



R-Ranch Roundup 2019 1st Quarter



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PRESIDENT'S REPORT



First, a big thank you to all the owners for their patience during the rebuild. Hopefully, everyone has been checking the website for the monthly updates. The board, the GM, and the staff have been working continuously on various aspects of the rebuild—clean up, burn piles, paperwork, pasture fencing, pool contractors, and more. It's a slow, tedious process for all of us. In a project of this magnitude there are occasional lulls in progress. Before accepting any final payment from the insurance company, the ranch is reviewing the policy to ensure that the ranch is paid properly and completely. Since the policy is 200+ pages full of figures, restrictions, and insurance jargon, it is a time-consuming procedure. So far, the insurance company has initially paid the ranch 2.3 million to start the rebuild. There will be more money forthcoming. However, exactly how much will be based on the clarification of whether the ranch had "blanket" coverage or "replacement" coverage on the destroyed buildings. The difference in those two words means a substantial difference in the final insurance payout. Therefore, the ranch is still negotiating with the insurance company, plus the ranch attorney is re-checking the policy.

Meanwhile, Adroit Construction has provided two sets of preliminary concept plans for the buildings, a Volkswagen version and a Cadillac version. The final negotiation with the insurance company will determine which version is selected. Either version must conform to current code requirements. Either version will be a definite step up from the old buildings. No decision on a particular design will be made until insurance monies are settled. Two tentative ideas were displayed at the last quarterly meeting and are also available on the website.

As for the pool, board members and the GM have been searching the west coast for commercial pool contractors for months. So far, only one company has submitted a bid in the amount of \$350,000 to redo the pool. According to the CC&R's, a minimum of two bids is required for construction. Companies are either too busy to take on the project or simply not interested in traveling to the area because of the distance. Owners, who have commercial pool contacts, feel free to call the GM with information.

Because there will be no snack bar available this summer, the GM is looking into food trucks filling the void. Plus, he will reach out to clubs as well. Anyone with food industry contacts or other culinary ideas, contact the GM. He could use some help.

Several owners have questioned why assessments were not reduced since the ranch saved money from lower utility costs and less payroll due to a reduction in staff after the fire. Those minimal savings will be readily absorbed by a variety of new expenses in 2019. For example, the increase in the minimum wage will bump payroll by \$50,000. The ranch's insurance premium will jump from \$50,000 to \$80,000. There may be possible insurance shortfalls, especially for the required code upgrades in the new buildings. Therefore, the board believed it was more prudent to maintain the current assessment until the final insurance settlement is determined.

Despite some recent glitches in the rebuild, progress continues. Check out the new activity calendar. The R-Ranch is open for business, so start planning your summer. Think about the river, the horses, the starry nights, the socializing, and most importantly, the fun.

Remember, we are R-Ranch strong and together we have started to rebuild.

Pat Chase
R-Ranch Board President



R– Ranch Board of Directors

President: Pat Chase

Secretary: Peggy Crosby

Treasurer: Barry Crosby

1st VP: Dave Carpenter

2nd VP: Rodney Carson

NEXT BOD MEETING:

3rd VP: Wes Husted

4th VP: Heath Kauffman

**APRIL 27, 2019 AT 10 AM AT KLAMATH
LODGE**

GM REPORT



We are finally having a regular winter for the first time in years. One day it snowed for 8+ hours and when the sun set, it rained for another four hours. We have water everywhere; too bad we can't keep it for July and August.

Staff has been doing a great job in the rain, snow and cold weather of keeping pond runoff and culverts clear and flowing. A couple of culverts at Cottonwood are going to need work this spring, maintenance can't keep them open and there is standing water in lower Cottonwood.

I would like to thank our small winter staff for keeping up morale, pulling together to do work where it needs to be done and forging ahead during this crazy wet winter.

We are sprucing up at the stables. The road in front of the barn is getting leveled out and proper drainage put back in. We will be putting new rain gutters on and rubber coating the roof.

We have ordered a new metal roof to replace the existing roof at the lower Klamath bathrooms. This roof has been leaking for years and can't be patched any longer. We will also be replacing some damaged drywall inside that building.

The maintenance crew have been reverting the old Cottonwood Welcome Center trailer, by the tennis courts, back into an office for the 2019 season. The building has received new paint inside with plans for a new roof, new carpet and new linoleum as well.

We are getting bids in for the fence coming up to the Headquarters. The bids are for a wooden fence, a vinyl fence and stock fencing. We will just have to see what is in the budget.

On the rebuild; we are working with Welburn Electrical to install a permanent commercial transformer at Cottonwood by the pool area, instead of a temporary transformer that would cost more in permitting dollars.

I'm still waiting for a second bid on the pool from Oregon. It is still our goal to have the pool working and usable by early summer 2019.

We have received permission from Siskiyou County to bring in a shower trailer/ port-a-potties on a very temporary basis, up near the pool area, to comply with standard health codes.

Look forward to seeing everyone for Easter activities in April and season opening in May!



Dave Baudek

R-Ranch General Manager



Stable Fun Days: sign ups go out 2 weeks before the ride. You can sign up in person or call in.

\$5.00 per rider, Owner Horses are always welcome.

Rides are 9am - 12pm

May 12 -Mother's Day ride to the overnight spot and than back to HQ for the Mother's Day Continental Breakfast

June 28 -Sack Lunch Ride. Please bring your lunch with you we will ride up to the overnight spot.

July 4 - Parade sign up by June 27, decorating starts @ 7:00am please wear red, white or blue.

July 19 - Scavenger Hunt a Wrangler will take out groups and find items along the trail.

Aug 16 - NEW EVENT Treasure Hunt!!



