

THE R-RANCH

In this issue

President's Report

GM Report

Around the Ranch

A-Fame Rental

Brown Book Info

2017 Assessments

Stables Update

4th Quarter

BOD Meeting

**2016
4th
Quarter**

ROUND UP



PRESIDENTS REPORT

Good news! The R-Ranch has contracted for the next upgrade in security at the R-Ranch. New electronic gates will be installed

in the next few months at Cottonwood, Klamath, and Headquarters. Owners will be sent more detailed information on the new system shortly. As construction progresses, the old key cards and clickers will be phased out, site by site. Progress reports on construction will be published regularly on the website. After the new system becomes operational, only owners in good standing will have viable cards or individual codes to access ranch property. The upgraded technology of this system will be a definite benefit for the ownership.

Owners have also benefited from the remodeling of the A-Frame and the rental of that unit. Its popularity has given the Ranch a new source of revenue along with a facelift for the area. Currently, three rooms at the Bunkhouse are being retrofitted into more comfortable motel-like rooms with upgraded bedding, lighting, and AC. More information about the rental of those rooms will be forthcoming.

As the Ranch continues to move forward, it will be necessary to replace equipment like the tractor and the potty truck which are 40+ years old. At a recent auction a used tractor sold for \$20,000. For months board members, staff, and owners had been scouring ads and websites for a reasonably priced tractor. Because of those efforts, the Ranch recently found and bought a 2008 tractor in excellent condition for \$13,500 from a private party. The ranch's next big expenditures will include additional fencing at a cost of \$48,000 and a newer potty truck for a cost of \$60,000 to \$100,000, plus additional payroll costs of \$53,000 due to the increase in the minimum wage. Therefore, at the October board meeting, the Board authorized a \$55.00 increase in annual assessments. As some owners at the meeting indicated, "Even I can afford an extra \$5.00 a month if it helps improve the Ranch."

Through comments at board meetings and emails, owners have provided some excellent suggestions to improve communication and the use of owner talents. Headquarters will be starting a Directory of Volunteers for all owners who wish to volunteer their time, skills, and knowledge for upcoming projects. The Ranch always has use for carpenters, contractors, electricians, engineers, fence installers, heavy equipment operators, IT specialists, painters, plumbers, programmers, etc. The list is endless. Please take the time to register with Headquarters if you wish to be contacted. Plus, the website will have a list of future projects along with a list of needed donations for those projects.

Although winter may be a slower time for owner usage, be assured that the staff is busy organizing and planning for maintenance projects along with needed upgrades. Regardless of the season, work is always being done at the R-Ranch. Hopefully, you can find time to stop by and see the ongoing upgrades or make time to celebrate a holiday like Thanksgiving at the R-Ranch.

Pat Chase
R-Ranch POA President

RANCH MANAGER REPORT

Fall is upon us and the ranch is getting some much needed rain. The ponds are full, the pastures are green and work and play around the ranch seems to be continuing with haste.

Labor Day weekend was a huge success, making the Luau enjoyable and unforgettable. The BAR Club hosted a fantastic Octoberfest, and I would like to thank them for all the work that they do when putting this event together. It is one that many owners look forward to in the fall. Coming up is Thanksgiving Dinner at the R-Ranch. This year it will be on November 24th. We hope to see you there.

The Ranch is solvent for the 3rd year in a row. All the time spent laying out a budget each year and devotion to stay within the parameters has really paid off. The 2017 budget is well under way and the ranch has a few new items you might notice. The initial item you will notice is the new gate system at the Cottonwood and Klamath Campgrounds. This new system should be completed by this years end and a new gate will be installed at Headquarters in 2017. Included in the upcoming budget is a new Potty Dump Truck. This should make the "dirty job" as enjoyable as it can be.



Well with the season winding down , the ranch is prepping for the winter months to come. The snow is covering the hills around and looks like a promising year for the snow enthusiast.

Dave Baudek, GM

BOARD OF DIRECTORS

Brown Book Rule Changes:

Section Two, Item 2b (Addition, New Rule)

2b. Any guest visiting the R-Ranch for less than 4 hours in a day, using no ranch facilities and departing the R-Ranch prior to 8:00PM that evening is not subject to daily guest fees. All other guests must register and pay guest fees.

Section Three, Item 9 (Addition, New Rule)

9. First offense will result in a verbal warning. Second offense will incur a \$100.00 fine per incident.

Section Four, Item 2 (Change to Rule)

2. Each owner is entitled to one (1) electronic key card. Additional cards may be purchased at \$10.00 each.

Section Four, Item 12 & 13 (Addition of Paragraph to Rules)

R-Ranch staff reserves the right to curtail any activity that is objectionable or detrimental to the peace and enjoyment of the other occupants of the campground. Quiet Time in the campground is defined between the hours of 10:00PM and 8:00AM. No loud amplified sound systems, TV's, boisterous activities or rough housing will be allowed. First offense will result in a verbal warning. Second Offense will incur a \$100.00 fine.

