



**\*R-Ranch Strong\***

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

**R-Ranch**  
**4th Quarter 2018**  
**Newsletter**



## President's Report

### PRESIDENT'S REPORT OCTOBER 2018

Despite the Klamathon Fire, many owners used the facilities at both campgrounds. They camped, fished, floated the river, hunted, and socialized. The Klamath Lodge was busy with the well-attended Owners' Dinner in September and Octoberfest plus the Owners' Meeting in October. Lots of questions asked and answered at the October quarterly meeting and lots of enthusiasm displayed about the status of the rebuild. Currently, the rebuild is still in the extensive paperwork, bidding, permit phase. Even so, bids are beginning to materialize. The cleanup phase of major debris is finished. Now the required archaeological/geological tests are being conducted. Our goal is progress, steady progress and a return to normalcy for owners. To that end, trail rides have been resumed on an adjusted basis. There's nothing like seeing fall foliage from horseback. The hills look colorful even on a short road ride or from the arena. Call the Stables or Headquarters for more information.

Please monitor the R-Ranch website and Facebook pages for monthly updates. If you do not have internet access, call Headquarters for an update or check with another owner who does have internet access. The board wants owners to be in the know as quickly as solid information becomes available.

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)





## General Manager's Report

General Managers Report October 2018

We had a great board meeting and a fantastic October-Fest. Thank you BARR Club for hosting the October-Fest! Everything is moving forward; insurance, rebuilding, permit, and well #2.

We have been working closely with our insurance company. Contents of the buildings has been completed and turned into the insurance company. Loss of tools has been completed and turned into them as well. We have been working closely with the insurance company and the contractor on the loss of the buildings and this will be an ongoing process. The loss of business revenue is also an ongoing process. We do have coverage for 12 months following the fire, but there are many facets to this coverage. An example is the loss of revenue for the snack bar, but they take into account that while we lost revenue, we also do not have the expense of employees and product.

As far as the rebuilding, the debris removal company had not even left the site when we already had a Siskiyou County clean soil permit and the geological survey for permitting was taking place. This is done for ground stability for the new buildings – earthquake sustainability, soil types. The geological survey is already done and the report is back saying we have quality soil to rebuild upon. Next we are doing our due diligence and getting a second quote for a property survey for permits on the parcels we are rebuilding on.

As for well #2, which provides potable water for Headquarters and Cottonwood campground during the winter, we have re-poured the slab and rebuilt the well house. The power company has resupplied power. We still have to put in 300-350 feet of 2" PVC pipe from the well to the holding tank. Maintenance staff is moving forward!

Since we were pouring a concrete for well house #2, the maintenance crew also dug up the chronic problem dump station at Cottonwood. They found numerous septic caps from owners' trailers in the line. They re-plumbed from the dump station to the septic tank and re-poured concrete around the dump valve. It is all up and running now.

The lower Cottonwood and Klamath campgrounds are closed up for the winter. We are now in the process of winterizing both the campgrounds, the gun range, the line shacks, Headquarters and the stables; a large job, taking several days to complete.

The stables are open and on winter hours. The line shacks are open and we will weigh the usage and cold weather in how long we can keep them open for the winter.

