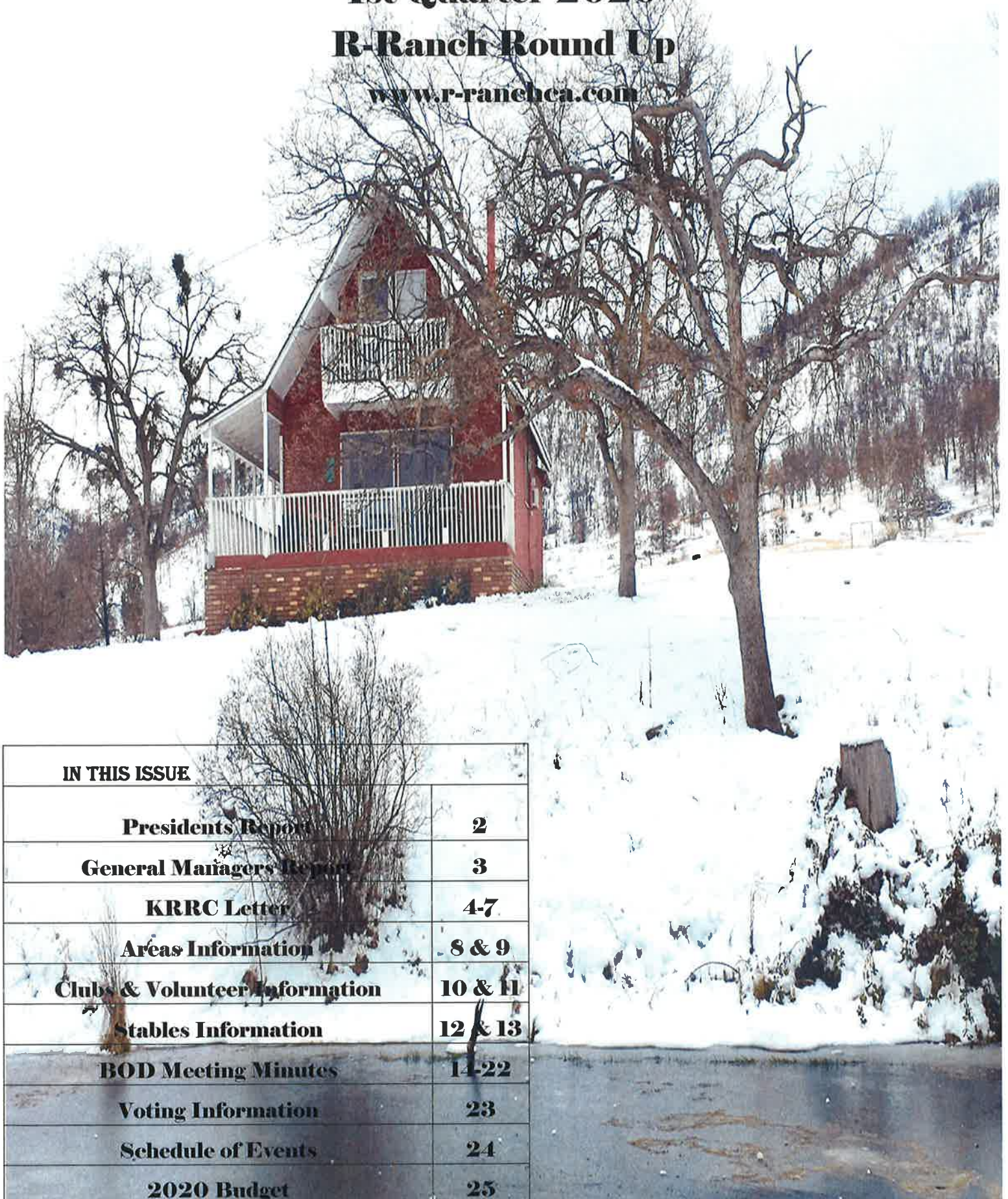


1st Quarter 2020

R-Ranch Round Up

www.r-ranchca.com



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President's Report Winter 2020

Understandably things slow down during the winter, especially when temperatures drop to freezing day after day. Attendance at board meetings is sparse; construction lags; new information stalls. It's as if everything has stopped, but it hasn't. Certainly there have been delays and disappointments with the rebuild, but the rebuild is still moving forward. Although photos of piping, rebar, conduits, panel boxes, transformers, and yes, even dirt piles, are not glamorous, they are vital. Construction projects need infrastructure. The rebuild is still in the infrastructure/coordination stage. S&B James Construction and Guiton's Pools are matching up their schedules about what needs to be done when during the spring. Meanwhile, the GM is working with the Health Department to funnel information to S&B and Guiton's about requirements for temporary drinking water, toilets, and showers so that the pool can be used during the construction of the lodge. Communication, coordination, and cooperation between all entities is vital. That holds true for owners as well.