Section Four, Item 24 (Addition, New Rule)

24. No overnight horse camping is allowed in Cottonwood or Klamath Campgrounds. Horses that are on ranch property overnight are to be secured in the Q-pens with prior wrangler permission and then in the assigned owner's pasture as directed. Horses are allowed in campgrounds for ingress/egress only and special events.

Section Fifteen, Fee Schedule (Additions)

Nonpayment of electric bill after 60 days, \$25.00 fine and electricity shutoff

Owner that is delinquent on assessments found on the R-Ranch property, \$50.00 fine per incident

Horse in Cottonwood or Klamath Campground overnight, \$25.00 fine per night

Underage drinking, \$250.00 fine for campsite adult occupant

Disturbance during "Quiet Hours", 1st offense verbal warning, 2nd offense \$100.00 fine per incident

No storage agreement on file, \$10.00 fine per month

Failure to follow Gun Range personnel directions, \$25.00 fine per incident

Section Sixteen, (Addition, New Section)

SECTION SIXTEEN

GUN RANGE

The most important goals for operation of the Gun Range by R-Ranch management are Safety and Security. All rules will be followed to the letter or range privileges will be suspended. The Gun Range will be open 5 days a week during the summer season (April through October), closed on Monday and Tuesday. During the winter season (November through March) the Gun Range is open by appointment only and 24 hours advance notice must be given to Headquarters.

All owners will show R-Ranch ID, each visit, to R-Ranch personnel upon arrival at the range. Any owner who is not current with R-Ranch assessments or fines will not be allowed access to the range. Every person using the range will sign in on the Gun Range Log each visit before proceeding to any of the facilities. It is the responsibility of every owner using the range to ensure the safety rules are adhered to and understood by every guest they bring to the range. Failure to follow Gun Range personnel direction will result in a \$25.00 fine per incident.

All owners and guests must sign a Liability Waiver once each calendar year along with the Gun Range Safety and/or the Trap & Sporting Clays Range Safety forms. Failure to sign these forms will result in loss of Gun Range privileges. Children under the age of 18 must have an adult present at all times while they are on the Gun Range.

Daily operating times of the Gun Range will be posted on the security gate along with any temporary changes or closures. No owner or guest will enter the Gun Range or use its facilities at any time without Gun Range personnel present.

Absolutely no full-automatic weapons of any kind are permitted anywhere on the Gun Range Shooting Facility. Any shooters who violate this safety rule shall be barred from future use of the Gun Range.

Absolutely NO ALCOHOL shall be consumed while on the Gun Range premises. Any person who is under the influence of alcohol will not be permitted to shoot or remain on the premises.

Bunkhouse Upgrades

Continuing the policy to upgrade facilities at the R-Ranch, new improvements at the Bunkhouse are being tested this next summer. We are going to add Queen Size beds to our two handicapped rooms to allow more room for wheelchairs. We will have other rooms with two twin beds available in a configuration that also can accommodate wheelchairs. These will be standard rooms without bedding and towels that Owners have used in the past. There will be no additional charge for the larger beds but the rooms will be restricted to handicapped individuals unless all other rooms are in use.

In addition, two new bunkhouse rooms will be designed with a Queen Size beds, sheets, comforters and towels plus a window air conditioner. This will be available to any owner to reserve but it will have a minimum stay (two or three days). They will incur an additional daily charge that has not been set by the Board yet. These rooms will also be available for owner guests.

If the demand for such rooms is strong, additional rooms can be outfitted in a short period of time. The A-Frame rental has been very successful this last season but with 3 bedrooms it is larger than an individual or couple would require for a short visit. Requests have been made for something smaller with air conditioning that can accommodate one or two people visiting the R-Ranch.

To keep the costs down of these renovations, the Board is asking for donations listed below of items you no longer need in your home. The condition of the furniture should be good and usable and if you are in the general location from Grants Pass, Oregon south to Yreka, we can pick up any items you want to donate. If you live farther away, give us a call and we may find an Owner in your area with a truck that can handle the transfer. The items we are looking for are listed below:

- Queen Size bed frames
- Queen Size headboard/footboard (these must be straight up/down pieces, no slay beds or large compartment headboards due to the size of bunkhouse rooms.)
- Small dressers (no larger than 26" wide)
- Small night stands (no larger than 20" wide)
- Small chairs/rockers (no larger than 28" wide)
- Framed Pictures for walls
- Small lamps (up to 24" high)

Please give us a call if you have something you think we could use or if you have additional questions.

Headquarters

Freddie Carpenter

Barrie Swanberg

530-475-3495

541-261-1653

541-450-7254

Stephanie or Chevell

HEADQUARTERS

Just as a reminder, we are gearing up to get assessment and vehicle storage invoices out soon. You can pay by mailing in a check, calling the office and using MasterCard, Visa, Discover, or American Express, or by using our website. Please always remember to include your share number on all correspondence.

Some of you may not know, but we have a notary in the office now. Not only can she notarize your deeds if you are buying or selling, but she is available to notarize your other documents as well. The cost is \$10 per signature.

Calling all Volunteers!

