

Dave.

#0008 Nikki - two people, married, pay the same as a single with partner. Both married persons can come and use the facility but a partner cannot come with an owner and use the facility. 2 people have one share. This is not fair to a single person with a steady partner that does not want to put partner on the deed.

#1493 Bob - Leave it as it is.

#0919 Wes - It seems it will punish single owners for some people's problems. I will leave if we keep this change.

#0375 Ron - Why we are changing the rule? 1. To have a discussion? 2. An old problem - people have complained and we need to look at it again.

A single person that is living with someone, then a break up and moving on to another single and basically living free. Let's look into potential solutions. Do we just reword it? We are looking to close out the 'mooch'.

#2114 Dennis - Can owner have some kind of registration or guest ID.? It sounds like an owner problem. Owner should be fined and penalized. We need to check the registration.

#0008 Nikki - the guest should be spoke to, the owner should be responsible for the guest and fined.

#1212 Cindy - register and enforcement - there is 2 issues

#2368 Roger - A visitor cannot stay more than 4 hours at a time.

(Pat - Sunset clause is being abused. We need enforcement.)

#1290 Chad - this is a guest issue - maybe ask the guest to leave - address the person not punish the owner

(Pat - it is not about 'a person' but a policy. There has been obnoxious behavior and sometimes people do not want to get involved.)

#1371 Angela - it is a habitual abuse, repeat offenders

(Pat - it is owner's responsibility to know what their guest is doing. A restraining orders maybe?)

(Dave - no as we are a business and private property. Sometimes it's a waiting game with troublesome people. Maybe there needs to be violation categories.)

#1493 Bob - the rules need to be enforced.

(Pat - we are looking into tags like state parks so it's visual. Do we need to change the entrance ways.)

#2155 Linda - get the signature of the guest a supplemental contract?

0277 Marty - registration needs to be made clearer on where to put the registration.

Barrie suggested we table the changes to look at the new suggestions - sending out a newsletter with ideas the board comes up with.

Barrie made the motion to table the item. David Carpenter 2nd it, motion passed to table proposed rule change. Amended the motion to include sec 1 and sec 2 be tabled by David carpenter and 2nd be Barrie Swanberg. This amendment passed as well.

13. **CORRECTIONS**

Barrie Swanberg noted that there are a few corrections that need to be made to the Brown Book from previously passed motions:

*Sec 5 Item 3, 3-night rule should be 5 night rule

*Item 9 - \$120 Correction made and Ok'd

14. **NEXT QUARTERLY MEETING**

The next quarterly monthly meeting will be Feb 2, 2019 in the TV Room at Headquarters at 10 a.m.

15. **OWNER COMMENTS**

#0277 Marty - Thanked the board for outstanding service. She asked about using the old Welcome Center trailer again by the pool and maybe a portable snack bar and rest area?

(BOD – both are in talks.)

#?? Dave -- if replacing lawn mowers there are some that run on batteries by DeWalt

#595 Jan - has question on the 3000 acre lease for cattle - Do we need a formal lease written by a lawyer? 1996-1998 was the last written contract.

(BOD – we need to go over this is a private / formal discussion.)

#1290 Chad - Dam removal - has there been any follow up?

(BOD – yes, we are waiting to hear back on a permit - FERC making sure we are represented.)

#112 M. Lobos - Fencing - replacing fence and gates?

(BOD - Dave will look into if the down fencing is ours or private)

#2114 Dennis - Stable - without rain gutters the stalls are wet and leaching up the walls, ruining them. Can we get gutters, possibly a new roof or gutters?

(BOD – yes, they are putting in a French drain.

16. ADJOURN

Barrie Swanberg motioned the meeting be adjourned to executive session. It was 2nd by Rod Carson.