BARN & STABLES

Special Events

Easter: April 19 Egg decorating at Headquarters at Noon

April 20: Easter Celebration! Pony Rides at 10am, Lunch at 11am and Egg Hunting at Noon



Overnight Rides: Ride leaves at 4pm and returns the next day at 2pm. Please bring a lunch with you. The Ranch will provide dinner and breakfast. NO TRAIL RIDES BOTH DAYS

July 12th & 13th AND August 23rd & 24th

\$25.00 Owners Adults / \$45.00 Guest Adults

\$15.00 Owner Kids 9-12 years \$ 35.00 Guest Kids 9-12

Please RSVP 3 weeks before at Headquarters this is a nonrefundable ride.

R-Ranch Horse Owners:

In order to pasture your horse: Your pasture agreement with proof of insurance was due the first of January 2019, they were sent out to you in the mail in December. You must have the full 1/2 of your assessments paid. You cannot be more than 60 days past due. THE RANCH WILL BE ENFORCING THESE RULES. IF NOT MET YOUR HORSE NEEDS TO BE REMOVED FROM THE RANCH. To pasture a horse on the Ranch is a privilege. The horses are being supplemented with feed that the Ranch spent \$20,000±; it is a big budget item so please do your part in keeping the cost of operations down, by paying your pasture bill on time.

Horse Camp

\$25.00 Owners

\$45.00 Guests

Please bring a sack lunch with you each day. All ages over 9 years are welcome.

The horse camp is designed to teach you basic horse skills and knowledge on and off a horse.

It is a 3 day class. Each day you will have ½ day learning and ½ day hands on. You will be assigned the same horse for all 3 days.

Horse Camp 9am – 1pm

June 18-20

Aug 6-8

Sign-ups go out 2 weeks before each class. Sign up in the Stables or Headquarters

2019 Gymkhana Series

Must compete in 3 gymkhanas for year-end awards!!!



Series Dates: NO Trail Rides on These Dates.

May 26 th	sign up at 8am, starts at 9am
July 6 th	sign up at 8am, starts at 9am
August 3 rd	sign up at 8am, starts at 9am
August 31 st	sign up at 8am, starts at 9am

Regular Events:

Entry Fees:

Clover Barrels	\$5.00
Poles	\$5.00
Speed Barrels or Single Stake	\$5.00

Fun Event will be drawn at each gymkhana (owners only) \$5.00

Year End Awards will be given out at the August 31st gymkhana



We are excited to share news that the fences around the #2 pasture (west side of the road coming up to Headquarters) are all fixed with smooth wire taking the place of the white boards that burned and new T-posts and H-posts where the fence was attached to trees that were lost in the fire. We have moved the string into that pasture; separating the owner and string horses for the first time since the Klamathon Fire. Thank you to all the owners that had patience with the stables crew, this took some time to finish!

We are scheduled to have the same great activities for the 2019 as we had scheduled last summer and are looking forward to owners taking advantage of the Stable Fun Days, Overnight Rides, Gymkhana's and trail rides.

While we only have the two fields cleaned up and "horse safe", we remind owners if they see something that may snag a loose horse or an owner just out riding, bring it right away to the stables manager's attention! If the stables are closed, tell the Headquarters and they can convey the information to the stables. It takes all eyes to keep us all safe.

We look forward to our first event, the Easter Celebration in April and a little bit different Mother's Day ride in May. Check out the calendar and call if there are any questions.

Jay, Artie & Dani

Stables Activities 2019

- ❖ 4.19.2019 Egg decorating at Headquarters carport at 12-noon
- ❖ 4.20.2019 Easter Celebration 10am Pony rides and games, lunch at 11am and egg hunt starting at 12-noon all at Headquarters
- ❖ 5.12.2019 Mother's Day Ride to Rancheria, check in at 9am, ride leaves at 10am (no trail rides) (Stables fun day \$5 except for Mom)
- ❖ 5.12.2019 Mother's Day Continental Breakfast, coffee, pastries and dessert at Headquarters at 11am - following Mother's Day Ride
- ❖ 5.26.2019 Gymkhana #1, sign up 8am, starts 9am BBQ lunch (no trail rides)
- ❖ 6.7-6.9.2019 Family Fun Weekend ½ price guest passes and site fees, ½ priced trail and arena rides "Friday-Sunday"
- ❖ 6.18-6.20.2019 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 6.14.2019
- ❖ 6.28.2019 Sack Lunch Ride 9am-12pm BRING YOUR SACK LUNCH (no trail rides), RSVP by 6.21.2019
- ❖ 7.4.2018 Parade!! Horse Decorating Stables 7am - parade starts at 10am
- ❖ 7.6.2019 Gymkhana #2, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 7.12-13.2019 Overnight Ride Stables - check in by 3pm, ride leaves at 4pm (no trail rides 7.12 or 7.13), RSVP by 7.5.2019
- ❖ 7.19.2019 Stables Fun Day Scavenger Hunt (no trail rides), 9am to 12noon, check in at 8am
- ❖ 8.3.2019 Gymkhana #3, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 8.6-8.8.2019 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 8.2.2019
- ❖ 8.16.2019 Stables Fun Day (new event) TREASURE HUNT! 9am - 12pm (no trail rides), 9am to 12noon, check in at 8am
- ❖ 8.23-24.2019 Overnight Ride Stables - check in by 3pm, ride leaves at 4pm (no trail rides 7.12 or 7.13), RSVP by 7.5.2019
- ❖ 8.31.2019 Gymkhana #4, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 8.31.2019 2018 Gymkhana Awards following each section (string / owner)