If you have a skill or a talent that you think could be useful around the ranch? Contact Headquarters to find out about the latest projects and to sign up today! There is something for everyone.

Donations

Cleaning out your garage or have something take up space? Keep an eye out for a complete list of items that the ranch would happily accept.

MONEY MATTERS:

- Fencing = approximately \$48,000 for all areas
- Increased 2017 payroll due to minimum wage increase = approx. \$53,000
- Replacement of 40+ year old potty truck = approx. \$100,000(new)
- October 2016 purchase of 2008 tractor to replace 40+ year old tractor = \$13,500
- Line item budget available at Headquarters at this time.

HOME AWAY FROM HOME



THE A-FRAME

Dates are filling up fast for renting the A-Frame.
Please call Headquarters to find out what week-
ends are still available to rent this home away from
home on R-Ranch.



KLAMATH

The fish are finally running and we have seen our fair share of fishermen staying and enjoying the beautiful fall season at Klamath. The lower section will be closing November 15th as we get ready to head into winter. Please don't let that stop you from coming and enjoying fall/winter at the Klamath Campground.

Marvin & Chris



COTTONWOOD

We are getting everyone moved up to the upper end of the campground because of the amount of rain we have received. We are starting to close and winterize the lower campground area. We have enjoyed a very full and active summer season and are now enjoying the crisp autumn days and are looking a little forward to the cold days of winter.

Carl, Mikey, Cory, & Dee

BUNKHOUSE

The hunters have left and we have a few fishermen that have been staying. Sure enjoyed everyone coming for the fall season. We are gearing up to get some maintenance work done and want to remind everyone the line shacks close November 15th.

Jim & Barbie



GUN RANGE

Now that winter is upon us our hours are by appointment only. Please call the Gun Range at 530-475-3656 to make a reservation

Andy

STABLES

It looks like we have a handle on the pigeon fever with only six horses becoming sick; four owner horses and two string horses. We believe keeping them quarantined and our due diligence kept it from going through the owner and string herds. This ranch quarantine should be winding down and we can expect to see horse rides soon. Once the quarantine is lifted all riders are required to give 24-hour advance notice for all riding by calling 530-475-3425 and leaving your name, share number and the number of people riding and a call back number. For the Fall/Winter Season there will be only one ride per day, check in is at 10:30 am. Rides are to the Bunkhouse and back when trails are muddy and unsafe.

Jay & Chris



STABLES



2016 Gymkhana Season Results

Owners

Lead Line

Bentley Milligan—1st

11 & Under

Caden Adams—1st

Roxy Baker—2nd

Destiny Lennon—3rd

12 to 16

Jade Mederios—1st

Kaylee Mederios & Haylee Boyd—2nd

Miranda Maracci—3rd

17 to 54

Barbara O'Steen—1st

Ann Cox—2nd

Michelle Mahler—3rd

55 & Over

Judi Mederios—1st

Dennis Ryan—2nd

Dawn Bowen—3rd

String

Lead Line

Molly Siebenlist—1st

Ella Siebenlist—2nd

17 & Under

Jordan Lindsay—1st

Cole Lindsay—2nd

18 & Over

Wes Husted—1st

Thank you to all who came out and made the 2016 summer gymkhana season such a great success!! We look forward to seeing everyone again next year for 2017!



R-Ranch POA Board of Directors 2016 4th Quarterly Meeting

October 15, 2016

CALL TO ORDER

President Pat Chase called the meeting to order at 10:02 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

Barrie Swanberg – Treasurer

Dave Carpenter – 2nd Vice President

John Crosby – 3rd Vice President

Rod Carson – 4th Vice President

David Baudek – General Manager

REVIEW & SET AGENDA

The agenda required no adjustments.

REVIEW/APPROVAL OF JULY MEETING MINUTES

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

PRESIDENT'S REPORT

Pat began with the assertion that the board has made a commitment to moving forward. It was a quiet summer, but there were some exciting new changes scheduled for the entry gates. Pat noted that Dave Carpenter is scheduled to discuss these later in the meeting and moved forward to the financial report by Barrie Swanberg.

FINANCIAL REPORT

Barry began by noting that American West has changed names, it is now Banner Bank. He also wanted to let everyone know that John Crosby purchased some new bonds before he retired as treasurer and these accounts are making the Ranch a nice return at this time. Pat added a big thanks because the Ranch has been in the black for three consecutive years, which is a monumental accomplishment.

