

# *R-Ranch Round Up*

"R-RANCH STRONG"



[rebuild@r-ranchca.com](mailto:rebuild@r-ranchca.com)

## *2018 3rd Quarter*

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# PRESIDENT'S REPORT



## PRESIDENT'S REPORT AUGUST 2018

First, be thankful. Be thankful that there were no fatalities or major injuries sustained by anyone on the ranch during the Klamathon Fire. Owners, staff, and horses are all safe. Be thankful for the firefighters who made a dramatic stand on Copco Rd. to save the Klamath Lodge and campground. Be thankful for the horse communities in California and Oregon that transported horses off of the ranch, and in particular be thankful for Debbie Smith in Oregon, who remotely orchestrated the evacuation and pasturing of the horses. Be thankful for Jay Adams and the wranglers who gathered, haltered, and supervised the loading of 56 horses in less than an hour under dangerous circumstances. Be thankful for the leadership of Dave Baudek, the GM, during a major disaster. Yes, structures were lost, but those will be replaced. Yes, owners have had their vacation time disrupted, but that time can be salvaged by using the Klamath Lodge and campground plus the Gun Club. Owners can still camp, float the river, fish, swim, shoot, and simply enjoy time with their families.

Be assured that the R-Ranch is fully insured. Be assured that the GM and the Board have already started the rebuild process. This process will involve several phases. Insurance claims, FEMA applications, and disaster funding are all part of the paper phase, which began weeks ago. There is also the clean up phase. The hazardous material team has already removed toxic materials from the burn sites. Within a couple of weeks, the debris removal team will use the Cottonwood Campground as a base to start disposing of burned vehicles, charred materials, useless concrete chunks, etc. To start the construction phase, the GM and board members recently interviewed construction companies and selected Adroit Construction. Within a month or so, potential design plans will be available on the website for owner perusal and input. Remember, this will be new construction subject to all current building codes. The new buildings will have more efficient heating/cooling systems, better insulation, more modern lighting, solar, fire suppression sprinklers, etc. We want the best bang for our buck while keeping costs within budget. Permits will take several months. Ideally, the construction phase will begin by June with structures being built simultaneously.

Please monitor the R-Ranch website and Facebook pages for updates. The response from owners volunteering their time and expertise has been outstanding. A data base of their information has been created and most have been contacted. When their expertise will be needed will vary depending on the rebuild phase. For example, simple manual labor will be needed shortly to tear down burned fencing. The GM will notify owners of the date via the website, Facebook, posters at the campsites, etc.

Remember, we are R-Ranch strong and together we will rebuild.

Pat Chase  
R-Ranch Board President  
Website: [r-ranchca.com](http://r-ranchca.com)  
Volunteer Email: [rebuild@r-ranchca.com](mailto:rebuild@r-ranchca.com)

### R- Board of Directors

**President:** Pat Chase

**Secretary:** Peggy Crosby

**Treasurer:** Barry Swanburg

**1st VP:** Dave Carpenter

**2nd VP:** Rod Carson

**3rd VP:** Wes Husted

**4th VP:** Heath Kauffman

**NEXT BOD MEETING:**  
**October 6, 2018 at 10am**

# GM REPORT

## 3<sup>rd</sup> Quarter Managers Report

Well, when I started drafting this, the smoke had cleared for a few days and now it is back with a vengeance! This is the most smoke from surrounding forest fires I have seen since I've been here. Both ladies in the headquarters office are long time Siskiyou County residents and say they can't remember a smokier summer.

While I want to thank all owners for calling or stopping me to volunteer with starting the cleaning up, the reason for not having our owner volunteers help with the white fence removal at headquarters was due to very hot temperatures, in excess of 100\*, and the unhealthy smoky conditions.

I would like to update you on where we are in regards to insurance. Aside from the basic vehicle and building insurance, we have multiple other coverages that we are working with our agent to utilize. For example: loss of tools (i.e. backpack blowers, weed-eaters, shovels), loss of business revenue (i.e. snack bar, guest passes, ice, events, bunkhouse fees and many more), loss of building contents (i.e. couches, pool tables and accessories, chairs, tables); we are working closely with our insurance company to capture all of these losses. With all of the new pool pump and heaters recently updated, the Board of Directors and I decided "what the heck" and put an additional policy on them. Who would have known that those would have become a loss in the Klamathon Fire!