**SADDLE
UP!**



Scheduled Events 2019

- 2.16.2019 Valentine's Crab Feed at 5pm at Klamath Lodge, RSVP by 2.8.2019
- 4.19.2019 Egg decorating at Headquarters carport at 12-noon
- 4.20.2019 Easter Celebration 10am Pony rides and games, lunch at 11am and egg hunt starting at 12-noon all at Headquarters
- 5.12.2019 Mother's Day Ride to Rancheria, check in at 9am, ride leaves at 10am (no trail rides) (Stables fun day \$5 except for Mom)
- 5.12.2019 Mother's Day **Continental Breakfast**, coffee, pastries and dessert at Headquarters at 11am - following Mother's Day Ride
- 5.25.2019 Opening Season Dinner catered by Leon's Custom Catering 6pm and Dance – *Diamonds & Denim* at 8pm at Klamath Lodge
- 5.26.2019 Gymkhana #1, sign up 8am, starts 9am BBQ lunch (no trail rides)
- 6.7-6.9.2019 Family Fun Weekend ½ price guest passes and site fees, ½ priced trail and arena rides *Friday-Sunday*
- 6.8.2019 Dance – *Kickin' It* at 8am at Klamath Lodge
- 6.9.2019 Klamath River Float 1pm – hot dog feed to follow
- 6.16.2019 Father's Day Dinner at Gun Range at 6pm – bring meat to cook, sides provided by Ranch
- 6.18-6.20.2019 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 6.14.2019
- 6.28.2019 Sack Lunch Ride 9am-12pm BRING YOUR SACK LUNCH (no trail rides), RSVP by 6.21.2019
- 7.4.2018 Parade!! Float Decorating Cottonwood Lodge 7am – parade starts at 10am
- 7.4.2018 Parade!! Horse Decorating Stables 7am – parade starts at 10am
- 7.4.2018 4th of July Games Lower Cottonwood 1pm
- 7.5.2019 Klamath River Float 1pm – hot dog feed to follow
- 7.6.2019 Board of Directors Meeting 10am Klamath Lodge
- 7.6.2019 Owner's Meeting 11am Klamath Lodge
- 7.6.2019 Owner's Appreciation Dinner catered by Leon's Custom Catering at Headquarters 6pm
- 7.6.2019 Dance - *Pine Dogz* 8pm at Klamath Lodge
- 7.6.2019 Gymkhana #2, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- 7.12-13.2019 Overnight Ride Stables – check in by 3pm, ride leaves at 4pm (no trail rides 7.12 or 7.13), RSVP by 7.5.2019
- 7.13.2019 Klamath River Float 1pm – hot dog feed to follow
- 7.19.2019 Stables Fun Day Scavenger Hunt (no trail rides), 9am to 12noon, check in at 8am
- 8.3.2019 Gymkhana #3, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- 8.3.2019 Klamath River Float 1pm, hot dog feed to follow
- 8.6-8.8.2019 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 8.2.2019
- 8.16.2019 Stables Fun Day (**new event**) **TREASURE HUNT!** 9am – 12pm (no trail rides), 9am to 12noon, check in at 8am
- 8.17.2019 Klamath River Float 1pm – hot dog feed to follow
- 8.23.24-2019 Overnight Ride Stables – check in by 3pm, ride leaves at 4pm (no trail rides 8.23 or 8.24), RSVP by 8.16.2019
- 8.31.2019 Dance – *Kickin' It* 8pm at Klamath Lodge
- 8.31.2019 Gymkhana #4, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- 8.31.2019 2018 Gymkhana Awards following each section (string / owner)
- 8.31.2019 Closing Dinner catered by Leon's Custom Catering at Klamath Lodge at 6pm
- 10.12.2019 Oktoberfest Cocktails at 5pm, Dinner at 6pm and Dance – *Western Express* at 7pm at Klamath Lodge

This year at the R-Ranch, we will be working with the Cottonwood Club, the BARR Club and the Sportsman's Club to add more river floats, kid's days, Frisbee golf, obstacle courses, shoots and dinners at the gun range, etc. If owners have ideas, please contact or stop by Headquarters. We will be having a fishing derby for kids during the season (Memorial Day to Labor Day), please stop by Headquarters or an area office for full rules and information. Together we can make this "building season" great and before owners know it the new buildings will be ready for the 2020 Season!



SPORTSMEN'S CLUB

As we approach our **SUMMER** **SEASON** we are excited to see everyone out at the Gun Range starting off with the Father's Day Dinner on the 16th of June.

We will be posting *Events Planned* within the next month.

Anyone wanting to host an event this summer at the Gun Range is more than welcome please let us know so we can coordinate with you.

See you soon,

Cinde Pacheco

R-Ranch Sportsmen's Club

Klamath BARR Club

Spring is almost here! I hope everyone had a good winter. I'm excited for the good times at R-Ranch this year. Mark your calendar the **BARR club meeting is Sunday MAY 26th Memorial Weekend** at the Klamath Lodge. This year it will be pot luck and the **BARR Club** will provide Tri Tip. Bring something yummy to go with tri tip. Side dish, salad or a desert. We will be electing Officers and making plans for the year. Happy hour at 5:00pm, followed by the meeting, dinner and raffle. It is a Pot Luck and everyone is welcome.

Saturday, May 25th the Ranch will have having the opening season dinner catered by Leon's Custom Catering at 6pm and dancing to Diamonds & Denim at 8pm all at the Klamath Lodge. Hope to see many of you there

The 2018-2019 dues of \$20.00 are due and may be paid at the meeting. I will not be sending minutes out to members that are not current with dues.

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

Can't wait to see you all soon!!!

