

R-RANCH ROUND UP



2018 2ND QUARTER

In This Issue	
Presidents & GM Reports	2,3
Headquarters & Stables News	4,5
Cottonwood & Klamath Campgrounds	6,7
Bunkhouse & Gun Range & Around	8,9
BOD Meeting Mintues	10-15

PRESIDENT'S REPORT

2nd Quarter 2018



May 2018

Yes, the 2018 season is upon us! The new season kicked off Memorial Day weekend with a dinner, a dance, a Monte Carlo night, a gymkhana, and lots of excitement. This holiday weekend previewed what awaits you at the R-Ranch. Now is the time to start thinking about Ranch time with your family and friends. There's something here for everyone regardless of age or interest. Relax in the upgraded lodges, float down the river, zip around the 3,000 on a quad, ride that horse, or simply read a book. Do what you want to do. To plan your time on the Ranch, check out the website for the calendar of events.

Remember this year's election and remember that every vote is important! To establish the required quorum, at least 25% of the owners must return a signed envelope and ballot. Otherwise, the election is invalid and the Ranch must pay for second election. Please do not forget to fulfill that owner responsibility. Other than that, simply enjoy yourself and your time on the R-Ranch.

*Pat Chase
R-Ranch POA President*



R- Board of Directors

President: Pat Chase

Secretary: Rick Wever

Treasurer: Barry Swansburg

1st VP: Dave Carpenter

2nd VP: Rod Carson

3rd VP: Wes Husted

NEXT BOARD OF DIRECTORS MEETING JULY 7, 2018 AT KLAMATH LODGE AT 10 AM

OWNER'S MEETING JULY 7, 2018 AT KLAMATH LODGE AT 11 AM

GM REPORT

It has been nice to see everyone back! I always enjoy seeing the kids on their bikes and the quads going back and forth and all the fun happening here at the Ranch. Mother's Day and opening weekend went well. It was a little chilly, but the band, the food and the prizes were great! Mark your calendars for the Father's Day "cook your own meat"! The Ranch will be providing all sides and dessert at no cost to owners. I'm looking forward to seeing you all there.

You may have noticed we have moved staff around a bit. You will see a lot of new faces this year and we have gotten great reviews on the snack bar. The food is excellent! Ellen has moved to the bunkhouse and is doing a great job. There is a new vibe in the air of happiness all around the Ranch; we're off to a great start!

The paving at Cottonwood campground is complete. Our new patio furniture looks great at Klamath, and Evans Building & Excavation will be here to redo the road from the stables up to the wells. There are new concrete walls around the trap house at the gun range and all that needs to be done now is the roof and it will be up and running. I would like to thank Roy Mayer for organizing and ordering all the material and the multiple volunteer days he has put in with the assistance of Olan McFarland.

I have heard multiple rumors about the fuel leak and I would like to set the story straight. It occurred at our maintenance yard by Headquarters, not at Klamath. Even though we had it locked up and very secure someone tried to steal gas. They tried to break the lock off, and broke the pipe off the tank spilling approximately 150 to 250 gallons of gas. We worked with Cal-Fire and Siskiyou County Environmental Services and had to have a hazardous material construction company dig up about 90 yards of dirt. Thankfully environmental health let us keep the dirt on site, but we had to build a berm and lay down a barrier to protect the ground and spread the dirt over it in order to let the unleaded gas dissipate naturally. The incident is still under investigation by the Siskiyou County Sheriff's office. Unfortunately, for someone to try to steal a few gallons of gas it is going to cost the about \$25,000, with our insurance company covering \$11,000 of the cost.

We're expecting another great year, and again, it makes me very happy to see owners back for another great season at R-Ranch!

Dave Baudek, General Manager



HEADQUARTER NEWS



We are busy taking in payments and awaiting re-grouping after the rush of Memorial Day Weekend. Please remember the Headquarters/ Bunkhouse front gate closes at 4pm every night and opens again at 8am the next day. You can call Owner Services if you have trouble and come see us the next day. We look forward to the season and seeing owners we haven't seen since September.