As of August 17<sup>th</sup>, all horses have returned to the R-Ranch and we are feeding about one ton of hay a day. We are working with our insurance company in negotiating a recoup of those costs as well under the business revenue loss insurance. We do not have a date to continue horseback rides, but it is a priority and I feel it will happen sooner than later.

The debris removal company for the Klamathon Fire is starting to show up; as of August 20 they were on the Ranch. This includes water trucks, excavators, end dumps and an office trailer. Please be aware of the added larger traffic. I have negotiated a ground lease for this equipment, but our main goal with this partnership is to help our Hornbrook community, but with the R-Ranch being our number one priority.

We had a wonderful couple that wanted to take a tour of R-Ranch, even though we had suffered a catastrophe. I gave them a tour and was straight forward about the rebuild and what we are trying to accomplish. Low and behold, they bought into R-Ranch!

David Baudek  
General Manager  
"R-Ranch Strong!"



## HEADQUARTER NEWS



AS WE WERE LEAVING ON THE AFTER-NOON OF JULY 5TH NONE OF US WERE SURE ABOUT COMING BACK TO OUR AREAS - A-FRAME, HQ OFFICE, STABLES - WE WERE ABLE TO COME BACK TO WORK JULY 11TH !! WHILE OUR PHONE LINES WERE MOSTLY GONE, WE WERE ABLE TO GET THEM FORWARDED TO A CELLPHONE AND STILL TAKE PHONE CALLS AND ANSWER QUESTIONS. WE ARE NOW OVER A MONTH SINCE THAT DAY AND WE ARE FULLY BACK UP: WATER, POWER, PHONES!! WHAT A GREAT FEELING!

CHEVELL AND ABBY

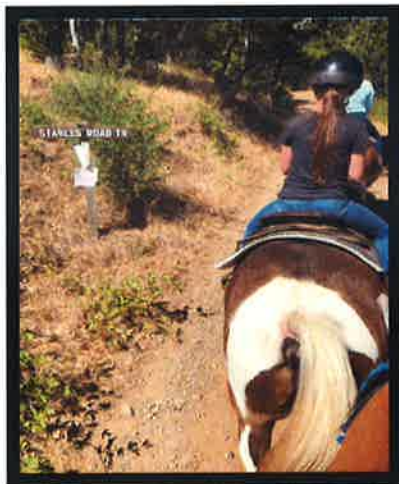
JUST LIKE THE REST OF THE RANCH, WE WERE FORCED TO EVACUATE DUE TO THE KLAMATHON FIRE, HOWEVER, THE FIRE FIGHTERS MADE A GAL-LANT STAND ON THE OTHER SIDE OF COPCO ROAD AND BACK BURNED UP THE HILL AND STOPPED THE FIRE FROM COMING THROUGH THE CAMPGROUND. WE HAVE BEEN UP AND RUNNING WITH FULL WATER, POWER, AND PHONES SINCE WE WERE ABLE TO RETURN.

MARVIN, CHASE, JACKIE

## Klamath News

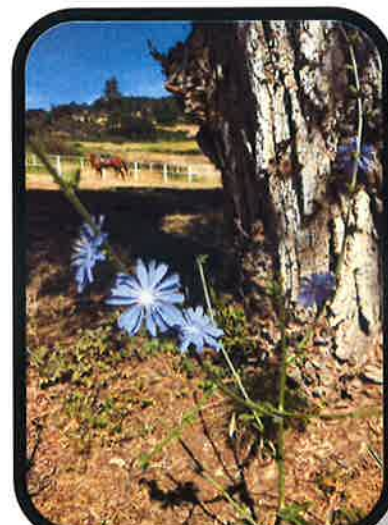






July 5, 2018 will live in our minds as the scariest day, to date, in our R-Ranch lives. There were many rumors of everything being gone and total loss of the horses. We are happy to report that August 17th we started returning the horses and by the end of the week everyone was home safe and sound. We will have rides again, on the "winter schedule" once the trails are deemed safe. There are just too many people to individually thank and we know someone will be missed if we start naming names. A big heart felt thank you goes out to everyone that did ANYTHING to help with the situation the Klamathon Fire put us in on the fateful Thursday.