Every few weeks owners should check the ranch website and Facebook page not only rebuild updates but also for information on current staff maintenance projects such as the Cottonwood bathroom upgrade, the Klamath Lodge deck replacement, and the barn facelift. Obviously, not all owners can attend board meetings, so use the website to read the board minutes for additional information as well. If you still have questions, contact the GM, a board member, or a friend who attended a meeting. Just like you, most of the board members live hours away from the ranch and must rely on emails and phone conversations to share information. The rebuild is a frustrating experience for all concerned. Patience and courtesy are absolute necessities during this process.

And now for some interesting news about an upcoming event. For the first time ever, there will be a meeting of all the R-Ranches in March in Platina, CA. Even the R-Ranch in Georgia will be represented at this gathering. Board members and general managers of the various ranches have been trying for years to meet to discuss common goals, problems, and solutions. Both R-Ranch at the Lake and R-Wildhorse volunteered to host, but R-Wildhorse had more suitable accommodations for this type of happening. Your board and GM are looking forward to a productive three-day meeting next month in Platina.

As spring approaches, be prepared for more updates on the board election, construction, and activities at your R-Ranch. Hopefully, more owners will attend the April board meeting plus consider running for the board. Check the upcoming newsletter and website for complete election information. And once again, owners, thank you for your understanding and continued support during the rebuild. You are the reason that we are R-Ranch strong.

Pat Chase
R-Ranch Board President

R-Ranch Board of Directors

President – Pat Chase	1st Vice President – Dave Carpenter
2nd VP – vacant	3rd VP– Heath Kauffman
4th VP – Barrie Swanberg	Secretary – Peggy Crosby
Treasurer – Shelley Sarason	

Next BOD Meeting

April 25, 2020 at 10am

Klamath Lodge

General Manager's Report Winter 2020

With 20* mornings and 60* afternoons we are having spring time weather in February. I am worried that we have had no substantial rain or snow fall this winter. None of the little "streams" that are usually running this time of year are showing signs of run-off water. Hopefully we are in store for a wet spring.

With the early warmer weather, we are in getting maintenance projects done ahead of schedule.

At the Cottonwood laundry room, we have re-piped leaky pipes, fixed a broken window, put a cover around the hot water heater, and re-painted the room. In the men's and women's Cottonwood showers, we are re-tiling all the floors. As with most projects on the Ranch, we ran into rotten 2x6s between the two women's showers and replaced them. When the wall was opened up, we placed the piping inside the wall making the showers much better looking.

At Klamath, our crew spent an two exhausting days with pick axes and shovels exposing the lower upright beams that were buried in dirt; they also installed plywood as a protective barrier against the dirt resting on them again. This was all for Evans Building & Excavation to come in and complete the carpentry work replacing the upright and lateral beams and rebuilding the steps of the deck. The deck is now ready for many more years of events.

We are also giving the stables barn a facelift with rebuilt stall doors. The crew rebuilt them from scratch and has been rehanging them before painting. The front of the barn has had new plywood and has been repainted.

With the big projects, there has also been a lot of general spring time maintenance going on – tree trimming, fixing spike strips at the gates, mowing and mulching leaves.

Dam removal – FERC (Federal Energy Regulatory Commission) still hasn't approved the dam removal, so KRRC (Klamath River Renewal Corporation) has gone silent. A few years ago, I met with KRRC and a host of surveyors. The meeting was very grandiose about what they were going to do for the Ranch – raise all the electrical pedestals in the Klamath Campground, move the Klamath maintenance shack to higher ground and other smaller items. The surveyors were using the 1964 flood levels as a reference for the 100 year flood in the height of the electrical pedestals and the moving of the maintenance shack. I recently received a letter for KRRC stating that would put a dirt berm around the Klamath maintenance shack. In response to this, we got together and penned a rebuttal letter. This rebuttal letter is in this newsletter and you can read it for yourself.

As far as the rebuild, we are moving forward as fast and as efficiently as we can. We are meeting with S&B James, the commercial kitchen company, the county health department, the electricians and the pool people on a weekly basis. We are doing everything we can to get the pool open by June 1st. They are putting the coping in this week, all the underground piping is complete, and the site got power last week. The next step for the pool is fiber-glassing the inside, pouring the 10,000 square foot patio with dusk to dawn lighting and installation of the pump filters that are already on site. Please know that while it seems to be moving slowly, we are not sitting idly by but are working diligently to move forward.

As always, I want to close with a reminder that should you have a question, concern, or idea, please call me or better yet stop by the office and talk. My door is always open and I invite owners to stop by and talk, ask questions, voice concerns or suggest ideas.

Dave Baudek
R-Ranch General Manager





Property Owners Association
PO Box 71
Hornbrook, CA 96044
530.475.3495 phone 530.475.0902 fax

December 31, 2019

KRRC

Mark Bransom, CEO
423 Washington Street, Room 400
San Francisco, CA.

Re: "R Ranch"
Hornbook, CA.

Dear Mr. Bransom,

We are writing you today to express concern for the proposed Klamath Dam Removal and destruction process which is envisioned by your group under agreement "the Amended KHSA" entered into between yourselves, the State of California, the State of Oregon and PacifiCorp, owner of the Klamath Hydro -electric facilities.