Tomi Jackson, BARR Club President

Cottonwood Club

Hey everyone!! Hope you all are doing well through this Winter! I am getting extremely excited to get back on the ranch to make more memories! The Cottonwood Club is looking forward to new activities this season for the kiddos and continuing to help the ranch as much as we possibly can! We can always use more volunteers and as the opening season gets closer we will be holding our first meeting! This is an election year for the Cottonwood Club - all board positions are open - so we would love to have as many members there as possible and will keep you posted on the date. See you all soon!

Erin Kauffman Cottonwood Club President

News from the Areas

Klamath Campground

We are just enjoying all the moisture that Mother Nature is providing. Looking forward to the start of the summer season. Please look for a list of the scheduled events for 2019!

Marvin

Cottonwood Campground

We are busy remodeling the old welcome center trailer by the tennis courts into the 2019 Welcome Center! It will be staffed by the start of the season. Otherwise, we have been busy keeping the water flowing and culverts unplugged.

Carl, Cory, John & Artie

Gun Range

We are on winter hours until April / May, please call Headquarters to schedule any shoots. There are a list of the Sportsmen's Club dinners on the website, be sure to check it out. We will also be hosting the Ranch's Father's Day BBQ - a new experience for all! Be sure to mark your calendars

R-Ranch Staff



HEADQUARTER NEWS

As with all the other employees on the Ranch, we are counting down the days until owners start to arrive for the 2019 Summer Season! While this year will be an unusual season without the three buildings we lost in the Klamathon Fire, everyone will have to pull up their boot straps and make it a year to remember!

Reminder invoices for the second half of the assessments will go out some time in the middle of April. Please make sure we have your correct address, phone number and an email is helpful too. We can't get information out to you if we are getting your mail back!!

Remember to check the website www.r-ranchca.com and our Facebook page R-Ranch Property Owners Association Hornbrook for updates, information or really great pictures. The Facebook page is for you to share your pictures too! Please remember there are owners of all ages on Facebook - think before you post.

Chevell, Abby & Mikela



R-RANCH POA BOARD OF DIRECTORS

2019 1ST QUARTERLY MEETING AND MINUTES

President - Pat Chase 1st Vice President – Dave Carpenter Secretary – Peggy Crosby Treasurer – Barrie Swanberg 2nd Vice President – Rod Carson 3rd Vice President – Wes Husted 4th Vice President – Heath Kauffman

February 2, 2019

Time: 10:00 AM

Headquarters TV Room

WELCOME AND INTRODUCTIONS

President Pat Chase called the meeting to order at 10:00 AM

Pat thanked the GM for being busy with phone and leg work with regards to the fire/insurance. Thanked the staff for working in adverse conditions. Thanked staff for the continued pictures posted to social media. It's been a tedious process. (She explained the process) Much thanks to all.

PLEDGE OF ALLEGIANCE

Dave Carpenter led the pledge.

ROLL CALL

Peggy Crosby took the roll.

All board members except Wes Husted, 3rd Vice President were present. General Manager, Dave Baudek, present as well.

REVIEW AND SET AGENDA

Agenda was reviewed by Pat Chase. Item 10 moved to between items 7 and 8 for easier flow.

REVIEW AND APPROVE OCTOBER 6, 2018 MEETING MINUTES

Corrections:

Item 8 – Rod not Ron in the last sentence.

Item 11 – “go” needs to be inserted

Item 12 – Rod not member

Motion to accept changes made by Barrie Swanberg and 2nd by Rod Carson. Motion was approved.

PRESIDENT'S REPORT

Pat Chase expressed her gratitude to the people attending the meeting, being interested, and wanting to be involved.

FINANCIAL REPORT

Treasurer, Barrie Swanberg gave the financial report as follows:

There is still more insurance money coming in. Not sure of the amount at this time.

The operational account with Banner Bank will be closing in March and changing to Chase Bank.

The sales / vending category have changed to Money Market so that we receive higher interest.

Insurance money was separated out to 30, 60, and 90-day CD's so that we receive higher interest.

The MFS Muni holds bonds and is safe. It has earned \$33,000 has 67,000 shares. This helps to make money.

Read the February 1, 2019 balance sheet.

OPPERATIONAL ACCOUNTS

Chase Bank - 7022	\$ 140,734.73
Operational – Banner Bank	\$ 151,243.96
TC 2386 – Trailer Storage	\$ 24,514.64
TC 2641 – Money Market	\$ 178,641.23
TOTAL OPERATIONAL ACCOUNTS	\$ 495,134.56

RESERVE ACCOUNTS

TOTAL RESERVE ACCOUNTS \$ 329,957.60

FIRE ACCOUNTS

TOTAL FIRE ACCOUNTS – Edward Jones \$ 2,240,296.98

TOTAL ASSETS \$ 3,065,389.14

LITIGATION UPDATE

Pat Chase gave an update on where we are in litigation. We were mandated to litigation regarding the 2012 recall election. January 23, 2019 it was finally settled. Mr. Art Bullock sent in 18 new demands. He stated the current litigator was biased. The mediator withdrew as the situation cannot be settled through mediation. We are going back to court. This is a good thing. We will get a final appeal court judgement. Judges have already listed damages against these people. The 2nd action is in Oregon because one person shifted their assets illegally. If this is not settled, we will again deal with 2015, 2016, 2017, and 2018 on the same issues. We need a final ruling. Hopefully this is the last round. The parties involved state they were illegally removed. They were voted out correctly. They state they were not properly served. One person loves to “legalese” everything which slows the process as it must be heard.