Chevell, Abby and Mikela



UTILITIES YEAR TO DATE MAY 2018

Power * \$46,572.31

Propane * \$5,082.44

Telephone & Cell Phones * \$10,860.70

Trash * \$4,562.45

Internet * \$1,946.77

TV Programming* \$1,438.43



Stables News



We are busy getting ready for owners and guests arrival for the 2018 Season. The crew has been weed eating and mowing , getting the area surrounding the stables and headquarters looking good for your arrival!

The crew is starting to come on full -time for the season with many familiar faces returning from last year and a couple from two years ago.

Memorial Day weekend kicked off the fun around the R-Ranch Stables with our first gymkhana on Sunday, May 27, 2018. Thank you to everyone that came out and participated. All gymkhana's will be sign-ups at 8am and starting at 9am.



We are excited to see owners after the long winter.



Jay , Kaelani, Bridget,

Makayla, Cheryl , Ashley and

Yolanda





Cottonwood Campground

We are busy getting staff, recently hired for the season, trained so they are familiar and comfortable with operations as the 2018 Season is upon us.



The staff in the Cottonwood Welcome Center and the Snack Bar are entirely new employees! Fresh faces!

The maintenance guys have been working very hard trying to keep up with the mowing

schedule. A little sun and a little rain and the grass is growing, Growing, GROWING.

Again this year, the kitchen will be open Wednesday to Monday and will only be closed on Tuesdays.



We enjoyed seeing everyone during the Memorial Day celebrations after the long winter. With more owners and guests coming for the season after kids are out of school.

Can't wait to see everyone!

Carl, Trista, Clara, Tyler, Ronald and Cory

***Jarod, Chance, and Donny * Kitchen Crew**

Klamath Campground



As everywhere else on the Ranch, we have been busy getting the campground ready for owners to start enjoying the Klamath River views for the 2018 season. People have started coming in for the season already! We have fixed the storage door on the front of the lodge, started painting the deck, and mowing, mowing, mowing.

The campground was full and busy for the Memorial Day weekend - we look forward to seeing everyone all season long.



Marvin , Chris & Gary





Gun Range



The Ranch area crews are all chipping in, along with owner volunteers, to get the Range ready for the 2018 season. Everyone's help has been much appreciated. We have been working on the trap house as well. As the season is opening - we have finally found the right fit for our Range Master position., Ray. Please make him feel welcome.



Bunkhouse



The four upgraded rooms in A-Wing are ready for owners and guest to stay. They are fully loaded * sheets, blankets, bed-spreads, pillows, and towels* \$20 for owners and \$40 for guests. The response to the new rooms has been wonderfully positive. Thanks to Barry and Freddy for your help in getting them all ready before the 2018 season. We look forward to seeing everyone, it looks to be a busy summer season up here.