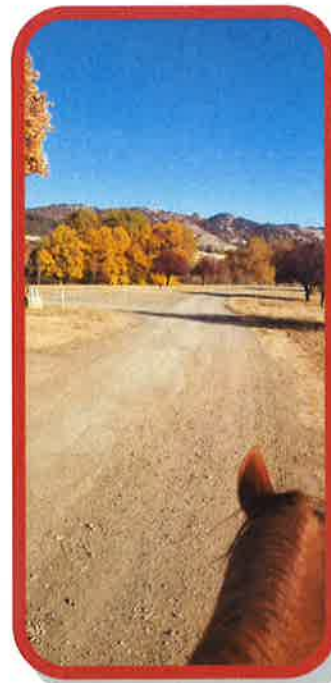
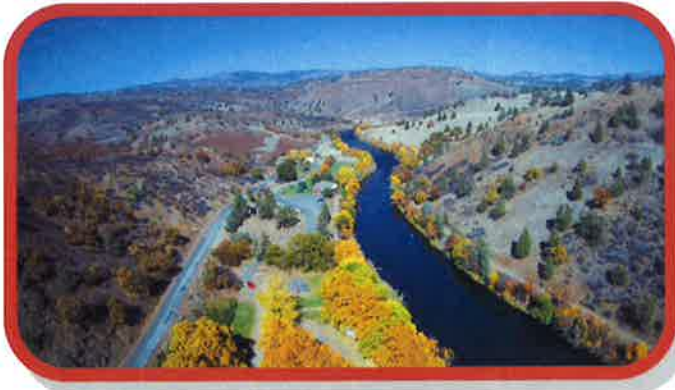
Lastly, I want all owners to know the Board of Directors, staff and myself are working hard and diligently towards the R-Ranch Strong rebuild.

Dave Baudek  
General Manager





Some great fall  
2018 pictures  
from our Own-  
ers. Thank you  
for your keen  
photographic eye.



**STABLES WINTER HOURS**

THE BARN IS CLOSED

MONDAY—TUESDAY— WEDNESDAY

530.475.3425



PLEASE CALL IN BEFORE 11AM THE DAY BEFORE YOU WOULD LIKE TO RIDE

11AM TRAIL RIDE OR 10-10:30AM ARENA RIDE

IF THE TRAILS ARE BAD DUE TO WEATHER, RIDES WILL BE TO THE BUNKHOUSE AREA AND BACK OR DOWN DITCH CREEK AND BACK

**HORSEBACK RIDING COST AND FEES**

TRAIL RIDE GUESTS: \$20.00 OWNERS: NO CHARGE

ARENA RIDES GUESTS: \$10.00 OWNERS: NO CHARGE

GUEST FEES: \$7.00



**WINTER NEWS**

A decorative banner with a brown background and a dark border. It is surrounded by autumn leaves and a pumpkin. The pumpkin is orange with a green stem and a small spiral design. The leaves are in shades of orange, red, and yellow.

THE LOWER CAMPGROUNDS AT  
BOTH COTTONWOOD AND  
KLAMATH WILL BE CLOSING ON  
MONDAY, OCTOBER 22, 2018 FOR  
THE WINTER SEASON

A photograph of a snowy landscape. The ground is covered in snow, and there are trees and a fence in the background. The scene is bright and wintry.

A small orange pumpkin with a green stem and a white tag with the number '9' is positioned to the left of a rectangular sign. The sign is surrounded by several autumn leaves in shades of orange and red.

## Headquarters

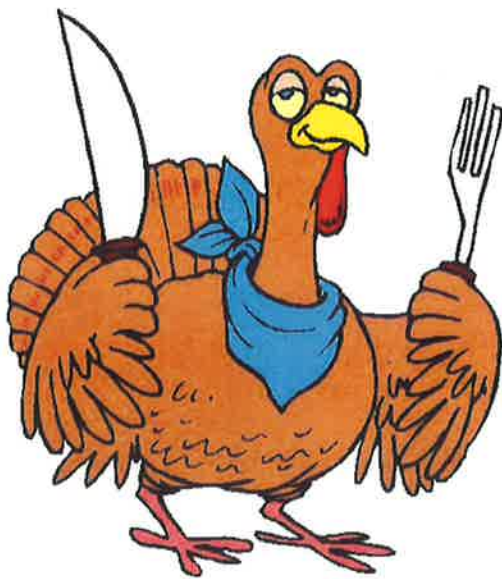
Would you like to receive the newsletter in color and help the Ranch save on postage? Call us at HQ and give us an email address and not only will it be in color, but right at your finger tips. You can always access newsletters on our website [www.r-ranchca.com](http://www.r-ranchca.com).

Assessment and vehicle storage bills will be coming out soon. Please remember to put your share number on all correspondence/checks. If assessments are delinquent, your access to the Ranch will be limited to BOD meetings only.