Jay, Makayla, Kaelani, & Ashley







## 4TH OF JULY FUN







**From I-5**



**Klamathon Fire**

**From I-5**



**Cottonwood Lodge**



**Bunkhouse**





*Klamathon  
Fire  
Hornbrook,  
CA*





# **R-RANCH POA BOARD OF DIRECTORS 3<sup>rd</sup> QUARTERLY MEETING AND ELECTION MINUTES**

## **1. WELCOME AND INTRODUCTION**

Vice President Dave Carpenter called the meeting to order at 10:00 a.m.

## **2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Dave Carpenter.

## **3. ROLL CALL**

Roll was taken by Secretary Rick Wever.

Five board members and a quorum were present.

Members present are:

Dave Carpenter – 1st Vice President

Rod Carson – 2nd Vice President

Wes Husted – 3rd Vice President

Rick Wever – Secretary

Barrie Swanberg – Treasurer

Dave Baudek – General Manager

Members absent are:

Pat Chase – President

## **4. INTRODUCE THE BALLOT BOX**

Dave Carpenter introduced Lisa with Ballot Box and her husband.

## **5. REVIEW AND SET AGENDA**

Treasurer Barrie Swanberg made a motion to approve the Agenda as presented for the R-Ranch Meeting POA Board of Directors 2018 3<sup>rd</sup> Quarterly Meeting. Said motion was seconded by Rick Wever. Motion carried unanimously.

## **6. REVIEW AND APPROVE APRIL 21, 2018 MEETING MINUTES**

Rod Carson made a motion to approve the minutes of the April 21, 2018 meeting. Said motion was seconded by Barrie Swanberg. Motion carried unanimously.

## **7. PRESIDENT'S REPORT**

General Manager Dave Baudek gave a short President's report in the absence of Pat Chase. The Owners' Dinner will be held the Saturday of Labor Day weekend, September 1, 2018. There will be tri-tip and chicken and it will be catered. It will be held at the Klamath Lodge with a band. The event will be free to Owners with a charge of \$10.00 per guest.

8. FINANCIAL REPORT

Barrie Swanberg went over the financial report.

Operational Account – \$51,888.34

Trailer Storage Account –16,131.55

Savings Account – \$115,069.82

Total Operational Accounts – \$183,089.71

Total Reserve Accounts - \$315,533.26

9. GENERAL MANAGER'S REPORT

Dave Baudek gave a big thank you to all Owners. The wonderful support of the people has been overwhelming. Owners are coming forward and wanting to help in any way they can. The Ranch is moving forward as quickly as possible to rebuild.

County Environmental Company has been to the Ranch. Debris removal is next. The Ranch is just waiting for the debris company.

A few shares have sold and the Ranch is hoping to sell some office space.

During the fire Cal-Fire parked trucks by Honker Pond for ten days and paid \$750 per day to do so.

In regards to the stables, the horses will be back as soon as possible. The String Pasture will be the priority. Working on getting the trails cleared so they are safe for the horses and the Owners.

The Board has met with the adjusters. The broker is doing a great job for the Ranch. The process of interviewing construction companies has started.

Dave gave a big thank you to Rick Wever who is retiring from the Board. Rick has been instrumental as the secretary and does a lot of work that has not gone unnoticed.

10. UPGRADES AND REPAIRS

With \$37,000 for septic and new roads, none of the reserves have been touched. It was all done out of the Operational Account.

11. SITE #149

Wes Husted announced Site 149 has been completed. It is now three spaces with water and electricity.

12. LITIGATION UPDATE

There was nothing new to report on this matter.

13. WATER CONSERVATION/WATER ISSUES

Dave Baudek reminds everyone that water needs to be conserved all we can. During the recent fire well #2 (potable water) was lost which included the chlorinator. The Ranch is currently hand-feeding chlorination to the water at Cottonwood and hopes to have it inspected next week.

There was about 400 feet of corrugated tubing that runs down from Ditch Creek that was lost and will need to be replaced. The Cottonwood irrigation pump, electronics and boxes burned in the recent fire and need replaced. The Ranch may rent a gas pump, but the creek is almost out of water. An Owner suggested a water truck could be used to water the existing trees. Dave says this is already being done.

An Owner asked about a rumor that it will be three years before things will be rebuilt. Dave Baudek assured everyone there is absolutely no problem with the insurance. The Ranch has good insurance and is going to rebuild as fast as it can.