Our organization, the R Ranch Property Owners Association, is a non-profit 501c(7) organization formed to own, manage and conduct operations to the benefit of the nearly 1,200 owners who comprise the "Organization". R-Ranch has been in operation since approximately July 1971 for the benefit of its owners. The total project size is approximately 5,100 plus acres located in Siskiyou County adjacent to and dependent on the Klamath River. The overall complex including buildings, campground facilities operates as a master planned development with each and every part necessary for the enjoyment and protection of its members. This includes among other improvements, well water irrigation and domestic water distribution system, a roadway system, a clubhouse, improvements dedicated to fishing and boat docks and other facilities built for the use and enjoyment of our members. The loss of use either permanent or temporary significantly affects the ability to use the property as intended by our members and could represent a serious infringement of our security system, putting members at potential risk from flooding, fishing impairment, hiking, traveling within our master planned travel system by horse, ATV, motorcycles or other methods. The total value of what we call R-Ranch is of inestimable value to its members, their friends, relative and invitees and to the organization as a whole.

Needless to say the proposed project represents a significant and palpable threat to R-Ranch, it's properties and its membership, indeed potentially a "game changer regarding the concept

of R-Ranch” and its ability to provide its members with the recreational and vacation opportunities that they have come to expect.

R Ranch staff, as well as some of our members have attended public meetings and have spoken personally with your representatives. As a result of those meetings and conversations we have received very loose oral assurances that we would be taken care of by KRRC and the project and its associated improvements would be protected from any potential damages. However, your assurances leave many unanswered questions which our Board needs KRRC to address in order for us to satisfactorily represent and protect our membership and their investment. The Board of Directors has a fiduciary responsibility to its members to receive answer to these questions. These concerns include but are not limited to the following general areas.

We would appreciate a written response to these issues from KRRC by January 15, 2020, so that we can present these findings to our membership in a timely manner.

1. The Dam Destruction process as identified under the Definite Plan.

- The process itself exposes we believe the facilities and properties to potential significant damage and destruction resulting in a significant loss of value. Under what Federal and State rules regarding compensation will mitigation be effected?
- Once dam removal takes place R Ranch will be exposed to significant potential damage every year by flooding and sedimentation. How does KRRC plan to mitigate these damages?
- In the Third Version for the KRRC Definite Plan it is acknowledged that many scientific studies identify potential significant substantial and unmitigated property and economic damages as a result of Dam Removal. How does KRRC proposed to compensate the owners?
- KRRC has we believe by their actions and comments made it clear that the R-Ranch community center and campground areas will be significantly affected. These areas are a significant part of and central to the overall operation of the entire facility. The overall operations would be dramatically affected to the point of rendering the R-Ranch facility inoperable. Will KRRC be able to provide replacement property? Will KRRC be able to compensate for loss of business?

2. The reference to a **mitigation plan to be managed by RES gives us significant concerns for the following reasons.**

- Interference with the provisions of our Bylaws in reference to any damage or destruction (Article VIII) of the Bylaws as the Board has a fiduciary responsibility to protect and defend the rights of the ownership and its members.
- The “Economic Mitigation Fund” to be managed by RES under the latest iterations lacks significant and unverifiable funding.
- This fund to have any significance in terms of reliance needs to be funded by a combination of the States of Oregon, California and PacifiCorp.

- How does KRRC plan to provide documentation which provides the irrefutable support of PacifiCorp and the participating States of Oregon and California??
- Since the Dam Removal process as identified in the Amended KHSA is funded by the States of Oregon and California shouldn't the project be subject to all State and potentially Federal laws regarding such projects???

3. Concern for the **base line flood zone** elevations used in KRRC planning.

- We would like a thorough analysis of the 100 year flood plain and revised cross sections in the affected areas
- Identification of the adjusted values and flood plain analysis relative to the sedimentation which will result from dam removal including both static and dynamic values.
- Scoping meetings with the California Dept. of Water Resources disclosed that their EIS document current modeling indicates that regionally affected geomorphology unique factors were not addressed. One of these factors concerns the bridge on US 5, a federal highway and part of the national defense network. How has KRRC addressed these concerns?
- This will require a review of the modeling effort regarding the River hydrology. When will KRRC provide a revised model for the River?

4. Damage to our **fishing and boating** areas which are potentially permanent.

- Sedimentation impact and stream flow modification resulting from the removal of the Dams which provide currently a process which reduces sedimentation in the River.
- Study of the impact of the sedimentation process on the navigability of the River for commerce vessels.
- The Klamath River is a designated "**Wild and Scenic River**" and as such was a determining factor in locating there as we believed that this would remain in place during our foreseeable future. How does KRRC intend to void this Federal Designation???

5. Damage to **wells and related water delivery systems**.

- Please provide a 25 year forward looking analysis regarding water well impacts and related insurance of same together with an analysis of the existing water well high water marks and the impacts related to Dam Removal which will modify the water tables within the adjacent five mile corridor on either side of the main channel.
- Please provide a detailed analysis of the costs to replace the existing wells and how KRRC expects to compensate for same?