Please make sure that you have a current owner ID card. We know some of you have very old cards; we enjoy meeting all owners so come up to headquarters and let's get you a new ID card.

Please remember to register all guests. If you are Single On Title, you still have to register your guests.

Guest registration can be made at any office or by simply filling out the "yellow card" and dropping them off.



**Unfortunately due to the Klamathon Fire and the loss of the Cottonwood Lodge the R-Ranch will not be hosting a Thanksgiving Potluck this year.**



## THE A-FRAME

Dates are filling up fast for winter and 2019. Call Headquarters 530.475.3495 to reserve dates. A-Frame has three bedrooms and can sleep at least 6 people, it has Direct TV and a DVD player. Just bring clothes and food and enjoy a few days. Refundable deposit of \$100 holds your reservation, \$85/night or \$500/week.

## Cottonwood

If you have a question, concern, or problem or to pay for a potty pump; please come or call Headquarters 530.475.3495 and we can help you, until such time as a temporary office can be set up and staffed. As always, after hours please call Owner Services 530.598.6079



## Klamath

With the Cottonwood Lodge gone, Klamath is hosting events more than usual. The owner's appreciation dinner and dance Labor Day weekend was a great success. Octoberfest and dance was also a resounding success! Now on to winterization and looking forward to the weather change.

## Bunkhouse

Just a reminder, the line shacks are up and running. Please call Headquarters to reserve one. There is no spot to cook as of now.



## Gun Range

We are on winter hours, please call Headquarters 24 hours in advance for a shoot.



The header features a central orange rectangular box with the word "Stables" in black text. Above and around the box are several autumn leaves in shades of orange and red. To the left of the box is a small orange pumpkin with a green stem and a small white tag.

## Stables

**We have been busy re-building fences and checking out trails and almost achieved the target date of October 15th to resume rides at the stables, they actually started the following week. Horses have not really been ridden since the fun of the 4th of July parade through down-town Hornbrook. We hope to be back to at least arena rides soon. With the weather changing, trails would be closed as they get slippery and slick with the rains. Rides will be up Ditch Creek or to the bunkhouse area, as usual with the weather change. We can't wait to be back up and where we were on July 4, 2018!**





**Beverly Morgan sent in some pictures to share from late 1972 / early 1973. Bev was made an "honorary owner" at the July 4th, 2017 annual meeting. Thank you for sharing these great pictures. \*R-Ranch Strong\***



## **BARR Club**



## **BAY AREA** **R-RANCH CLUB**

The BARR Club would like to give a big thank you to everyone that made 2018 fun and successful.

Just to recap:

New Officers took over May 2018, we had 3 meetings including potluck dinners and gift raffles.

October Fest had a great turn out with a and for dancing after at Klamath Lodge.

We survived the Klamathon Fire and will be back next year.

We hope to see you all again at our next meeting which will be Memorial weekend Sunday 5/26/2019.

Have a great and safe winter.

**Tomi Jackson,**  
**President**

## **COTTONWOOD CLUB**

Hey everyone!! I hope you are doing amazing!! It's almost time to say goodbye to 2018 but I am extremely excited to see what 2019 brings us!! Due to the fire the Cottonwood Club didn't get to everything we wanted but we were able to have a successful mini carnival in the dining hall and used a portion of that money to purchase a play structure for upper cottonwood! If you haven't seen it yet you should check it out! It's really nice and the perfect size for the space! It's located in the fire pit area on upper cottonwood. (You can't miss it as it's super colorful) We have more we would like to do to that area and hopefully this next year gives us the opportunity. I hope you all have the best holiday season and I look forward to seeing you all soon!

Erin Kauffman, Cottonwood Club President

## **Sportsman Club**

As we say goodbye to 2018, we look forward to the new year ahead. On behalf the Sportsman Club, we want to thank Ray and Mary Jo Bombardier for being here through the 2018 season. It was a very emotional and tough time for all of us and we are so thankful the Gun Range made it through. We will be meeting after the first of the year to put together an events calendar for 2019. Have a wonderful holiday season.