An Owner wanted to know what was destroyed in the fire? They had heard that one horse had died. Dave acknowledged that one horse did die, but due to a bad heart not the fire. The items destroyed were the bunkhouse, cook shack, one line shack, mobile home, well house, one water tank, paint shop, shed for wiring, upper well house, lot of fence line, electrical line, three vehicles, two store rooms, Cottonwood Lodge and pool, Owners' tack room.

An Owner inquired as to where the fire started. Dave reported that the fire started south of the Klamath River.

An Owner requested an overview of the insurance. 2<sup>nd</sup> Vice President Rod Carson reports that everything was fully covered. Upgrades will be out-of-pocket.

Wes Husted reported that he has been working with contractors and their availability. He has two to consider and a third possibility. Waiting for insurance adjusters to come back with valuations. Barrie Swanberg reported that Owner input has been requested with very little response.

Dave Baudek would like to do something for the Owners who lost personal items in the fire.

Owner asked is the Ranch insurance covers Owners' personal property and Dave said it does not.

Dave reports that the buildings and Ranch contents were covered. The \$20,000 in pumps and tools will be covered. Anything underneath the ground is not covered.

An Owner suggested a fundraiser, potluck, raffle to raise money for Owners who lost personal items in fire.



An Owner suggested that the Ranch bring in portable buildings at Cottonwood to encourage people to come and use Cottonwood. Dave says that's been talked about.

An Owner suggested having Owners who are retired contractors as an advisory committee.

Owner asked how the Ranch was covered for code changes when rebuild takes place. Dave reports that the Ranch does have insurance that helps bring everything to code. Dave reported that the Assessor's Office is working with the Ranch on keeping the property taxes down.

Owner asked if someone is trying to work with FEMA for them to contribute. Dave says someone is working with FEMA. Dave reported that he and the Director of Environmental Safety were able to get hazmat help and debris removal help. Had to prove R-Ranch was a POA and not a commercial business.

Owner asked if the bunkhouse could be rebuilt closer to the stables. Discussion was held.

Owner thanked Dave Baudek for keeping the Owners informed during the fire. Suggests hiring a managing contractor to put everything together.

Owner asked if there is a priority of what will get rebuilt first. Dave reported that the Ranch is hoping to get a large enough company to do all at the same time. If not, probably Cottonwood Lodge and pool will be rebuilt first.

Dave reported that after debris removal the State of California will pick up the rest of the tab to remove all of the burnt vehicles.

Owner expressed concern of mudslides if there is a lot of rain. Discussion was held. Dave reported that there is some tree removal going on. Still need to check stable trails for safety.

An Owner asked if the Ranch feeds the horses that are boarded for free. Dave said No. Boarders are charged \$50 plus hay per month. Does the Ranch feed the horses grain? Dave said no.

14. BROWN BOOK CHANGES  
Barrie Swanberg went over the Brown Book change.

### **Section Nine (Stables) F – Pasturing, Item 10: Change Rule:**

The third sentence in Item 10 which reads: "A wrangler will assist with vaccines at the Owners' request and the horse's Owner will be required to sign a release prior to the horse being vaccinated."

This sentence will be deleted. Wrangles will not assist in Owner horse vaccinations in the future due to liability concerns.

Rod Carson made a motion to approve the one Brown Book change. Said motion was seconded by 3<sup>rd</sup> Vice President Wes Husted. Motion carried unanimously.

15. **THANK AND AUTHORIZE RICK WEVER AS A TRUSTEE**  
Barrie Swanberg made a motion to authorize Rick Wever as Trustee. Said motion was seconded by Rod Carson. Motion carried unanimously.

16. **SET NEXT QUARTERLY MEETING DATE**  
The next quarterly meeting will be held on Saturday, October 6, 2018 at the Klamath Lodge at 10am.

17. **EXPLAIN OWNERS' MEETING**  
Dave Baudek explained that this was a time that gives the Owners a chance to Ask questions and it follows this meeting.

The election will be at noon.

Owner wanted to know if headquarters could print off what goes on Face Book For Owners who don't have internet. Dave said they could.

Discussion was held about trailers and registration. Dave Baudek answered the following concerns:

Are they required to be registered? Yes. Why are those that aren't still here? This is being worked on. There are several that have been removed. Can a trailer be non-op? No. Although difficult to enforce the Ranch is working on this.

18. **TEMPORARILY ADJOURN UNTIL 1:00**  
Dave Carpenter moves to adjourn the meeting until noon.