Current standings are as follows:

| Accounts: | | Shares: | |
|----------------------|--------------|------------------------------------|------|
| Banner Bank | \$62,810.35 | Current | 1301 |
| Trailer Storage | \$49,277.32 | ½ Due | 41 |
| Vending/2016-17 | \$163,395.43 | Payment Plan | 15 |
| Total Accounts | \$275,483.10 | Subtotal | 1357 |
| Reserves | \$350,088.69 | Delinquent/Collections/Foreclosure | 566 |
| Total Current Assets | \$625,571.79 | POA | 577 |
| | | Total | 2500 |

GENERAL MANAGER'S REPORT

Dave B. started with an update on summer events. The Luau went very well, serving 147 people. Casino night also went very well, there were more upgraded prizes including a few kayaks. Octoberfest was put on by the Bar Club with a live band after, and it was a good night. Adding to Pat's comment on being in the black Dave indicated that the Ranch should come out about \$50,000 dollars ahead for the 2016 year. Dave mentioned that some concerns coming up very soon are road repairs and the Cottonwood septic. A lot of things that need repair have already been set in motion, but he wanted everyone to be aware of these large items. Currently two new heaters and all new pumps are being installed in the pool. The Ranch did get some refunds for the old pumps but the end expense was near \$12,000. There are some toilet repairs that Dave Weiler will discuss later in the meeting. The last note Dave discussed were share standings. The fifteen owners on the payment plan are currently paying in advance for 2017. No owners are behind on payment plans. Ten shares were sold this year. The referral program is working well, with nearly 70% of new share sales coming from referrals. A \$250 discount on next year's assessments will be given to owners who refer new memberships that are purchased directly from the Ranch. *This does not apply to shares sold individually on Craig's List or other independent sale listings.*

OLD BUSINESS

ENTRY GATES

Dave Carpenter was excited to say that new gates will be put in for Cottonwood, Klamath, and Headquarters beginning sometime between the end of October and the beginning of November. Klamath will have a keycard entry at the door and anyone without a keycard or passcode will be barred entry to the lodge. This will eliminate a lot of unauthorized users entering the Ranch and *any owner not current on their dues will not be allowed to enter.* The current Cottonwood gate will be removed and a new gate will be put in further back. The current gate location will be replaced with a swinging gate to handle peak times. A Ranch employee will be stationed at the swinging gate during these times to check people who need clearance and cleared owners can pass through the other side. The Headquarters gate will be put in during the spring because it is solar powered. It is a little more expensive and needs more time for setup.

Dave also wanted to mention that *one card will be issued per family* and owners will have the option of buying a clicker or additional keycards. *All old cards, clickers, and codes will cease to function.* An owner asked about the number of cards issued and the response was that a family passcode can be purchased for a one-time charge of \$25.00 if the initial card is not enough. Another owner question arose regarding the clickers that were previously purchased and Dave C. stated that the new system will not accept any of these, so new clickers will need to be purchased for the wholesale price of \$25.00. Owners who had a clicker agreement stating that a refund of purchase price would be given upon relinquishment of that clicker will have that agreement honored. Pat asked if the same applied to the old cards and the answer to this was *no*, because the clickers are an additional purchase and one original card was issued to each owner at no cost.

Joseph Lonero #2461 asked about the relocation of the Klamath Gate. Due to several factors, including but not limited to, cost, availability of power, and the inability to establish a turnaround at that location, the Klamath gate will not be moved. The compromise for this is the keycard lock at the Klamath Lodge.

Barbie Cottingham #1025 wanted to know about the Headquarters gate and Bunkhouse entry. Dave indicated that the gate would be put in below Headquarters where the fork is, by the dirt road. She asked if there was going to be a universal code for the Bunkhouse and the answer to this was *no*, each owner will be issued one access card that will work at any location on the Ranch, and additional cards or codes can be purchased.

Roger Santos Sr. #1514 wanted to know when the new cards would be issued. Dave C. stated that those still on the Ranch when the system goes live would receive their cards then. The discussion regarding any owners not on the Ranch is still underway, but it looks as though a mass mailing will occur for owners in good standing, and owners not in good standing will receive their cards when their status changes. Mr. Santos also asked about the 3000 and Dave B. indicated that even though they changed the code, those using it are not closing it.

ENTRY GATES CONTINUED:

In addition to that, Dave B stated that each time a new code is put in up there the locals seem to know the code before he can even tell the owners. People are not keeping that information to themselves and this defeats the cause. It is a battle he fights continuously.

The next question on this discussion was from Jackie Lonero #2461. She wanted to know if the new gates would be able to monitor whose card is being used to enter the gates. The answer to this is yes. Dave B. stated that these cards will be controlled and that any card can be activated or deactivated from the new system. This also applies to the clickers and codes. Cameras have been installed to monitor the gate locations as well. Dave C. stated that the reason for the purchase of this particular system was to prevent the need for extra measures as much as possible, and fines will be established for violation of the new processes. Mr. Lonero added an inquiry as to what funding is providing for this, and whether the glass doors were going to be enough of a deterrent from entry. Dave C. answered that trailer storage was originally established for Ranch security and the majority of funding will come from there. Dave B. wanted everyone to know that the issue of the glass doors at the lodge will be addressed so that the gate updates will be effective.

Pat stated that this change will be a big one, with a lot of aspects, and that information will be shared with owners. She wanted to make it clear that this is a process, and problems will have to be worked through when they come up. The board and the manager are committed to this process and will do their best.

Leonard Ripenhoff #1285 asked if he could submit a bid to supply the clickers, and the board answered in the affirmative. He was concerned about the level of security added over the last year and whether trailer storage was meant for this type of project. Dave B. wanted to make sure that he knew that any security added would enhance trailer storage. Cameras have been installed all over the Ranch in metal conduit for tamper proofing, signage has been added, and the new gates are just the next step. Barry added that only half of this cost is coming from trailer storage and the conversation moved to the next agenda item.