6. Valuation Analysis process to be used in determining property damages and compensation and relocation assistance.

- For example in California the California Code, Code of Civil Procedure - CCP § 1263.320 which provides as general rule the following:
 - a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
 - (b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.
- We ask the question how does KRRC intend to operate under the law in this regard?
- Loss of business and relocation are potentials which need to be addressed in regards to this public project so we ask how does KRRC intend to abide by the law??
- Federal and State laws should apply to this interstate project, how does KRRC plan to conduct public hearings in accordance with State law??
- The R-Ranch Board will require definitive communications regarding the proposed handling of these complex issues.

8. The Klamath Compact:

- The Klamath Compact which was instituted in 1957 approved by both the Oregon and California legislatures and approved by a vote of Congress and signed into law by President Eisenhower is supposed to provide protection from projects such as proposed by KRRC under the auspices of the Compact itself. The compact commission is established under the United States Constitution by the Compact Clause (a provision in Article I, Section 10, **Clause 3, of the U.S. Constitution**). The Dam Removal process is in and of itself a usurpation of the powers of the Compact Commission and Federal Laws. **How does the KRRC intend to abridge this Federal "Law of the River" which governs the uses of the Klamath River including commerce and recreation uses as well as production of clean hydroelectric power??**

Submitted by:

R-Ranch Board of Directors

By



Board of Directors President

Headquarter News

This is our busy time before the season begins; posting the payments coming in for assessments, trailer storage and others. Always put your share numbers on payments . As last year, please call headquarters to reserve line shacks and to check availability of the A-Frame. We are looking forward to seeing everyone for the 2020 summer season.

Chevell & Shauna



Kiamath News

We have been using these early warm days to clean up around the campground.

Evans Building & Excavation repaired the deck behind the lodge. Old, rotting beams have been replaced with new ones and the deck should be ready for many more years of fun filled owner activities.

Marvin



Hello from the Gun Range!

As we approach the 2020 season we are excited to see everyone back out at the gun range. We have some fun shooting events scheduled for the summer and our dinners will be posted on the website and around the Ranch.

We've had several requests for special shooting events and we are always happy to accommodate everyone, just give us a call or stop by headquarters to schedule a date.

We look forward to a fun filled summer!

Cinde & Andy Pacheco

Cottonwood News

We have been busy replacing the tile in the showers in both the men's and women's restrooms. As well as painting in the laundry room. We have been mulching leaves and just generally getting the campground ready for owners to come for the season.

Carl, Cory , John & Artie



BARR Club



Hello BARR Club Pardners:

The next BARR Club meeting will be Memorial Day weekend 2020. Can't wait to see everyone next summer!

President

Tomi Jackson

COTTONWOOD CLUB

We'd like to tentatively schedule our next meeting for Memorial Day weekend (maybe May 21st or May 22nd) in the TV Room at Headquarters. More information will follow as we get closer. Have a great winter and we will see everyone in Summer 2020!!

Cottonwood Club

Members



Stables News



The summer season is just around the corner and we are looking forward to seeing all the owners and their guests come up and enjoy the stables.

Be sure to mark your calendars with all the fun events scheduled for the stables and around the Ranch.

We look forward to seeing you all at the stables!!

Jay & Shawna



STABLES EVENTS - LOOK FOR FLYERS FOR SPECIFICS

April 10th - Egg Decorating at Headquarters carport at Noon

April 11th - Easter Celebrations * pony rides at 10am, Lunch at 11am and Egg Hunt at Noon all at Headquarters

May 10th - Mother's Day Ride to Rancheria Creek - check in at 9am, ride leaves at 10am
* coffee and pastries after the ride at Headquarters

May 23rd - Gymkhana #1, sign up at 8am, starts at 9am

June 16th to June 18th - Horse Camp 9am to 1pm

June 26th - **Friday Stables FUN Day** - sack lunch ride - 9am to Noon

July 4th - Parade! Horse decorating at 7am (sign up early for a horse)

July 5th - Gymkhana #2, sign up at 8am, starts at 9am

July 10th to July 11th - Overnight Ride - check in at 3pm, leave at 4pm

July 17th - **Friday Stables FUN Day** - Scavenger Hunt - 9am to Noon

August 1st - Gymkhana #3, sign up at 8am, starts at 9am

August 4th to August 6th - Horse Camp - 9am to 1pm

August 17th - **Friday Sable FUN Day** - Treasure Hunt - 9am to Noon

August 21st to August 22nd - Overnight Ride - check in at 3pm, leave at 4pm

September 5th - Gymkhana #4, sign up at 8am, starts at 9am, with awards to follow

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES
HEADQUARTERS TV ROOM, 225 DITCH CREEK ROAD, HORN BROOK,
CA
JANUARY 25, 2020; 10:00 A.M.

President-Pat Chase 1st Vice President-Dave Carpenter Secretary-Peggy Crosby
Treasurer-Shelley Sarason 2nd Vice President-Vacant
3rd Vice President-Heath Kauffman 4th Vice President-Barrie Swanberg

1. **WELCOME AND INTRODUCTION**

President Pat Chase called the meeting to order at 10:00 A.M.