Ellen & Yolanda



Easter Celebrations

&

Gymkhana #1



#1 Gymkhana Results May 27, 2018 Owner Division		
Lead Line Barrels	Poles	Speed Barrels
Raymond Sandahl - 38.14	Raymond Sandahl - 10.13	Raymond Sandahl - 18.50
Julia-Lee Meredith - 45.34	Julia-Lee Meredith - 22.04	Julia-Lee Meredith - 38.17
10 & Under Barrels	Poles	Speed Barrels
Branton Siegal - 24.86	Branton Siegal - 33.34	Branton Siegal - 17.36
River Boyd - 39.06	River Boyd - 51.38	River Boyd - 16.37
Payton Ashley - 48.43	Payton Ashley - 60.67	Payton Ashley - 17.22
11 & 12 Barrels	Poles	Speed Barrels
Roxy Baker - 28.58	Roxy Baker - 40.05	Roxy Baker - 15.14
13 to 17 Barrels	Poles	Speed Barrels
Jade Medeiros - 21.06	Jade Medeiros - 49.34	Jade Medeiros - 14.19
Hopkey Boyd - 22.33	Jade Medeiros - 50.09	Hopkey Boyd - 16.57
Jade Medeiros - 33.33	Hopkey Boyd - 61.65	Jade Medeiros - 21.60
18 to 24 Barrels	Poles	Speed Barrels
Amelia Barigel - 17.25	Barry O'Steen - 25.76	Michael Miller - 12.43
Barbara O'Steen - 17.63	Michael Miller - 29.96	Michael Miller - 12.43
Attitude Mahler - 19.44	Michael Miller - 30.36	Michael Miller - 12.43
25 & Over Barrels	Poles	Speed Barrels
Dawn Kowalski - 28.82	Barry O'Steen - 40.36	Michael Miller - 14.84
Laura Kowalski - 30.44	Michael Miller - 41.37	Michael Miller - 14.84
Dorothy Pappas - 30.27	Michael Miller - 42.38	Michael Miller - 14.84

#1 Gymkhana Results May 27, 2018 String Division		
Lead Line Barrels	Poles	Speed Barrels
Trinity Enos - 38.88	Maude McCormick - 16.23	Maude McCormick - 18.56
Quinn Enos - 43.90	Ella McCormick - 18.56	Ella McCormick - 18.56
Anna Enos - 45.20	Maude McCormick - 18.56	Maude McCormick - 18.56
10 & Under Barrels	Poles	Speed Barrels
Maya Strong - 40.52	Maude McCormick - 16.23	Maude McCormick - 18.56
Cole Lindsey - 71.34	Maude McCormick - 18.56	Maude McCormick - 18.56
11 & 12 Barrels	Poles	Speed Barrels
Maya Strong - 40.52	Maude McCormick - 16.23	Maude McCormick - 18.56
Cole Lindsey - 71.34	Maude McCormick - 18.56	Maude McCormick - 18.56
13 to 17 Barrels	Poles	Speed Barrels
Maya Strong - 40.52	Maude McCormick - 16.23	Maude McCormick - 18.56
Cole Lindsey - 71.34	Maude McCormick - 18.56	Maude McCormick - 18.56
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Cole Lindsey - 71.34	Maude McCormick - 18.56	Maude McCormick - 18.56

**R-Ranch
POA Board of Directors 2018 2nd Quarterly Meeting Minutes Cotton-
wood Lodge
April 21, 2018**

Business Meeting Items

Welcome and Introduction – Pat Chase called the meeting to order at 10:02 a.m.

Pledge of Allegiance – Dave Carpenter led the Pledge of Allegiance.

Roll Call – Rick Wever took roll. Pat Chase, Rick Wever, Barrie Swanberg, Wes Husted and Dave Carpenter were all present. Rod Carson was absent. General Manager, David Baudek was also present.

Review and Set Agenda – (Swanberg/Husted) moved to approve the agenda as presented. Aye: All, Nay: None.

Review and Approval of February 10, 2018 Meeting Minutes – (Swanberg/Carpenter) moved to approve the minutes as presented. Aye: All, Nay: None

President's Report – Chase reported she is very pleased with all the improvements made on the Ranch. She is looking forward to a great season this year.

Financial Report – Swanberg went over the financial report.

Operational Account - \$61,870.50

Trailer Storage Account - \$14,999.64

Savings Account - \$178,842.11

Total Operational Accounts - \$255,712.25

Total Reserve Accounts - \$313,386.67

There is total of 1,230 paid assessments, 379 delinquents, 247 in collections, 89 in foreclosure and 555 POA's for a total of 2500 shares as of April 22, 2018.

General Manager's Report – Baudek reported the cost to put in a new septic at Cottonwood was about \$34,000. Evans Builders and R-Ranch employees were able to put it in without having it engineered. The County did mandate large rocks be put around the septic area. The \$34,000 was not budgeted for.