19. **RESUME QUARTERLY MEETING**  
Dave Carpenter calls the meeting to order at 11:00.

20. **RING THE BELL AND MOMENT OF SILENCE FOR DECEASED OWNERS**  
Rick Wever asks for a moment of silence. The bell was rung for each of the following deceased Owners: Frank Andrea, Michael Trost, Mary Williams, Roger Lawhorn, Joaquim Saloma, Henry Saenz, James T. Douglas, Eloise Barry.

21. ELECTION RESULTS

Lisa with Ballot Box announced the election results. There were 309 valid ballots. There were seven candidates and four seats available.

The election results were as follows:

Pat Chase (236)

Rodney Carson (209)

Peggy Crosby (215)

Keith Coffman (170)

22. ANNOUNCE NEW OFFICERS

The new officers will be formally announced when the President can be here at the next meeting.

23. PUBLIC COMMENTS

Linda Hood, #730:

Q: Can we have campfires?

A: If the state bans campfires, so do we.

Q: Do we have a camp manager for Klamath yet?

A: Yes. Marvin is the manager.

Laurel Truan, #145: Commented that Ellen's trailer burned and All RV went out of their way to help her.

Barton Imel, #461: Reminder that everyone is going to wear down and it's going to take time.

Laura Harmon, #1730: Owners need to clean up around their space. Some Owners are and some are definitely not. Owners need to pitch in and clean up.

Ron Mellon, #1371: Employee trailers are not taken care of. Need to get employees to clean up their areas and make a good example.

Laura Harman, #1730: There are wild horses up Copco Road that are pooping in the parking lot. Something needs to be done about it.

Dave reported that Animal Control has been contacted and they told the Ranch that they are working on it. We're trying to get them removed. It is open range here.

Dawn Bowen-Barnes, #2111: There are employee trailers taking up spaces that they shouldn't and they are not following the rules.

Dave will be looking into this.

Chad Layne, #1290: Suggested increasing employee wages to pay what they're worth to keep them.



An Owner added they're getting a lot of free benefits.

Mikela Ryan, #2114: Owners tack room burned. She is selling raffle tickets to help raise money to replace lost tack and has tickets with her.

24. **ADJOURN MEETING TO EXECUTIVE SESSION**

Barrie Swanberg makes a motion to adjourn the meeting to Executive Session at 12:20 p.m. Said motion is seconded by Wes Husted. Motion carried unanimously.

*Minutes taken by Georgia Toms*

Bunkhouse



***“Out of the ashes, we shall rise”***

While the pictures are hard to look at and the pain of loss memories is difficult to endure, the Bunkhouse shall like the saying rise again from the ashes. The new memories made will be just as savored as the ones from the last 40+ years by old and new owners. We look forward to making those new memories with you.

Your R-Ranch Staff

**R-RANCH PROPERTY OWNERS' ASSOCIATION  
REPORT OF INSPECTORS OF ELECTION  
ELECTION OF DIRECTORS**

I, Lisa Schwartz, the duly appointed Inspector of Election at the Rescheduled Annual Meeting of the R-Ranch Property Owners' Association, a California, nonprofit, Mutual-Benefit Corporation, held on July 28, 2018, do hereby report as follows:

- The number of members/owners in good standing and entitled to vote on matters reported below at the Annual Meeting was 973.
- I determined that a quorum of 25% (244) of the total voting power was reached.
- I reviewed the registration and all ballots received.
- I determined the authenticity, validity and effect of each of the ballots.
- I determined all challenges and questions in anyway arising in connection with the right to vote.
- I received a total of 309 valid, signed ballot return envelopes, containing 309 ballots.
- An additional 18 ballot envelopes were received unsigned. The unsigned envelopes were not opened nor counted towards quorum.
- No proxies were validated.
- The four (4) candidates with the highest number of votes will be elected for a term of two (2) years. The votes were as follows:

<u>CANDIDATES</u>	<u>VOTES</u>	<u>DIRECTORS ELECTED</u>	<u>TERM</u>
Josh Baker	114	Rodney W. Carson	2020
Dawn Bowen-Barnes	127	Pat Chase	2020
Rodney W. Carson	209	Peggy (Margaret) Crosby	2020
Pat Chase	236	Heath Kauffman	2020
Peggy (Margaret) Crosby	215		
Heath Kauffman	170		
Chad Layne	64		

<u>WRITE-IN CANDIDATES</u>	<u>VOTES</u>
Wes Husted	1
Cedric McLean	1
Olan McFarland	1
Roger Patterson	1
Miss No Click	1
Dan Allen	1

I hereby certify and declare that I have conducted the election/vote with fairness to all Members; I have performed my duties impartially, in good faith, to the best of my abilities and as expeditiously as possible, and that the count of ballots and the information contained in this report and certificate is accurate in all respects to the best of my knowledge.