2. **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by 1st Vice President Dave Carpenter.

3. **ROLL CALL**

Roll was taken by Secretary Peggy Crosby.

Five board members and a quorum were present.

Members present are:

Pat Chase - President

Dave Carpenter – 1st Vice President

Barrie Swanberg – 4th Vice President

Peggy Crosby – Secretary

Shelley Sarason – Treasurer

Members absent are:

Heath Kauffman – 3rd Vice President

4. **REVIEW AND SET AGENDA**

President Pat Chase suggested that Agenda Numbers 11 (Rebuild Updates) and 14 (Dam Removal Update) be switched on the Agenda. All Board members agreed. Therefore, Number 11 became 14 and Number 14 became 11.

5. **REVIEW AND APPROVE OCTOBER 26, 2019 MEETING MINUTES**

4th Vice President Barrie Swanberg makes a motion to approve the October Minutes as written. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously.

6. **PRESIDENT'S REPORT**

Pat announced that a three-day conference has been set at the end of March for the Ranches to meet at R-Wild. This is going to be a great opportunity for the Ranches to meet and exchange information on how we run our different organizations. Even the Georgia-based R-Ranch will be attending.

Discussion was held.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

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7. FINANCIAL REPORT

Barrie Swanberg went over the financial report.

Chase Bank – \$224,363.23

Trailer Storage Account – \$31,472.51

Money Market – \$ 171,478.43

Total Reserve Accounts - \$346,184.16

Total Fire Accounts - \$2,351,803.62

Barrie provided a handout showing a breakdown of how many people have paid this year. Barrie highly recommends using the monthly payment plan to pay dues. Discussion was held.

8. GENERAL MANAGER'S REPORT

Dave reminded owners that before the fire there were substantial expenses which were thankfully able to be absorbed and not taken from the reserve account (i.e. \$37,000 septic rebuild, patio at headquarters, fuel spill repair, paving and more). This year is going to be tight and we are on a skeleton crew right now.

There are a couple things that have to get done.

A budget of \$5,000 was made for the deck at Klamath. Evans Building & Excavation has turned in the bid and it came in at \$5,120 for time only.

The repair will start when the weather clears up and permits work to begin.

The Cottonwood bathroom flooring will be getting redone with nonskid tiles. We will also be cleaning up the whole bathhouse. Estimating \$1,200 for this project.

Klamath and Cottonwood roads need repair; won't know until after it rains how many potholes need filled in. Discussion was held.

The budget is complete.

Yes, we have insurance coverage and it is \$8,500 more this year. Cannot insure a \$100,000 warehouse for a \$1,000,000; have it burn down and expect a \$1,000,000 dollars. For example: The bunkhouse. 1.3 million dollars it was insured for, and they're trying to give us \$990,000. The bunkhouse is one of our biggest fights right now. We are in a Class 2 zone and able to get insurance. Once we rebuild, our insurance will increase due to new buildings.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

JANUARY 25, 2020

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9. FINALIZE 5 DAY RULE

4th Vice President Barrie makes a motion to accept the 5 Day Rule as written in the Brown Book until changed by a future Board. 1st Vice President Dave seconds said motion. Motion carries unanimously.

You must put in a card to stay off the ranch for five days or less. If you do not, you will be assessed a fine. This Rule will be enforced. Discussion was held and GM Dave suggested he may get a committee together to help with the enforcement.

30-Day sites are going to be enforced as well.

Discussion was held concerning how to keep owners current on the rules and a suggestion was brought up about perhaps a monthly meeting during July, August and September with a Board member on a weekend would be appropriate. Discussion was held.

10. REVIEW TRAILER STORAGE ISSUES

Barrie has started a committee since last meeting. The next place that is trying to be fixed is Klamath. We need some kind of a plan and we're asking for suggestions. We cannot afford to pave, but what may be the next best thing we can do to stabilize some of that area and not have potholes, etc.?

Discussion was held.

11. DAM REMOVAL UPDATE

After three years of silence, we got a letter from KRRC saying they were going to put a berm in front of the maintenance shack. So we have been working with Siskiyou County Water Users Association – Save the Dams. They have helped us write a letter rebutting this. (Dave circulated a copy of the letter for Owners to read.) We are waiting for a response.

The dam removal has not been approved by FERC. If it does not get approved in the next three months, it will get setback for a few years. We have no other knowledge of when or if the dams are going to come out.

There is another meeting coming up about an alternative way to get salmon over the bridge. This meeting will be on January 30th at 2:00 P.M. at the KRCE Community Center in Hornbrook. GM Dave will be attending and encourages others to attend. The flyer was circulated.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES
JANUARY 25, 2020
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12. INSURANCE UPDATES

Bunkhouse: Insurance is only offering us \$990,000 for the bunkhouse even though it was insured for \$1.3 million. We are fighting for more. They are not giving us credit for our fire alarm system because we cannot prove we had one. We have been unable to come up with any photos so far showing the fire system in the bunkhouse.