TOILET REPLACEMENT UPDATE

Dave Weiler happily announced that Cottonwood Bathhouse has had all new toilets installed and that the purchase of new toilets for the rest of the ranch have been authorized. By next season all toilets will have been upgraded. After replacing the inner workings of several toilets with little to no improvement it was determined that a combination of things have to be addressed. Dave B. stated that three major things will be fixed by this, the need to hold the handle for flushing, the size of the discharge hole, and general age. The cost will be \$105 per toilet. Leonard Ripenhoff #1285 asked if these repairs were in the budget somewhere and the answer was yes. Jackie Lonero #2461 asked if these things should come out of the reserve accounts and the answer to this was no. Pat wanted to be sure that everyone understood the reserve account is for major catastrophes. A roof collapse could cost \$100,000, a flood could ultimately cost more than that, and therefore reserve accounts are held back for these types of emergencies or disasters. John Crosby clarified that reserves are also there to keep the Ranch from having to declare bankruptcy.

LITIGATION UPDATE

Pat began this discussion with the reminder that there are four ongoing cases related to the 2012 recall issue. She reiterated that they are all interrelated and once one is resolved the rest will hopefully fall like dominoes. According to the latest news these should be coming up for conclusion in February of 2017. Jackie Lonero #2461 had a question regarding recouping funds. Pat assured her that any time it is possible the Ranch will attempt to regain at least some portion of the lost funds. John added that the problem is often a matter of not being able to recoup the money because these claimants don't have the funds to pay. Some file bankruptcy and the Ranch needs to file claims against this, which takes time for resolution, and offenses handled through the ADA are not counter-suable. Pat also made it clear that wherever possible the Ranch intends to file vexatious litigant charges. Leonard Ripenhoff #1285 requested that full descriptions and updates be given to owners regarding each case and Pat assured him that the Board had asked the Ranch attorney for just such a write-up so this could be copied from for owner information.

LITIGATION UPDATE CONTINUED...

Jackie Lonero # 2461 requested an update on a previous case and Dave informed her that the litigants had dropped that particular suit and it was off the books. He assured her that it was discussed at previous board meetings and could be found in the minutes that are included in the newsletter, but offered the option of bold printing key information so that it is easier to locate. Leonard Ripenhoff #1285 requested that it be included in bold print in the next newsletter that **the Ranch is not under the Davis Sterling Act**. John and Pat agreed this could be done and added that this could be found in big bold letters in the front of the Red Book as well.

Concluded Cases:

| | |
|--|--|
| R-Ranch v. Goguen | R-Ranch v. Mairs/Mairs v. R-Ranch, Charlie Ryan, Charlie Ryan, Lynn Williamson, Cindi Piggott, Danny Sprouse, Larry Frye, Robert Ellis, and Jimmy Hannah |
| Weber v. R-Ranch | Roger Gifford v. R-Ranch and Carolyn Aronson |
| Roger Gifford v. R-Ranch, Carolyn Aronson, Chari Pietrelli, Judy Cook, Ron Bucher, Mark Grenbemer, and Stephen MacGregor | Chante Pappion v. R-Ranch, Hal Glover, Mark Grenbemer, John Crosby, Ron Bucher, Mark Perry, Michael Horne, and Rick Wever. |
| R-Ranch v. Chante Pappion | Bullock v. Robert Myers, Mike Baty, Hal Glover, and The Ballot Box with Soares and Goguen v. R-Ranch and The Ballot Box |

Ongoing Cases:

| | |
|---|---|
| R-Ranch v. Bullock, Gifford, Gallant, and Goguen | Goguen v. R-Ranch, Ron Bucher, Mark Grenbemer, Timothy Caswell, and John Crosby |
| Soares v. Bucher, Crosby, Grenbemer, and Lisa Schwarz (The Ballot Box) | Soares and Goguen v. R-Ranch and The Ballot Box |
| Bullock (as trustee for Daniel Rueff Trust) v. R-Ranch | James Goguen Chapter 13 Bankruptcy filing |
| Bullock, Goguen, and Soares have each filed requests for alternative dispute resolution in regards to the 2015 and 2016 elections. They have not agreed to meet with the Ranch unconditionally and it is unclear if the impasse will be resolved. | |

NEW BUSINESS

BROWN BOOK CHANGES:

Barrie began by stating that a lot of the following changes are simply language cleanup and this will be the last alterations to the Brown Book for 2016, which will be reprinted in January of 2017. He wanted everyone to know that it is important to keep the book as updates as possible.

Section Two (Owners, Guest and Commercial Guests #2b, Add New Rule :)

2b will state: Any guest visiting the R-Ranch for less than 4 hours in a day and departing the R-Ranch prior to 8:00 pm that evening is not subject to daily quest fees. All other guests must register and pay guest fees.