The lighting project cost approximately \$9,400. New 5 to 10-year light bulbs went into both lodges, all the bathrooms and the kitchen at Cottonwood. The Ranch should receive \$2,500 in rebates.

Line Shack bathrooms have been gutted and will cost around \$2,500 to redo which has been budgeted for. This project should be completed in two weeks.

The cleaning van has been replaced with the old tour van. A Chevy Equinox was leased to do tours with and Baudek will drive it back and forth to work. A 2017 Toyota Rav-4 was also purchased for about \$200 a month for Owner Services and for going into town.

The road to the wells needs repair, has an exposed pipe showing. It will cost approximately \$5,000 to bring in a grader with arms to do the repairs.

The Gun Club Shooting station needs new walls. The old ones are caving in. Baudek and employees plan to replace with cinder blocks and concrete walls next month.

The Klamath Lodge has received new furniture. The back patio looks really good. Water usage may become a concern if drought conditions arise. The river is flowing really well right now and hope to be able to keep the pond full to water lawns until the first of August this year.

The staff has been working really hard. Baudek is working on staff-owner relationships. He plans on checking in with owners more often this year.

Old Business

Lodge Upgrades – Baudek reported the Cottonwood Club has already planning some events for the kids this coming season – swim nights, movie/popcorn nights, snow cones at the gymkhanas, along with ice cream socials and hot dog feeds . All the old broken toys in the kids' lodge at Cottonwood have been taken out and the Ranch is asking owners for new toys for 5-9 year old's. Also need things for the teenagers to do, some leadership responsibilities.

Baudek is looking into upgrading the Wi-Fi at Cottonwood, unfortunately this cannot be done at Klamath and only satellite internet will work.

Baudek would like to connect with the Rain Rock Casino in Yreka. See if they will help promote the ranch since ranch owners will be visiting the Casino.

Road Repairs – Baudek reported on the road repairs. Klamath was done last year and both parking lots were cracked sealed. Still have Headquarters and Cottonwood to do. Will need to cut out parts of the road at the entrance and replace. Baudek doesn't think any road repairs will be done at Headquarters this year, need to concentrate on Cottonwood and keep the cost below \$20,000. To replace all the roads, would cost \$200,000.

Board Election Information and Date of Record – Wever announced board elections will be in July. There are four board member positions open. New applications have to be submitted by May 18. All Board applicants must be in good standings, including the payment of assessments and fines with the R-Ranch before May 15th. To vote, owners must be in good standings by June 15th, the day of record. . Elections are set for July 7, 2018 at 10 a.m. at the Klamath Lodge. The Ballot Box will be doing elections again this year.

Bunkhouse Room Upgrades – Swanberg reported four rooms have been upgraded in the Bunkhouse. They have been repainted; have new carpet, new queen beds with sheets, blankets and towels, and new wall heaters and air conditioning. Pictures will be put in the newsletter. The new rooms are a two-night minimum stay. The cost is \$20 a night for owners and \$40 for guest. Freddy Carpenter helped decorate the new rooms. Swanberg hopes to do 10 -12 more rooms next year.

Website/Facebook Upgrades – Swanberg reported the website has been upgraded quite a bit. Hopes to put new aerial footage on the website. In March, the ranch did a 30 second ATV ad on Facebook and 18,000 people looked at it and there were 750 clicks to the website page. Will do a 30-40 second ad in April. Tour requests went up and Baudek has booked three to four tours for

every weekend for the next two weeks.

Husted also took a video to a RV place in Medford to advertise at.

Baudek is almost done hiring for the season. Additional staff has been hired for Klamath office. Baudek is very pleased with the current staff.

New Business

Site #149 – Husted reported site #149 at Cottonwood is being split into three sites adding sites, #149A and #149B. Each site will have 30-amp service with a 20-amp GFI receptacle for 110. Husted will submit a final bid for conduit and wire boxes for the project today. Swanberg added those sites will be very popular and will be turned into 30-day sites.