GM'S REPORT

Dave Baudek gave the following update:

We are looking into the insurance policy, all 203 pages. We are looking into the coverage being a blanket policy or replacement insurance. They are asking for more documents for the different items. It seems the insurance is dragging its feet making offers and giving just a little money. This is a very long process. Insurance doesn't pay for everything. We are looking into the new insurance policy with a \$50,000 to \$80,000 premium. Very grateful to be insured and by the same insurance company that we are fighting with over the current claim. Just a reminder that insurance doesn't pay for studies and permits or subcontractors. We want to stay even and yet still be conservative.

Mike #560 asked if our litigation is with an individual attorney and is it on a retainer. Do we pay the retainer as a fixed amount each month and only if insurance has paid? What about the statute of limitations?

Answer: Six appeals allowed, this is the last one

Mike #560 asked if the fire damage has a total of the loss of money.

Answer: not yet

Shelly #560 asked how much is the deductible?

Answer: \$5,000

Klamath Dam

KRC Dam Removal Corporation is handling this. They looked at a 1000-foot flood event.

The electrical outlets need to be raised so water would not cover them.

The kid center needs to be moved to a different area out of the flood plain.

Dave's house also is in the flood area. They can't lift his home or move it. It may need to be rebuilt elsewhere.

The Klamath trailer storage is up higher than the flood plain.

Dave will investigate the flood insurance coverage of the ranch and verify if it needs to be a separate policy. He will check on earthquake coverage as well. Sandy suggested noting that we are in flood plain A and the policy with FEMA can be \$2000.00 per year but she was able to find a policy through Lloyd's of London with a lower premium.

Cottonwood

Getting prices for new roof of the old/new Welcome Center. May be able to do a dry roof fix and make into office.

Wants to 'pretty up' Cottonwood, including level sites and get rid of some mud.

Stables

Get them cleaned up

Painted inside

Gutters

We may need to replace the roof or repaint it with rubberized roofing paint (getting a bid on this).

Working on the road with French drains and pea gravel

Klamath, Cottonwood and Stables are looking at things to do for fun. (games, poker runs, scavenger hunts, duck float down the river) We are hoping to incorporate more fun especially at the stables

Pastures

More than 40 acres

It's just beautiful!

New fence line up Ditch Creek Road and back to the stables. The fence was attached to the trees which are no longer there. There has been a lot of pole pounding!"

The owner pasture 'Rainy Day' had a lot of trees that fell.

The junipers burned through the roots. They are all burned off now. All the 'pokey sticks' have been taken care of.

The White Fence

We have a bid to replace it. Insurance is coving \$ 85,000 which is not a lot. The bid is on vinyl, but it does melt. This could be a good thing. A 'no climb' fence looks good too. Klamathon Fire Fund, through Tractor Supply, has donated \$500.00 towards fence posts.

Below the road pastures are next. The wood H-braces burned and had to be replaced. The stables are getting shined up. Should be complete in 2-3 months.

We are looking forward to some parties. The crab feed – any volunteers? We will muddle through. It will be served at Klamath. All the other parties will be catered. Glenn Bowman, #1466, did our 4th of July for years and has recently passed away. We will be using the same catering company that did the Owner's Dinner last September. The prices given for the three dinners are as follows:

4 th of July	free to owners
Memorial Day	\$12/ plate
Labor Day	\$12 /plate

Logging permits were gotten. The mill only took certain ones. It's safer now with piles and clearings. The ponderosa pine didn't cost us to get them out, but we also did not make money. It basically covered only the cost of the permit.

Well House #2

We have a new pump and piping. This was not covered by the insurance, so it was our cost.

REBUILD UPDATES

Dave Baudek continued with additional information that was not covered under the GM's report. We still have the goal of having the pool up and running. This is extremely important! The fire ruined all the water lines. We need to decide to either fiberglass, replaster and replumbed. We are still having trouble finding the right person. They must be licensed in California; we do have a bid of \$350,000, which includes the decking. CC&R states there must be 2 bids, but this has been an issue with the pool as people are super busy since the fires and most don't do commercial pools. One of the owners is looking into Haywood so we can get all new pumps and heaters and possible do some of the work ourselves. We need to pay permit fees to Siskiyou County. We can bring in portable shower and outhouses but only temporarily. Food venders will be brought in also. We are looking into if they can be from Oregon. Food handler cards and business licenses to operate in Siskiyou County might be an issue. May contact Becky Bowmen to see if there would be an interest in the food wagon. Insurance for the pool is hard to get. We need a 6-foot fence for the pool. The State of California mandates that commercial pools are tested hourly automatically and by hand daily. This must be up to code.

The feasibility study has been done.

Bunk house was insured for \$1.3 million but insurance says is only worth \$954,000. It must be a 1972 like build.

Adroit bid being put in now says it will be over \$1.3 million. 'It's like round 1 in a boxing match.' Insurance policy says we get 125% if it costs more to rebuild with upgrades. Insurance wants square footage for square footage and an 'h' shape.

Cook shack

Almost attached to the bunkhouse with a breezeway.

Lodge

Insured for \$1.25 million, we are getting \$1.57 million. The kitchen being a short order and able to cook for a 400-person buffet, a grill and hood and fridge and freezer. We are looking at replacing items somewhere between a 'Cadillac and a Chevy'.

Sprinkler systems need to have dedicated water next to the building. Hoping to use the pool as one of those. They must be able to run 10 minutes per sprinkler head for residential and 20 minutes for commercial.

There is still another insurance policy for loss of business. This is where the forensic auditor comes in.

\$15,000 made from the kitchen by the pool

It will pay for extra hay

Kitchen was a total loss

Gun range has a 50% loss of revenue that will be covered

Cost of ice, stable loss, cost to move horses and the wranglers having to go to Oregon will all be covered.

Once the building begins, we are looking at about 9 months. If the contractors can not complete in the contracted amount of time, they then are fined which results in our cost being reduced.