Barry clarified that this only applies to guests at an owner's site location, if they use any other facility of the Ranch they are subject to paying the guest fee. Dave B. requested that it not say "All other", rather that it say "All guests must register on a daily basis." Pat agreed that this would help keep track of who is on the Ranch. Options have been discussed regarding new registration processes or a guest card. Barrie agreed it would be problematic to try tracking down each and every guest, and a card system could solve that issue. Pat discussed previous Brown Books and other Ranch policies, because she feels the Sunset Clause used at other Ranches would be beneficial to owners who simply have visitors at sunset occasionally. Dave wanted to clarify that there are abuses happening regarding the sunset rule that need to be handled. Loud parties and the use of small amenities like the bathrooms, without paying the guest fees, affect all owners. It is still water use and noise violation.

BROWN BOOK CHANGES CONTINUED:

These are just two of the issues. Discussion ensued regarding the decision occurring at a later date. Roger Patterson #2368 asked if the board would clarify this issue. Both Pat and Barry indicated that the definition is in the Brown Book where this addition will go. Barry Swanberg moved to adopt the rule as is until it could be revisited in the spring, Rick Wever seconded, and the motion carried unanimously.

Section Three (Bunkhouse, Line Shacks, and Cook Shack) Item 9 Add:

Barry wanted to clarify that this addition refers to required quiet time in the bunkhouse. He felt that this rule, until now, had no real consequence. There will now be a fine involved in violating Item 9. The first offense is a verbal warning but the second offense will come with a \$100.00 fine per incident. Jackie Lonero #2461 asked if the fine would increase incrementally for chronic violators. Pat said that this discussion is continuing and could eventually result in the suspension of such an offending owner. Peter Lonero #2461 asked why such a person couldn't just be kicked out. John noted that this has been attempted and it violates certain other rights that could lead to more litigation. Pat assured everyone that this is just a start and the issue will continue to be addressed, but the best results have shown that fines affect people in more ways than any other punishment. Dave Weiler moved to accept the fine, Rod Carson seconded, and the motion carried unanimously.

Section Four (Campgrounds) Item 2:

Item #2 reads: Each owner is entitled to (2) electronic key cards, and it will be changed to read: Each owner is entitled to (1) electronic key card. Additional cards may be purchased for \$10.00 each. Peter Lonero #2461 asked if the card would have an expiration period and the board clarified that the cards are going to be good for as long as the system is in place. Dave Carpenter moved to approve the change, John Crosby seconded, and the motion carried unanimously.

Section Four (Campgrounds), #12a

Barry requested that the number of 30 Day sites be reduced due to a volume analysis. Rick and John both felt this was simply a slower year and requested that this rule change be delayed for another season. Pat clarified that John's referral was to a study indicating that the vast majority of owners stay less than thirty days and she would also like to wait because the current system appears to be working. Barry wanted to clarify his reason for pushing the issue was related to several people staying beyond thirty days and needing to either move or request an exception. After further discussion Barry moved to table the item until the spring, Rick Wever seconded, and the motion to table carried unanimously.

Item 12 and 13, Add New Rule:

R-Ranch staff reserves the right to curtail any activity that is objectionable or detrimental to the peace and enjoyment of the other occupants of the campground. Quiet Time in the campground is defined between the hours of 10:00 PM and 8:00 AM. No loud amplified sound systems, TV's, boisterous activities or rough housing will be allowed. First offense will result in a verbal warning. Second offense will incur a \$100 fine.

Barbie Cottingham #1025 asked if there could be a 24 hour reservation rule where this is concerned because people show up at all different hours of the night. Security has to be contacted to let them in and so on. The board clarified that with the new system people will be able to use their card or code for access. Pat also bounced the idea around of leaving a few keys at the bunkhouse for just such a situation once the new security gates are in and after some discussion finished with an affirmation that this request for a reservation time frame rule can be addressed. Dave Weiler moved to approve the addition of this rule, Rick Wever seconded, and the motion carried unanimously.

BROWN BOOK CHANGES CONTINUED:

Item 24, Add New Rule:

24. No overnight horse camping is allowed in Cottonwood or Klamath Campgrounds. Horses that are on ranch property overnight are to be secured in the Q-pens with prior wrangler permission, and then in the assigned owner's pasture as directed. Horses are allowed in campgrounds for ingress/egress only and special events.

With no pertinent discussion needed from the board Pat asked for audience discussion. Lynn Ripenhoff #1285 discussed cleanup of horse mess by owners. Dave B. indicated that security will collect offensive owners and ensure that cleanup is done. In response to another owner comment Pat reminded everyone that it isn't fair to horses to be placed in areas where a lot of unnecessary noise, cars, and quads are going by. Penny Johnke #0103 asked for clarification of ingress/egress. Pat made it clear that ingress/egress is simply entering or exiting with the horses, which is different from keeping the horses in the campground overnight. Pat added that at one time there were corrals at Klamath but the steady increase of quads and other noisy vehicles have made it impractical to keep horses there. She suggested that at some point in the future the conversation of an overflow parking designation could be held but that it was not part of this discussion. Barry motioned to accept the addition of rule 24, Rod Carson seconded, and the motion carried unanimously.