Electric Usage Data and Costs – Chase reported on how the ranch is trying to save on electricity. The board is encouraging owners to turn off lights. The electric bill for the ranch was \$140,000 last year, \$10,000 to \$12,000 a month and was \$20,000 in July last year.

Brown Book Changes – Swanberg went over the Brown Book changes.

Section Three (Bunkhouse), Item 12: Change rule to read as follows: Animals are not allowed in the Cook Shack at any time. Two rooms are available at the Bunkhouse for owners with service dogs.

There are located in the C Wing of the Bunkhouse next to outside door access. Dogs are not allowed in any public areas of the Bunkhouse and should enter/exit by the C-Wing outside door. When these rooms are filled only the line shacks can be used for additional owners with animals. Owners are required to sweep and mop the floors before departing the Bunkhouse. Owners or guests who do not maintain control of their animals are subject to fines and additional penalties.

Section Five (General RV Storage Policy), Item 11: Change rule to read as follows: Owners who store any trailer, RV, boat or vehicle listed on the Storage Agreement assume all risk for any loss, damage or stolen objects while stored at the R-Ranch or transported by R-Ranch employees, R-Ranch owners and R-Ranch volunteers.

Section Twelve (Pets), Item 9, New Rule: All pets must comply with the Siskiyou County Vaccination Requirements and have current vaccination documents when on the R-Ranch. All dogs will wear collars with the name of the owner and current tags. Any animal bites to humans are reportable to the Environmental Health Division and biting animals must be quarantined or tested for rabies.

New Fine: Non-registration of owner, \$10 per incident.

(Wever/Husted) moved to approve the three Brown Book changes. Aye: All, Nay: None.

Baudek mentioned the problem with overflow parking. Cottonwood now has overflow parking but still looking for a place to add at Klamath. Audience member suggested the area where the fire pit is.

Chase informed owners the Ranch will be hosting veterans this weekend, so you may see people walking around the Ranch.

Set Next Quarterly Meeting Date – The next quarterly meeting will be on July 7, 2018 at 10 a.m. at the Klamath Lodge.

Public Comments – Owner #324, Olan McFarland recommended having a Public Relations person help with promoting special events at the Ranch. Someone who would be willing to volunteer their time.

Owner #1931, Roy Meer asked about the dam removal. Baudek informed him a group has been hired by the State and Electric Company to remove the dams. People are still trying to stop it from happening. President Trump has to sign off on it and that has not happened yet. Everyone has been paying for the dam removals on their electricity bills for the last four years. It cost \$19 a meter and the ranch has 38 meters.

One audience member reported Copco is trying to make their dam a public utility, where the land owners, own the dam.

Baudek informed everyone the R-Ranch has really good water and wildlife rights (Riparian Rights) because the Ranch keeps Rancheria, Cottonwood, and Ditch Creek natural.

Adjourn Meeting to Executive Session – (Swanberg/Wever) moved to adjourn meeting to Executive Session. Aye: All, Nay: None.

Minutes taken by Carie Shaffer

ELECTIONS CORNER

Our elections for the Board of Directors is right around the corner. The annual meeting will be held at the Klamath Lodge, Saturday July 7th and will begin at 10:00 AM this year. Basic business will be conducted and then the meeting will be paused to allow for the Owners meeting to be held. A facilitator will be appointed to help run the Owner Meeting.

There are several things you need to remember about voting in the R-Ranch Board of Directors election. All your assessments, special assessments and fines must be paid in full by the “Date of Record” to be eligible to vote. At the April 21, 2018 Board Meeting the Date of Record for this year was set as June 15, 2018.

That means all payments must be received by R-Ranch Accounting no later than 4:00 PM that Friday in June. You can pay by credit card at Headquarters, on the R-Ranch Website, or by phone to Headquarters. You may pay by check in person or by mail. Postmarks do not count, the check must be received at the Headquarters Office no later than 4:00 PM Friday, June 15, 2018 or you cannot vote.