Heath Kauffman indicated that the start and finish dates are in the contracts with a 1 to 2-week leniency built in.

Building can not start until all the permits are done. Hopefully all will be done by the end of 2020, spring would be nice.

R-Ranch shares are being sold. We need to keep up morale. We still have a lot to offer. We will be 'new and fresh'.

We all will need to adjust in our usage and comfort zones until this is all rebuilt.

As an owner your assessments go a little into everything not allocated to just 1 item.

Minimum wage went up to \$12.00/hour. We will be using personal preference a little more this year; worker's comp insurance went down a little this year.

All 40 picnic tables made it through the fire!

Pat Chase commented that it is nice to have Heath, Rod and Wes on the BOD and in the trades. It has been very helpful! We are very fortunate! Each board member has taken a post as a "liaison" for certain aspects of this project.

Peggy suggested we video all existing buildings and the rebuilt buildings, outside and content, for the insurance and future use.

ACTION COMMITTEE

Heath indicated we are waiting on insurance. We want to be sure we can afford what we agree to have done. Placement, size, upgrades, etc. or it will cost us more money. We are still waiting on bids. Adroit is acting as our general contractor and we get to see who they'll use for sub-contractors. We don't want too low of cost because that results in low quality. It is better to wait, get all our 'ducks in a row'. We are using their electrician, Welburn Electric, to get power to the pool area. Looking into a permanent transformer to move forward on this. Water for Cottonwood irrigation will help to get it green again.

BROWN BOOK CHANGES

Barrie Swanberg presented the change.

Item 20 currently reads:

Campsites must be kept neat and orderly as determined by the campground staff. Campground manager or staff will give a 3-day notice to clean up messy campsites. Failure to comply will warrant a \$25.00 per day fine. Outside storage buildings, permanent/ temporary are not allowed.

Proposed change would read:

Campsites must be kept neat and orderly as determined by the campground staff. Campground manager or staff will give a 3-day notice to clean up messy campsites. Failure to comply will warrant a \$25.00 per day fine. Outside storage buildings, permanent/ temporary are not allowed.

One portable, collapsible containment pen is defined as approximately 25 square feet and approximately 36 inches high. Anything different must be approved by the General Manager.

Discussion: Many people have small dogs in pens; we would like to add the additional wording to regulate this. Dogs need to be contained. Under trailers is not in storage. The

trailers should be ready to roll. There has been permission requested and given but each circumstance needs to be applied. The size is guidelines for medium dogs.

Motion to accept this change made by Dave Carpenter.

2nd by Peggy Crosby. Motion passed.

SET NEXT QUARTERLY MEETING DATE

Peggy Crosby set the date for April 27, 2019. It will be at Klamath at 10:00 AM

PUBLIC COMMENTS

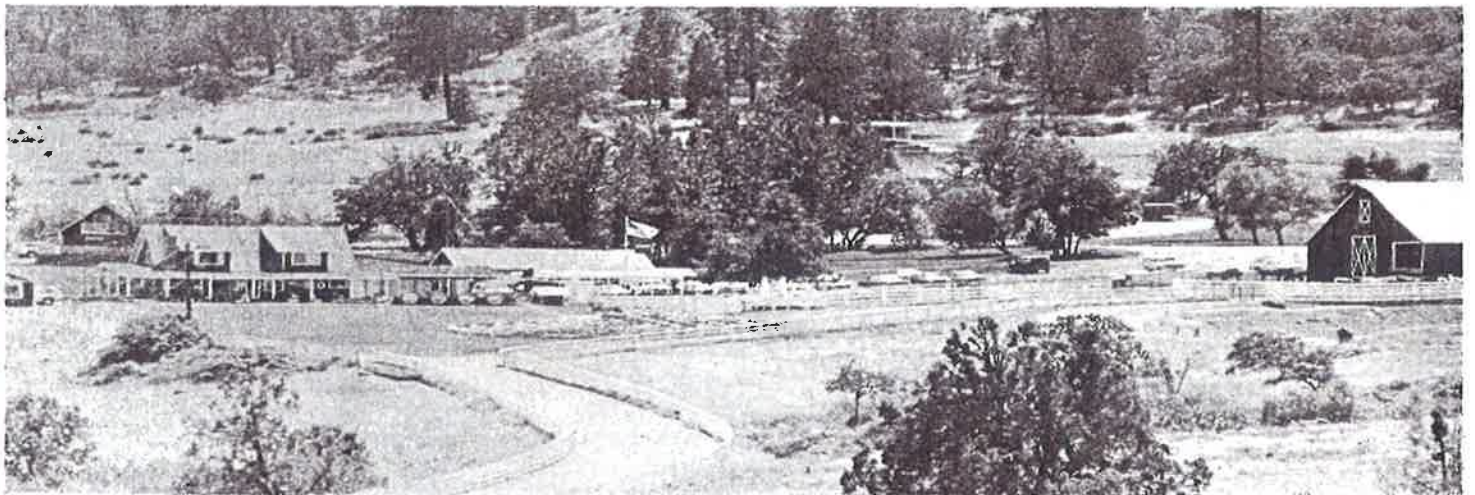
Pat Chase commented on the proposed/concept plans for the Bunkhouse and Cottonwood Lodge posted. She encouraged people to look at them. There were no other comments.