Lisa Schwartz, CMCA, CM  
Inspector of Election

# **R-Ranch Property Owner's Association**

## **2018 Election Results**

Owners will remember the 2018 Election for years to come. Our election was scheduled for July 7<sup>th</sup> but before that possible the ranch was hit with a devastating wild fire. Our Cottonwood Lodge and Bunkhouse were burned to the ground, horse pastures were badly burned along with fences and several vehicles. Thankfully no owners or guests were injured, but one Hornbrook resident did perish in the fire.

The Annual Meeting and Election was rescheduled for July 28<sup>th</sup> and was well attended by owners this year. The final election results from the Ballot Box are posted on the adjacent page and the Board of Directors elected the following officers.

President	Pat Chase
Vice President	Dave carpenter
Secretary	Peggy Crosby
Treasurer	Barrie Swanberg
2 <sup>nd</sup> Vice President	Rodney Carson
3 <sup>rd</sup> Vice President	Wes Husted
4 <sup>th</sup> Vice President	Heath Kauffman

## **Basic Voting Information**

To be eligible to vote in R-Ranch Elections, each owner must be current on their assessments and fines prior to the Date of Record. This date is set each year by the Board of Directors. In the last several years that date has been June 15<sup>th</sup>. When the R-Ranch Board approved a "two-payment plan" many years ago, you could pay your yearly assessments in two payments. The first payment is due on January 15<sup>th</sup> each year and the second payment had to be made by June 15<sup>th</sup> to be considered current.

In late May each year, the R-Ranch Accounting Office issues a list of owners who are current or that can become current by the Date of Record for the Ballot Box to use for distributing ballots. Accounting also sends a list of owners that did not pay their assessments by June 15<sup>th</sup> which invalidates any of those ballots. The Ballot Box sent out 1,307 ballots to owners in late May this year using the owner list supplied by the R-Ranch. They received 25 returned ballot envelopes due to incorrect addresses.

If you are not receiving statements, invoices, newsletters or ballots from the R-Ranch then there is a problem that must be corrected. Many of the address problems are caused by people moving and not reporting a change of address. Owners selling their share and not advising the R-Ranch of the new owner's information is another. R-Ranch Accounting is not infallible, there may be a typo in your address. If you have experienced any of the above problems, please call R-Ranch Headquarters at 530-475-3495 and make sure your contact address, phone and email address are correct. At election time each year, if you have not received a ballot by June 10<sup>th</sup>, you should immediately call the R-Ranch Headquarters, so another can be sent to you in time to vote. And remember, if you attend the Annual Meeting, you can vote on site that morning.

One last note about newsletters. If you are receiving your newsletter by mail and would prefer a color copy of it, please provide us with your email address. All online newsletters are in full color and it saves the ranch postage expense which can be used for more important projects.



## Gun Range

**Just before re-population**



**July 7th, Copco Road**



This was taken around 430 today. Copco rd driving towards the ranch shooting range.

**While the fire burned close to the Gun Range and we were evacuated like everyone else, we were back up and running as soon as we were allowed to safely come back.**

**Ray & Mary Jo**



## Cottonwood



We were on track for an exceptional summer season. Unfortunately the memories made at the lodge are all we have left. Like the phoenix from the fire, we will make new memories in the new and improved Cottonwood Lodge!

Carl, Tyler, Cory, and Seasonal Staff



## R-Ranch

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



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**Photo Credits: We searched social media to try and provide Owners with pictures of the fire.**

**Matthew Newman Photography**

**Yreka News**

**KOBI - TV**

**CHP - Mt. Shasta**

**Emily Bigelow**

**Cal OES**

**Dennis Ryan**

**Michelle Freeman**

**Bridget Hayes**

**Teresa Roe**

**Amanda Fredrickson**

**R-Ranch Staff**



Ron & Betty Miller  
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