Section Fifteen (Fee Schedule)

The following new fines are added:

Nonpayment of electric bill after 60 days, \$25.00 fine and electricity shutoff

Owner that is delinquent on assessments on the R-Ranch property, \$50.00 fine per incident (*See 1. below*)

Horse in Cottonwood or Klamath Campground overnight, \$25.00 fine per night

Underage drinking, \$250.00 fine (*See 2. Below*)

Disturbance during "Quiet Hours", 1st offense – verbal warning, 2nd offense - \$100.00 fine per incident

No storage agreement on file, \$10.00 fine per month (*See 3. Below*)

Failure to follow Gun Range personnel directions, \$25.00 fine per incident

1. John Crosby requested that this be reworded to clarify that owners who are delinquent on fees *are not allowed on Ranch property, and if found in violation will incur a \$50.00 fine per incident.*

2. Several board members requested language changes to clarify who the fine will go to where the underage drinking is concerned. Some felt that the fine should be dependent upon who the responsible party is. Pat felt that like any bar or party incident, the police prosecute the person who is providing the alcohol, and security will need to use some discretion. Barry wanted to bring up the issue of parental responsibility in areas of children throwing unauthorized parties without supervision. It was agreed among the board that some rewording would be done, but that the fine in general needed to be established.

3. Lynn Ripenhoff #1285 asked for clarification on this matter. Pat indicated that those who have not received an agreement are not the focus, and there will not necessarily be a fine for those people, but for those who have been sent paperwork for their trailers as documented by the Ranch, who continue to ignore the issue, there must be a fine.

Barry moved to accept all the fines as written at this time with the understanding that items 2 and 4 will be reworded for clarification, Dave Carpenter seconded, and the motion carried unanimously.

Section Sixteen, Add New Section:

Barry did not read the entire addition, due to length. He stated that though the rules existed, they were never written in as a section of the book and needed to be. Only one rule was added in regards to this section and that was the wording "Children under the age of 18 must have an adult present at all times while they are on the Gun Range."

BROWN BOOK CHANGES CONTINUED:

John Crosby wanted clarification on the availability of the sign-up sheet. It was indicated that this would be posted at all times outside the gun range office. After a few moments to review the section by the board Rick Wever motioned to approve the addition, Rod Carson seconded, and the motion carried unanimously.

POTTY TRUCK REPLACEMENT

Dave B. wanted to let everyone know that this is a priority. He feels the old truck will no longer pass inspection for licensing regardless of recent engine replacement and repairs. The issue is going to be tabled at the moment for further investigation but the Ranch is considering the purchase of a different truck. New or used has not been decided because at the moment septic trucks are sold from company to company, they rarely ever reach the open market. The truck being looked at currently will have a dual tank setup. It has a 500 gallon water tank and a 1500 gallon septic tank, but it is new. He added that the water tank, even though it is only 500 gallons, would go a long way in assisting in fire suppression should it come up. Pat wanted it noted that the "girl" of the group needed credit for pointing out that for the Ranch's purposes a diesel engine will not work. She wanted all to know that due to the expense and the immensity of the situation a lot of discussion would be going on before a decision was made, but that the board felt it important to share the issue with owners. Many of the board members have experience in areas where the truck is concerned and a lot of research is being done on this decision. Penny Johnke #0103 and Leonard Ripenhoff #1285 both asked about having a service come in. Pat stated that this is being looked into as an option as well. Dave B. added that all local waste disposal sites have been closed down and the last issue that had to be dealt with cost \$1200, and it was only one truck load, but it had to be hauled all the way to Redding. The entire situation will be expensive regardless of the route taken, but the Board and Manager are working diligently to handle the situation in the best and most cost effective manner, with both the present and future in mind.

PROPOSED ASSESSMENT INCREASE

Pat began this discussion with the reminder that minimum wage is increasing in January to \$12.00 an hour. The Ranch needs to consider raising assessments by \$55.00 a year to help cover the additional wage cost of \$53,000 per year. The board has tried to avoid raising the base assessment for the last three years, but the situation is being forced. Richard Odom # 2340 asked how many employees the Ranch carries at minimum wage. The answer from Pat and Dave B. is that it depends on the season. At peak times the Ranch has approximately 32 employees, of which 12 to 14 are full time and 15 or more are seasonal. Richard asked what the increase will be in monetary terms and the response was that it was a dollar last year, a dollar this year, and it will be two more dollars in January. Dave pointed out that the increase has to help cover not only the wages but also the additional cost of \$2080 per year per employee in employer fees. Which, he added, doesn't even include the 35% increase in worker's comp expense that is going to happen. Richard thanked him for the explanation and requested more communication with owners on why these things have to happen. After a long discussion from this point it was agreed among all present that both a project board and volunteer board need to be established. This can be placed on both the Ranch boards and the website, to facilitate coordination between owners, the board, and Ranch management where repairs and upgrades to the Ranch are concerned. Many owners have either skills, the ability to donate materials, or both, that could benefit the Ranch while stopping outside companies or contractors from overcharging the Ranch due to its status as a large entity. Other discussion arose regarding ways to save money and the board assured everyone that every project is considered very carefully before being done and that often, to save money, projects have to be put on the back burner. Dave B stated that he often has to approach the board with a seventy thousand dollar budget, and a two-hundred thousand dollar list of necessary repairs. The board tries hard to manage this issue to the best of their abilities and make the best decisions they can make to keep the Ranch moving forward. Another aspect of this discussion involved a longer lead time for assessment increase notices. Barry wanted the owners to know that this board is playing catch-up and they struggle constantly to move forward, but due to budget deadlines, the time needed for compilation of peak season earnings data, and the current issue with litigation being up in the air, it is difficult to know what the season's revenue is before this time of year.