ADJOURN MEETING

The motion was made by Barrie Swanberg. It was 2nd by Rod Carson. The meeting adjourned at 11:30 AM

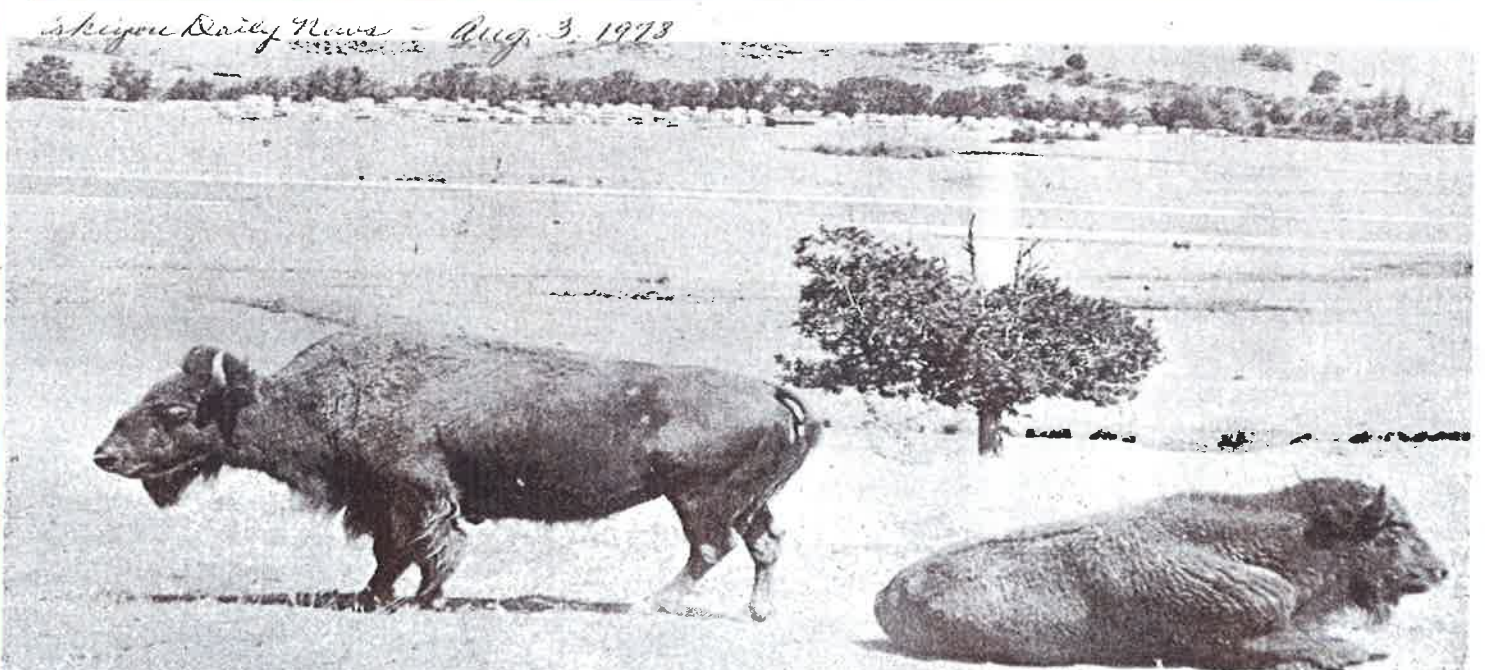
Respectively Submitted,

Deedee Davis



R-RANCH AS SEEN FROM its private aircraft landing strip. The ranch house is on the left with hay barn and stables on the right.

Old news clipping found cleaning out the soon-to-be CW Welcome Center, August 1978



More old pictures found while
cleaning the soon-to-be CW
Welcome Center



R-Ranch Board of Directors Election Information for 2019

The R-Ranch Board of Director elections will be held on July 6, 2019 at Klamath Lodge. Candidate Registration forms are available at Cottonwood and Klamath Campground offices and Headquarters plus the form is posted on the R-Ranch website. The Ballot Box will be conducting the election again this year.

Important Dates:

- May 17, 2019: Candidates must be registered with the Ballot Box by 5:00pm this date. You can mail your forms, fax them or scan and email them directly to the Ballot Box. Candidate Registration forms cannot be turned in at Headquarters.
- May 17, 2019: Anyone running for the Board of Directors must have all assessments, special assessments and fines paid by this date to be eligible to run for the Board of Directors as stated in the R-Ranch Bylaws (RED BOOK).
- July 6, 2019: The annual meeting will be convened on Saturday at 10:00am at the Klamath Lodge. Any ballots not mailed can be turned in between 10:00am and 12:00pm at Klamath Lodge in person.

If you do not have any past candidate profile sheets and want some examples, please contact Headquarters and they will mail or email a few copies.

Owners that are not interested in running for the R-Ranch Board or Directors but want to vote in the election must have all assessments, special assessments and fines paid in full by the Date of Record which is June 15, 2019. Anyone not in good standing by this date will not be eligible to vote.

Please direct questions to the staff at R-Ranch Headquarters or call them at 530-475-3495.

R-RANCH PROPERTY OWNERS' ASSOCIATION Candidate Registration Form

The R-Ranch Property Owners' Association will be holding its Annual Meeting in July to elect a Board of Directors. The Board of Directors is the collection of volunteers who make decisions for the community. The Ballot Box has again been hired to conduct this election. Three (3) Directors will be elected this year.

Are you interested in volunteering time to serve on the Board? Want to have a say in what goes on at the Ranch? Can you commit to attend meetings regularly? Can you make reasonable decisions for the betterment of the Association? If yes, you may complete this registration form and return. Please note that it is your responsibility as a candidate to review the Bylaws & CC&R's carefully to ensure that you meet the criteria and are committed to volunteering the time needed to serve on the Board. In order to be eligible to be a candidate, all assessments must be current as of May 17, 2019.