Respectively Submitted

Deedee Davis



- ◆ The proposed plans for Bunkhouse and Cottonwood Lodge have been sent to insurance company for approval.
- ◆ Contents of the three building (i.e. tables, beds and kitchen stuff) are complete and have been sent to the insurance company.
- ◆ One bid for fixing the pool has come in and we are waiting for a second bids.
- ◆ We are working on surveying the property lines in the areas of the new buildings and the salvage logging for necessary permits.
- ◆ The completed soil samples, after the debris removal, and geological ground survey both came back favorable for the Ranch. The soil samples came back with no contaminants and the geological survey states we can build on a regular slab and the areas will with stand an earthquake. Both were needed for permitting.
- ◆ The well house for well #2 is complete, a new pump was put in the well, Pacific Power has restored power to the well house, there is all new electrical (i.e. power meter and breaker box). We now need to install the chlorinator equipment in the well house and run approximately 300 ft. of 2" PVC pipe up to the holding tank. This will not be an easy task but our maintenance crew can tackle it.
- ◆ Even though we have easy access for salvage logging to the burned trees and we are close to I-5, we are being slowed down because of all the other fires. The lumber mills are being overburdened with burned logs and the loggers are busy trying to get the logs out before winter sets in. With that being said, we are still working on it and getting new leads every week.
- ◆ Line shacks are open and available. Call HQ for reservations. We will keep them open as long as possible with winter setting in.
- ◆ Horseback rides are available. Call the stables or HQ for details and reservations.
- ◆ Fences have been repaired in many of the pastures.

The latest news for the R-Ranch Rebuild follows:

****The Line Shacks will be available for use beginning October 1st. Water has been restored to the Shower House and the cabins. Please call Headquarters for reservations and instructions.**

****Irrigation water has been restored to our main ponds (Honker and Cottonwood) but we still have work to do on the burned irrigation pipe to the pastures and Cottonwood Campground. Watch for updates.**

****The Headquarters pond has been filled and the kids have been catching a lot of fish. Bring the kids for a day of fishing and maybe a horseback ride.**

****The stables will open for arena rides and possible trail rides on October 15th. Please be sure to call the stables for a reservation. Last minute rides for owners that just "show up" cannot be guaranteed.**

****Trailer pulls are available at both campgrounds. Please call Headquarter for a trailer pull at Cottonwood campground**

A lot of work on the insurance claims and coordination of the rebuild has been accomplished since the fire. Major items completed and work in progress are listed below.

The Insurance Adjuster has made the initial survey of the R-Ranch damage and completed the first estimates of the damage. Staff is working diligently on a detailed contents list for all the sites. This is an ongoing process as we get the new designs for the replacement buildings.

Debris removal has been completed but we are still waiting for the certificates that will allow us to proceed with the new buildings. Soil samples have been taken and results are pending.

Irrigation pipe has been replaced on upper Rancheria Creek in anticipation of new winter water for the pasture ponds.

Well House 2 (our winter potable water source for HQ and Cottonwood Campground) was damaged in the fire. We have repaired the power source and are building a new well house. The pump should be back in service by October 15th.

Two general contractors have been interviewed and one pool contractor so far. Your Board of Directors has selected Adroit Construction of Ashland, Oregon to collect bids and oversee the reconstruction of the R-Ranch buildings lost in the fire. They are licensed in the State of California and have a great reputation for their 39-year history. They did a site walk through along with ORW Architecture on September 6th gathering background information on the project. An R-Ranch Action Committee has been established to deal with design and construction plans going forward. Our second meeting with Adroit was on September 24th to discuss preliminary designs for the lodge and bunkhouse went well and basic plans should be available soon.

Geological surveys are scheduled next week with the required reports needed for future construction.

CONSTRUCTION GOALS FOR THE R-RANCH: Your Board of Directors and the General Manager have set the following goals for the rebuild of the R-Ranch.

NEW POOL: Target date for completion of the new pool is early summer of 2019. Updates on progress will be posted as available.

BUNKHOUSE: Target date for completion end of 2019. We hope to open the new bunkhouse for occupancy by January of 2020.

COTTONWOOD LODGE: Target date for completion, end of 2019. Both buildings will be constructed simultaneously with an opening date of January 2020.

Handed out at October 6th BOD meeting

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Please call HQ to update 530-475-3495 or Email hq@r-ranchca.com**



**Please call 72 hours in advanced for all
trailer-pulls and line shack reservations.**

Photo Credits:

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