  
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**\*Next to the First & Last  
Chance Saloon!**