**Roy Meyer**  
**Cinde Pacheco**



**R-RANCH POA BOARD OF DIRECTORS 4<sup>TH</sup> QUARTERLY MEETING AND MINUTES**

**1. WELCOME AND INTRODUCTIONS**

President Pat Chase 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 Peggy Crosby.

All board members and quorum were present.

Members present are:

Pat Chase -- President

Dave Carpenter -- 1<sup>st</sup> Vice President

Rod Carson -- 2<sup>nd</sup> Vice President

Wes Husted -- 3<sup>rd</sup> Vice President

Heath Kauffman -- 4<sup>th</sup> Vice President

Peggy Crosby -- Secretary

Barrie Swanberg -- Treasurer

**4. REVIEW AND SET AGENDA**

Agenda was reviewed by Pat Chase

**5. REVIEW AND APPROVE JULY 28, 2018 MEETING MINUTES**

Minutes were accepted.

**6. PRESIDENT'S REPORT**

President, Pat Chase, thanked everyone for their help during the recent fire disaster. Staff, owners, other clubs in both California and Oregon helped to evacuate 56 horses in less than an hour. People came with rigs and transported horses; some of the horses had never been in trailers before.

Cottonwood was without water; the camp was shut down and people were evacuated to the Klamath campground. Everyone pulled together. Be proud. So as not to impact others, owner volunteers, with trucks, helped to move rigs over to the Klamath, this was very helpful. Insurance wouldn't allow employees to use the ranch rigs to move trailers on the roads. It has been unbelievable the paperwork and permits. We have been brainstorming the contents of the bunkhouse and kitchen for

insurance. It won't be settled for a while yet.

Rebuilding will be up to code and even nicer than before. Be patient.

Monthly updates will be available on the ranch website. It seems to be the fastest way to get information out. Also be patient with the HQ office when needing information.

She also apologized for not being at the last meeting. It was her birthday and she had been evacuated due to the Carr fire in Redding. She did not have to evacuate her horses. She was able to stay at the Motel 6 with her dog. She was very grateful.

## 7. **ASSESSMENT REPORT**

No changes in the assessments, they will remain at \$880.00 for the 2019 year. There was discussion on allowing 5 guest passes per owner if 1<sup>st</sup> half of assessments are paid and then 10 guest passes if paid in full.

## 8. **FINANCIAL REPORT**

Treasurer, Barrie Swanberg gave the financial report as follows:

\$300,000 check was received from the insurance.

\$100,000 went to the general fund. This helped to purchase a new pull truck for Cottonwood.

\$200,000 went to the reserve account - a money market account until needed.

There is a CD that matured on October 1, 2018; Dave and Barrie will work on moving the money to another CD.

Operational	\$ 64,816.71
Trailer Storage	\$ 17,377.69
Sales / Vending	\$ 21,371.45
Edward Jones	\$ 117,808.09
CRC	\$ 109,387.87
Franklin Mutual Fund	\$ 89,669.96
Home Savings	\$ 89,977.64

Port Authority Bonds were sold for road repairs and septic system

Reserve Accounts are restricted

Fire account is separate

A question was raised regarding the electrical as the bunkhouse and the cook shack are not being used. Is there the possibility of it dropping and in turn dropping the assessments? The response by Dave was that we do not know what kind of saving, if any, there will be as there is irrigation and such that still needs to be done. Pat interjected that the CC&R's has restrictions and every little penny is being kept to cover the rebuild that may not be covered by insurance.

Owner # 0481 wanted to know why assessments have gone up three times in the last five years and yet with more money in the bank there seems to be less to do?

There was no response.

Changes were made to page 6 of the previous minutes. Ron Carson moved to accept them and Barrie Swanberg 2<sup>nd</sup>. Motioned carried.