We're fighting about how much carpet and linoleum wasn't laid. There was about \$4,000 worth.

Content: This is about complete. Not sure how much more money coming for this at this time.

Business Loss: Because of not having as many employees, the insurance is saying we had no business loss. We are fighting this.

We lost owners because of the fire and we're fighting for that loss of revenue.

Bunkhouse was insured for \$1,300,000. Blanketed rate (per Philadelphia Insurance) was a maximum of \$1,625,000. Philadelphia offered to settle for \$990,000. That would have been a \$635,000 loss to the Ranch.

In the case of the Lodge, it was insured for \$1.25 million and with the 125% blanket clause; the insurance paid \$1.56 million.

Discussion was held.

13. LITIGATION UPDATES

Bullock/Goguen: Still in limbo, all in the hands of Siskiyou County Superior Court. We are just waiting. We did get to the point of being able to go after them for money and then they filed bankruptcy. We fought the bankruptcy and they appealed that. We have been going back and forth to date.

Discussion was held.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

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DeClerck: Lemos family gave up their cattle lease on the 3,000. We put notice on the website and in the newsletter that the property was available for lease and took applications. After careful consideration we made a decision. DeClerck was not chosen as the lessee and filed an injunction against the Ranch claiming we had to do sealed bids. We have consulted with our attorney who assures us we did not have to do sealed bids. However, because the Injunction has been filed we have to spend money on an attorney to defend it. We are advised by our legal counsel that we can proceed with the lease on the 3,000. Until further notice we are leasing the land on a month-to-month basis rather than a long-term lease. The attorneys are still negotiating. We have filed a demurrer saying DeClerck's Motion is frivolous. The court has agreed with us, but they are giving him another chance to resubmit his motion.

Discussion was held.

President Pat read the following Resolution into the record:

***“RESOLUTION BY THE BOARD OF DIRECTORS OF
R-RANCH PROPERTY OWNERS’ ASSOCIATION
A CALIFORNIA NON PROFIT MUTUAL BENEFIT CORPORATION*”**

The Board of Directors (“Board”) of R-Ranch Property Owners’ Association (“Association”) at an executive session meeting held on July 5, 2019, hereby states the following recitals and adopts the following resolution:

WHEREAS, R-Ranch and Siskiyou County are parties to a Williamson Act contract;

WHEREAS, the Board has considered the Williamson Act Contract and its obligations pursuant to that contract;

WHEREAS, the Board has considered the benefits of contracting with a lessee/licensee for a lease or license to graze cattle on R-Ranch so long as it does not interfere with the recreational uses of the Owners;

WHEREAS, the Board has specifically considered two proposals from Steve DeClerck (DeClerck) from 2018 and 2019;

WHEREAS, the Board has considered its efforts attempting to procure the best possible lease or license for R-Ranch;

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WHEREAS, the Board has specifically considered a proposal from Horn Ranch LLC provided in 2019;

WHEREAS, the Board has considered that DeClerck has initiated litigation against R-Ranch;

WHEREAS, the Board considered the reaction of Horn Ranch LLC when told that DeClerck had filed litigation;

WHEREAS, the Board has considered the R-Ranch governing documents including, but not limited to, CC&R section 5.7 (a) and Bylaws section 9.1 q. and 9.2 (a) (vi); and

WHEREAS, the Board has had the opportunity to communicate with counsel and consider its obligations and duties;

NOW THEREFORE IT IS RESOLVED: Through its General Manager, R-Ranch is authorized to enter into a month-to-month agreement with Horn Ranch LLC allowing them to graze cattle on R-Ranch for \$30 per month.

IN WITNESS WHEREOF, the undersigned certifies that this resolution passed on a vote of five directors in favor and zero directors opposed.

Signed Margaret Crosby, Secretary.”

14. REBUILD UPDATES

The rebuild plans were available at this meeting for review. The Board's main goal is to do this right and do the best we can. We have decided to go with a design build company out of Medford, S&B James. Designers will be in-house. They are working very well with us. We are taking bids from all disciplines and should have those soon.

Pool: Piping is in. It's all stubbed out. The concrete slab for chlorination, filtration system, etc. is in. At last meeting we said it was going to be a \$20,000 change order put in because they were going to have to drill out the lights. They found a light that will work and saved us \$20,000. Now, we're trying to get S& B James and Guiton's Pools together for the patio work. The new pool equipment is here and in the freight container.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

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Transformer: Vault is set and put in. Electric pipe is to the pole. Big panel is up. Waiting for better weather to put transformer in as the ground needs to be so that the heavy trucks to not get stuck. Pacific Power will pay for the transformer. We're trying to get them to pay for the vault because they are supposed to do like -for-like.

President Pat Chase answered the anticipated question of why the cook shack is where it is on the plans. Because we have to find ways to reduce our costs, part of what we came up with is to put the cook shack there. We're going to have a patio, picnic tables over there. It saved \$100,000 having it in this location.

We will be rebuilding the line shack; may be a volunteer project. Any questions on the rebuild GM Dave will answer transparently. Feel free to ask. Watch the website as monthly updates will be posted.