Candidates **MUST** be registered by no later than *Friday, May 17, 2019, by 5:00 pm*. This form may be returned by mail to the address noted below, or via fax 1-866-648-7869 or email at info@ballotboxservices.com. Each candidate may submit, along with this form, a statement of no more than one (1) side of an 8 1/2" X 11" sheet of paper. The statement may include your photograph. The statement will be copied and mailed with the ballots mailed to the membership exactly as submitted. Regardless of whether or not a statement is submitted, this completed application will not be mailed with the ballots. You will receive a confirmation notice of receipt of registration and another when your candidate eligibility has been verified. *It is your responsibility as a candidate to ensure that your candidate registration form is received by The Ballot Box by the deadline date. If you do not receive a confirmation, we did not receive your registration.*

I ACKNOWLEDGE THAT I HAVE REVIEWED THE ASSOCIATION'S CANDIDATE ELIGIBILITY CRITERIA AND THAT TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA. I HAVE ALSO REVIEWED THE OBLIGATIONS AND REQUIREMENTS OF BOARD MEMBERS AND AM PREPARED TO FULFILL THOSE OBLIGATIONS TO THE EXTENT OF MY ABILITIES IF I AM ELECTED.

First Name: _____ Last Name: _____

R-Ranch Share Number: _____

Are you currently a member of the Board of Directors? ☐ Yes ☐ No

I have included a one (1) page statement to be mailed with the ballots. ☐ Yes ☐ No

Signature: _____ Date: _____

THE FOLLOWING INFORMATION WILL NOT BE PRINTED ON ELECTION MATERIALS (AS THIS FORM WILL NOT BE MAILED) AND IS FOR OUR USE TO CONTACT YOU IF WE HAVE QUESTIONS REGARDING THE INFORMATION SUBMITTED ONLY. YOUR INFORMATION IS NEVER SOLD OR USED FOR ANY OTHER PURPOSE.

Phone: _____

Email: _____



3315 E. Russell Rd #A4156
Las Vegas, NV 89120
Phone (888) 558-2887 Fax (866) 648-7869
info@ballotboxservices.com

PROPOSED



10,470 SF

R-Ranch Reconstruction
Humboldt, California
10/20/2018
© 2018 ORW Architecture, Inc.



PROPOSED



R-Ranch Reconstruction
Humboldt, California
10/20/2018
© 2018 ORW Architecture, Inc.



2019 R-Ranch Budget

Income

Assessment Revenue	\$ 1,064,800.00
Late Fees	\$ 16,000.00
Prepaid Assessments	\$ 20,000.00
Kitchen Revenue	\$ -
Notary Services	\$ 1,000.00
R-Store	\$ 2,000.00
Misc. Income (Fed Tax Return)	\$ 16,000.00
Gun Range	\$ 4,500.00
Lease Revenue	\$ 40,000.00
Special Event Revenue	\$ 4,000.00
A*Frame Revenue	\$ 8,000.00
Utilities Fees	\$ 16,500.00
Campground Fees	\$ 6,900.00
Bunkhouse Fees	\$ 200.00
Guest Passes	\$ 8,000.00
Honey Wagon	\$ 10,000.00
Ice	\$ 7,000.00
Trailer Storage	\$ 25,000.00
Rent Revenue	\$ 4,200.00
Candy	\$ 700.00
Washers & Dryers	\$ 5,000.00
Drinks	\$ 4,500.00
Coffee	\$ -
Interest	\$ 1,000.00
Stables Revenue	\$ 25,500.00
TOTAL INCOME	\$ 1,290,800.00

Expenses

Kitchen Purchases	\$ -
Prepaid Assessments	\$ 20,000.00
Trailer Storage	\$ 25,000.00
Ice Expense	\$ 2,000.00
R-Store Expense	\$ 2,000.00
Candy	\$ 1,200.00
Washers & Dryers	\$ 500.00
Soda	\$ 3,500.00
Coffee & Hot Chocolate	\$ 1,000.00
Payroll	\$ 523,500.00
Contract Labor	\$ 40,000.00
Human Resources	\$ 3,600.00
BOD	\$ 2,000.00
Staff (shirts, CPR, First Aid)	\$ 1,600.00
Entertainment	\$ 13,700.00
Insurance	\$ 100,400.00
Legal & Professional Fees	\$ 55,000.00
Collections	\$ 8,000.00
Recording Fees	\$ 2,000.00
Copier Lease	\$ 8,000.00
Chevy Equinox	\$ 5,500.00
Headquarters Office	\$ 44,600.00
Repairs & Services	\$ 33,250.00
Honey Wagon Repairs	\$ 500.00
Laundry	\$ 180.00
Klamath Supplies	\$ 4,000.00
Cottonwood Supplies	\$ 3,000.00
Bunkhouse Supplies	\$ -
Ranch Supplies	\$ 9,500.00
Fuel - Diesel - Oil	\$ 33,000.00
A-Frame Expense	\$ 1,000.00
Utilities	\$ 165,500.00
Taxes	\$ 37,600.00
CW Welcome Center	\$ 10,000.00
Potty Truck & Rav 4 pmts	\$ 24,600.00
Stables roof	\$ 24,870.00
HQ fence	\$ 10,000.00
Money to Reserve	\$ 5,000.00
Stables	\$ 55,100.00
Gun Range	\$ 7,600.00
Water Projects	\$ 3,000.00
	\$ 1,290,800.00

R-Ranch

P.O. Box 71
Hornbrook, CA 96044

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

FIRST CLASS
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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 register yourself and your guests! ID cards and guest passes 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.

PHOTO CREDITS:
Dennis Ryan
R-Ranch Staff



Ron & Betty Miller
www.ccpizza.biz

14734 Hornbrook Rd.
Hornbrook CA 96044

530.598.5938
visit us on facebook!



***Next to the First & Last Chance Salmon!**