PROPOSED ASSESSMENT INCREASE CONTINUED:

This means that completing the budget must wait, and giving notice of assessment increases depend on all of this data, so the board doesn't always know an increase will be necessary until this point. Lastly the discussion of advertising and selling more shares was brought up to help accommodate the increase. No one argued this fact, and discussion would be held on this matter until after the meeting. Pat summarized the conversation as boiling down to three things. The board needs to come together on *a*. will there be an increase, *b*. how much will it be if so, and *c*. can the notice and conversation be addressed any sooner. The answer was that yes an increase is needed, they have agreed a \$55.00 increase will be reasonable, and yes they will make efforts to put these increase conversations out at the earliest time possible so that all members feel fairly notified. She wanted to add that the board members are just as responsible for paying the increased fees, and they don't like to have to make the decision either. She also noted that with any further dissemination of information a list of clarifying reasons will be included in the notice. Rick Wever moved to raise the assessments, Dave Weiler seconded, and the motion carried unanimously to increase assessments by \$55.00

SCHEDULE OF NEXT QUARTERLY MEETING

After a few moments discussion it was agreed that the next meeting will be held January 14th at 10:00 am, at Cottonwood.

PUBLIC COMMENTS

Jackie Lonero #2461

Jackie inquired for an owner who could not attend. There was a question of electronic communications not responded to regarding water testing and filters. Dave B. remembered the message and clarified that he felt that was responded to. He assured her he would double check and respond again if necessary that the water is tested monthly, filtered, and safe.

Leonard Ripenhoff #1285

He asked about the list of requests he made previously for repairs. Pat assured him that she had responded to each of those items in her email to him, but that she would be willing to readdress them if necessary. She wanted to assure him that though many would appreciate his suggested changes, there are things that must be taken into consideration first. Certain requests have to be considered from an environmental safety point of view. Others need to be addressed in regards to how much access is given to non-Ranch members by certain requests. Some projects will need volunteers to save costs, and often insurance is an issue where major alterations are concerned. None of his concerns are being ignored, it simply takes time and research to determine what changes *can* be made.

Peter Lonero #2461

Peter wanted to add his agreement to the need for advertising previously discussed. He stated that Quartzsite is a place where at least 5000 RV's gather each year. He felt it might be a good thing for the Ranch to go down and spend a weekend advertising there. He also felt that offering a few free weekends to people during that time might drive share sales.

Lynn Ripenhoff #1285

Lynn requested that the financial reports show more line item descriptions and detail. John wanted her to know that if that was done it would be nearly 30 pages long. Dave invited anyone who wanted to see this to come up to his management office and he would share the information with them. Pat also suggested the option of having it posted on the owner designated portion of the website. Dave agreed to inquire on this.

PUBLIC COMMENTS CONTINUED:

Carol Lee #0030

Carol wanted everyone to be aware that she is probably the poorest person on the Ranch, and she pays monthly, but that this increase works out to be less than \$5.00 a month, and *even she can afford that*. She wanted the board to know she is amazed that they work so hard, and get so many complaints, and take it so well, without giving up on the Ranch.

Vivian Karamanos #0040

Vivian has a family member with some mental disabilities. She would like to see the Ranch employees get training on how to handle people with a mental illness, prescription medication issue, or drug and alcohol abuse problem. She suggested setting aside budget funds or doing some fund raising for the training, but doing whatever it takes to make it easier for the employees to learn about these things, and offered any help she could provide. It was important to her that those with the problems be treated fairly, and that the staff learn ways to work with them, so that all benefit from the interaction.

All owners agreed that they appreciated the board opening up the items to discussion.

ADJOURN MEETING

Barry Swanberg made the motion to adjourn, Dave Carpenter seconded, and the meeting moved to executive session.

Respectfully submitted,
Priscilla Pittman
Minute Taker

Approved by,

R-Ranch

P.O. Box 71
Hornbrook, CA 96044

Tel: (530) 475-3495
Fax: (530) 475-0902
E-mail: gm@r-ranchca.com

FIRST CLASS
U.S. POSTAGE
PAID
PERMIT #2
HORN BROOK, CA
96044

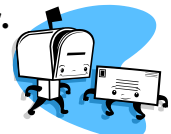
RETURN ADDRESS REQUESTED

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

Find us on Facebook!!!
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 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!!!