15. UPCOMING ELECTIONS

Peggy announced the election meeting will be on July 4th this year. We will be using The Ballot Box again. If you are interested in running for the Board we will be mailing out the form, and you fill it out and you mail your resume' and candidate form back to The Ballot Box. Those will be mailed out around April 1st.

It will be due to The Ballot Box by May 15th at 5:00 P.M. Your assessments and any other charges have to be paid for the whole year to be eligible to run for office.

Record Date is June 15th by 4:00 P.M. which is the last day you can go and pay for your second half of assessments. This is the date you must be paid through as an owner to be eligible to vote.

Treasurer Shelley Sarason makes a motion that to be eligible to vote you must be current with your second half of assessments as of Date of Record, which is June 15th, 2020, 4:00 P.M. 4th Vice President Barrie Swanberg seconds said motion. Motion carries unanimously.

There are four seats open on the Board; President, Secretary, 2nd Vice President and 3rd Vice President. Those incumbents planning on rerunning are President (Pat Chase), Secretary (Peggy Crosby) and 3rd Vice President (Heath Kauffman).

There will be an Owners meeting July 4th as well. This is not run by the Board. It is a section of time cut out for the Owners to get up and discuss things with the Owners that they wish. It's run by the Owners for the Owners.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

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16. SET NEXT QUARTERLY MEETING

Treasurer Shelley Sarason makes a motion to hold the next Quarterly Board Meeting on Saturday, April 25 at Klamath at 10:00 A.M. Motion is seconded by 4th Vice President Barrie Swanberg. Motion carried unanimously.

17. PUBLIC COMMENTS

Before public comments GM Dave took a moment to thank everyone for taking the time to come to the meeting; reminding everyone he is always open to questions.

Mark Osborne; Share #436

Q: Just had a comment. The old Board is still listed on the website.

A: We will have that corrected right away. Thank you for pointing that out.

Janae Oliver; Share #2272

Q: What would your preferred procedure be for a newer owner who wanted to talk to you guys about maybe launching a marketing campaign? Using social media, figuring out whom to reach, new demographics, bringing in families, millennials, etc.

A: Chat with GM Dave. Make an appoint to meet with the Board. Your target market would be quad riders, equestrians, hunters, fishermen. You try to get all those groups with social media. Go to sportsman shows, quad clubs. Once the buildings start going up it will be easier to draw people.

Cindy Campbell, Share 1212

Klamath Improvements:

Q: Appearance of maintenance area needs attention both inside and out. It is an eyesore to perspective owners. Putting benches around the fire pit would help bring people together.

A: Perhaps we could have a monthly meeting around the camp fire with a Board member.

Q: Could horseshoe pits get fixed? People use them, but they are in very poor shape.

A: Pat suggests Klamath and Headquarter pits get repaired. Discussion was held.

Q: Acknowledged people really appreciate the float days. Owners help each other.

A: Suggest posting communications on the bulletin board (i.e. leave and pick up times) to help those needing a ride to and from a float.

These are all fairly inexpensive projects. We can get these done. But also, to get some volunteer days like we use to would help. That needs to be pushed.

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Tonya Maxfield; Share 2318

Q: Is it more the budget or lack of staff that prevents these little projects from getting done or do you need volunteers?

A: We do need volunteers and then budget. Write things to be fixed on the fix-it sheet. If it doesn't get fixed; find Dave.

Georgette Bales has volunteered to be a Volunteer Coordinator. She'll be back in the spring and will be the go-to person at that time.

18. ADJOURN MEETING TO EXECUTIVE SESSION

4th Vice President Barrie makes a motion to adjourn the meeting at 12:25 P.M. Said motion is seconded by Treasurer Shelley. Motion carried unanimously.

Minutes taken by Georgia Toms

NOTICE: Please have a photo ID and proof of physical address when picking up or renewing your R-Ranch ID.

REMINDER: Please provide a copy of your current registration with your trailer storage agreement. Otherwise, the \$5 fine per month or \$15 fine per quarter will apply.

R-Ranch Board of Directors Election Information for 2020

The R-Ranch Board of Director elections will be held on July 4, 2020 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 15, 2020:** 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 15, 2020:** 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 4, 2020:** 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, 2020. 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.

Applications for the Board of Directors will be mailed out in early April 2020.