## 9. **GM'S REPORT AND REBUILD UPDATES**

There has been a lot of back and forth from the board and yet no gas vouchers have been turned in. Dave expressed his gratitude to the board. Owners have been helping with their expertise. We are looking into salvage logging and if possible to make money on it. There are ongoing talks with Fruit Growers. We need an archeological permit; this will insure there are no Indian ruins. We need a replant permit. Well house #2 is moving forward. We have power. Wells #4 and #6 we cannot get to. We have water to the line shacks. They will be open only to owners. We have only 8 left. We will close and winterize with lower Cottonwood and Klamath closed as of October 23, 2018. Peggy has been helping with the insurance. The contents list has been a bear. It has been completed and sent in to insurance. There has been a lot of back and forth with the contents on the Bunkhouse, Cottonwood Lodge and Cook Shack as far as what are contents versus what is structure. \$250,000 is to replace the kitchen loss in content and loss of income. There is a forensic auditor looking for the insurance company. Loss of pasture has been put in as the horses cannot be fed. We are using hay. This loss of revenue is ongoing and not complete.

Bunkhouse	100% loss
Cottonwood Lodge	100% loss
Gun Range	50% loss
Stables	50% loss
Ice Revenue	trying to get \$4,000 loss

The contractor and adjuster meeting have helped with how to build a "like" building. The new building will be better and up to code.

The budgeting and assessment is difficult as it is only a perceived budget at this time. We have chosen a contractor, actually two. We are getting bids, a feasibility study; light sketches, trying to bet the price as so much is going up with the fires and tariffs, selected building materials. The construction company out of Ashland can bring men and equipment has a good reputation and in CA licensed. We had a guy in Redding looking into the pool prior to the Redding fire. We may just need resurfacing and all the piping needs to be replaced. We are struggling but at the same time moving forward. The final design and picture has not been decided. Owners will have a say. The board will put out the information as best we can. It will be out on the website. We will take suggestions, but remember it's not the buildings but the people. We are rebuilding for future generations, this fire can be a blessing.

#1371, Ron (action committee) stated he was impressed with the preliminary designs and the process of choosing a contractor with Adroit. He says phasing without committing is smart and we are in a good spot.

#2461, Jacqueline is impressed with what she has seen in the recovery.

#0277, Marty asked if we are entitled to any assistance programs. The answer was no, we are a business.

#0375, Ron indicated we should have a backup plan in case of a short fall.

Dave responded that we are looking into options to be proactive in this. This is all information but not set in concrete at this time. We do have an architect for design. Geological company is coming to five permits. He also reminded owners that it is costly.

#### 11. **LITIGATION REPORT**

Pat Chase reported on litigation against the ranch. 2012 Recall - We have won every action. The court system is assessing damages. Now these can be appealed and we will go to mediation in Concord. Both parties have been asked to see if an agreement can be made. We were just served with 2015-2018 on the same issues that are now under appeal. We need to finish 2012 first. This is with Bullock and Goguen. We are on the 4<sup>th</sup> of 6 appeals. We are beginning to after them financially and that includes recovery of the attorney fees. It is public knowledge that some are trying to file bankruptcy.

#### 12. **ACTION COMMITTEE**

Members were named as: Dave Baudek, Rod Carson, Barrie Swanberg, and Heath Kauffman. Adroit CEO, Tom Walker has been our contact. Using his feasibility plans, sketches and helping with the insurance has been good. We have another meeting this coming week. We are getting closer to what we need. It's a process we have to go through before we get a bid. Once we have the plans they belong to the ranch. Each building will be contracted separately. The insurance does cover upgrades to code, they require it. The fire suppression is very costly. We must have 20,000 gallons or more on hand at all times. Adroit is a large company and are capable of coming in full force with a 120 man crew.

#### 13. **BROWN BOOK CHANGES**

Barrie Swanberg talked about the Brown Book rules proposed changes. There is one rule change. Sec I item 1E. Change 30 days per month to 30 visits per calendar year for a guest (person not on the deed). This proposed rule change set off a volley of questions from owners and responses from the Board and General Manager,