The Ballot Box will be conducting the election again and voting on site will commence at 10:00 AM ending at 12:00 PM. Once Voting on site is done the Ballot Box will finish the vote count and announce the final results.

The Annual Meeting will reconvene at 1:00 PM at which time the new Board Members will be introduced, and they will immediately go into Executive Session for the election of officers. Then new Board will then announce the new officers, finish the meeting and adjourn.



Bunkhouse Upgraded Rooms Now Available

The Bunkhouse is now managed by Ellen and a lot of changes are going on. Ellen and the staff have been cleaning, painting, and repairing items that have long needed attention. We now have two dog rooms available in the Bunkhouse for owners with “service dogs” as described by the State of California. All other owners with pets will still use the line shacks as before. Satellite TV has been added to the family room and we have four (4) upgraded rooms available for rent.

Upgraded Rooms Amenities:

- ◇ Queen Size Beds
- ◇ Sheets, Pillows, and Quilts
- ◇ Set of Towels
- ◇ Bed Side Lamp
- ◇ Window Air-conditioner



Rooms must be reserved and are subject to all Bunkhouse standard rules. Maximum stay is 14 days and if your stay is over 7 days, you will receive a change of sheets and towels. **There is a 2-night minimum stay required.**

Daily cost * Owners * \$20.00

Daily cost * Guests * \$40.00

Reservations can be made by phone 530.475.3013, by email at bunkhouse@r-ranchca.com. If you use the R-Ranch website, just explain in the comments section of the reservation that you want an upgraded room. The Bunkhouse reservation form will be revised soon.



Cottonwood Club

Hey everyone!!! Summer is finally upon us and I am so excited!! The cottonwood Club will be hosting the first kids swim night June 16th from 9pm-11pm, kids of all ages are welcome!! We will have music, games, prizes, and we will be selling snow cones and popcorn for \$1 ! We will keep you all posted on other activities with dates as they are decided. Activities to look forward to: more swim nights, kids mini carnivals, movie/popcorn nights, lots of snow cones, and s'mores around the fire pit!! We are always needing volunteers and if you are willing to help with anything please let us know!! Looking forward to seeing you all!!

Cottonwood Club President,

Erin KauffmanChat Conversation End

Sportsman Club

We would like to welcome Roy & Mary Jo Bombardier, they have taken over the daily operations of the Gun Range. Please stop by and give them a warm welcome. We look forward to a great summer season and wish them all the best.

Our Father's Day Brunch, June 17, 2018 at 11am will kick off special events at the Gun Range. Hope to see you there.

Roy Meyer - President

Cinde Pacheco - Secretary



BARR Club

BAY AREA

R-RANCH CLUB

Summer is Here!!! Beginning with the 4th of July festivities.

The Memorial Day week-end was great.

The BARR Club Elected new officers: President: Tomi Jackson Vice President: Teresa

Newton Secretary: Shawn Cortright & Treasure: Laura Harmon. I will be hanging around and giving them all a hand.

The BARR Club and the Cottonwood Club helped the Ranch buy more tables for the campgrounds.

The next BARR Club meeting;

Sunday July 1st 2018

Happy Hour at 5:00pm, Followed by the meeting, dinner and raffle. It's a potluck and everyone is welcome.

The BARR club started with bay area owners, but is open to all R-Ranch owners.

New members and guests welcome.

Looks like another great year at the R-Ranch with fun times and many good events planned so bring friends if you can.

See all you partners at the Ranch soon.

Liz Baty,

BARR Club President

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We're on the web!
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Association



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RETURN ADDRESS REQUESTED

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 guest passes and owner ID's 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.

Please find us on Facebook and our website.

Photo Credits: Chad Layne and R-Ranch Staff



**Cottonwood Creek
Pizza**

14734 Hornbrook Rd.
Hornbrook CA 96044

530.598.5938
visit us on facebook!

Horley

Highway 101

Highway 158

Alum Lake River

Next to the First & Last Chance Saloon!