Scheduled Events 2020

- ❖ 4.10.2020 Egg decorating at Headquarters carport at 12-noon
- ❖ 4.11.2020 Easter Celebration 10am Pony rides and games, lunch at 11am and egg hunt starting at 12-noon all at Headquarters
- ❖ 5.10.2020 Mother's Day Ride to Rancheria, check in at 9am, ride leaves at 10am (no trail rides) (Stables fun day \$5 except for Mom) coffee, pastries and dessert at Headquarters at 11am - following Mother's Day Ride
- ❖ 5.23.2020 Opening Season Dinner catered by Leon's Custom Catering 6pm and Dance – Diamonds & Denim at 8pm at Klamath Lodge
- ❖ 5.23.2020 Gymkhana #1, sign up 8am, starts 9am BBQ lunch (no trail rides)
- ❖ 6.5-6.7.2020 Family Fun Weekend ½ price guest passes and site fees, ½ priced trail and arena rides *Friday-Sunday*
- ❖ 6.6.2020 Klamath River Float 1pm – hot dog feed to follow
- ❖ 6.21.2020 Father's Day Dinner at Gun Range at 6pm – bring meat to cook, sides provided by Ranch
- ❖ 6.16-6.18.2020 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 6.14.2020
- ❖ 6.26.2020 Friday Stables Fun Day – Sack Lunch Ride 9am-12pm BRING YOUR SACK LUNCH (no trail rides), RSVP by 6.21.2020
- ❖ 7.4.2020 Parade!! Float Decorating Cottonwood Lodge 7am – parade starts at 10am
- ❖ 7.4.2020 Parade!! Horse Decorating Stables 7am – parade starts at 10am
- ❖ 7.4.2020 4th of July Games Lower Cottonwood 1pm
- ❖ 7.4.2020 Board of Directors Meeting 10am Klamath Lodge
- ❖ 7.4.2020 Owner's Meeting 11am Klamath Lodge
- ❖ 7.4.2020 Owner's Appreciation Dinner catered by Leon's Custom Catering at Headquarters 6pm
- ❖ 7.4.2020 Dance - Kickin' It 8pm at Klamath Lodge
- ❖ 7.5.2020 Gymkhana #2, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 7.5.2020 Klamath River Float 1pm – hot dog feed to follow
- ❖ 7.10-11.2020 Overnight Ride Stables – check in by 3pm, ride leaves at 4pm (no trail rides 7.12 or 7.13), RSVP by 7.5.2020
- ❖ 7.11.2020 Klamath River Float 1pm – hot dog feed to follow
- ❖ 7.17.2020 Friday Stables Fun Day Scavenger Hunt (no trail rides), 9am to 12noon, check in at 8am
- ❖ 8.1.2020 Gymkhana #3, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 8.13.2020 Klamath River Float 1pm, hot dog feed to follow
- ❖ 8.4-8.6.2020 Horse Camp 9am-1pm BRING YOUR SACK LUNCH adults welcome (no trail rides), RSVP by 8.2.2020
- ❖ 8.14.2020 Friday Stables Fun Day – Treasure Hunt! 9am – 12pm (no trail rides), 9am to 12noon, check in at 8am
- ❖ 8.15.2020 Klamath River Float 1pm – hot dog feed to follow
- ❖ 8.21.22-2020 Overnight Ride Stables – check in by 3pm, ride leaves at 4pm (no trail rides 8.23 or 8.24), RSVP by 8.16.2020
- ❖ 9.5.2020 Dance – Kickin' It 8pm at Klamath Lodge
- ❖ 9.5.2020 Gymkhana #4, sign up 8am, starts 9am, BBQ lunch (no trail rides)
- ❖ 9.5.2020 2020 Gymkhana Awards following each section (string / owner)
- ❖ 9.5.2020 Closing Dinner catered by Leon's Custom Catering at Klamath Lodge at 6pm
- ❖ 10.10.2020 Otoberfest Cocktails at 5pm, Dinner at 6pm and Dance – Western Express at 7pm at Klamath Lodge

Again this year, as the rebuild progresses, the R-Ranch 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 tournaments, obstacle courses, the popular corn hole tournament(s), shoots and dinners at the gun range, etc. If owners have ideas, please contact or stop by Headquarters.

Income

Assessment Revenue	\$ 1,064,800.00
Late Fees	\$ 16,000.00
Prepaid 2018 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



Riding horses is essential in a typical Western day. You have the entire Klamath National Forest and surrounding land of R-Ranch on which to roam!



Fish to your heart's content in the Klamath River or Cottonwood Creek—where salmon, bass, steelhead and pan fish abound!



Mr. Rossini, long time owner, shared this picture and we'd like to share with owners. This was a page from the book he and his wife received when purchasing an R-Ranch share.

What great memories!!



"Tom" & "Kurt"
approximately 1998-99
with Head Wrangler (97-99) Chris Maag,

Please register yourself and your guests! ID cards and guest passes will be checked!

Remember to keep current on assessments, electrical and any fines. Gate cards / access codes will not work if you are delinquent.

Please call 72 hours in advanced for all trailer-pulls , trailers will not be pulled if storage is not paid.

R-RANCH QUARTERLY ROUND-UP PHOTO CREDITS

R-Ranch Staff * Jenee Oliver * Bridget Hayes

R-Ranch POA

PO Box 71
225 Ditch Creek Road
Hornbrook, CA 96044
(530)475-3495 phone
(530)475-0902 fax
hq@r-ranchca.com

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Discounts for R-Ranch Hornbrook Partners,
For Availability Contact:
Richard Barney (#2153)
541 821-2169 * rjbarney@gmail.com

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Cottonwood Creek
Pizza

Ron & Betty Miller
www.ccpizza.biz

14734 Hornbrook Rd.
Hornbrook CA 96044

530.598.5938
visit us on facebook!

