



R-Ranch



2020 2nd Quarter

Round Up

In This Issue

Presidents Report	2
General Managers Report	3
Election Information	4
A-Frame Information	5
Stables News	6-7
Cottonwood News	8
Klamath & Gun Range News	9
Ranch Club News	10
Headquarters News	11
Minutes May 9th BOD Meeting	12-18
Old & New Pictures	19



PRESIDENT'S REPORT

Thank you, thank you, owners, for your cooperation in making the Memorial Day weekend a success by observing social distancing while you waited for a trail ride, watched the gymkhana, used the lodge, or floated the river. Most were conscientious about spacing and keeping their social groups small. In fact, many brought their own disinfecting supplies to supplement those provided by the ranch. Of course, there were probably lapses at times, but overall people tried to be considerate of others. That's what we need during these stressful times-consideration and cooperation.

Being on the ranch, enjoying the outdoors, and socializing are excellent ways to destress, but common sense is a must. At the gymkhana people spread out and sat in their own social groups while cheering on their favorite rider. As usual, people had no problem spacing out to float the river, my family included. Like other owners, if the TV room or lodge had more than 10 people, we simply returned later or found something else to do. Rather than attend the large, wonderfully competitive Klamath corn-hole tournament, our camp klatch of rookie players created our own mini-tourney complete with wine and appetizers. Everyone I talked to at Cottonwood or Klamath or the stables had a safe, relaxing weekend. Everyone found their own way to have fun on the ranch. Even though the phased re-opening of the state and the county seems to be working, we must all continue to be diligent about social distancing while enjoying what the ranch has to offer.

During April and May, the staff, along with several volunteers, spruced up both campgrounds, mowed, weed-eated, painted the barn, organized a tournament, and tracked down unregistered trailers. Meanwhile, Guiton's fiberglassed and filled the pool with water while S&B geared up to start pouring concrete for the patio area. Unfortunately, work on the patio had to be stopped because of a jurisdictional squabble between county and state agencies about who is responsible for inspecting four pool lamp posts. What bureaucracy! It does not help that both staff and hours for government offices have been reduced due to the virus. Know that the General Manager has been working diligently to resolve the issue so that the concrete can be poured as soon as possible. S&B is eager to return to work.

Because of the virus, the meeting between the five R-Ranches had to be cancelled. Even so, ranch managers and board presidents have remained in contact comparing how each ranch has handled reduced operations, the virus, and the anticipated soft opening of the summer season. Hopefully in the fall, the ranches will finally be able to meet.

As summer approaches and the ranch becomes your respite from the lock down, please remain vigilant about hand washing and social distancing. Be smart and stay apart. And once again, pardners, thank you for your understanding and continued support during the rebuild. You are the reason that we are indeed R-Ranch strong.

Pat Chase
R-Ranch Board President



R- Board of Directors

President: Pat Chase

1st VP: Dave Carpenter

2nd VP: vacant

3rd VP: Heath Kauffman

4th VP: Barrie Swanberg

Secretary: Peggy Crosby

Treasurer: Shelley Sarason

NEXT MEETING

JULY 4, 2020

KLAMATH LODGE 10AM

General Manager's Report

Memorial Day weekend was a huge success!! Lots of owners, lots of guests, lots of fun at Cottonwood Campground and especially Klamath Campground; the owner ran corn-hole tournament was another successful event. The gun range was busy with lots of shooters. The stables gymkhana was busy with lots of participants and spectators watching the fun. I can always gauge the success of a holiday weekend by the number of bags of ice sold and we sold 230 bags over the long weekend.

It was very nice to have the Board of Directors meeting and the BARR Club meeting along the river. With perfect temperatures and the sounds of the river flowing, they were perfect meetings.

We have great owners that volunteer many hours year after year and we appreciate them all very much. This year I have seen a huge increase in volunteerism; everything from painting at the stables, to weed eating and mowing at both camp grounds. Owners are visualizing, organizing and knocking out projects that staff couldn't have accomplished without them.

The pool itself is up and running, we just have to have the propane hooked up to the pool heaters. The pool deck is under HCD (Housing & Community Development) for permitting and they are headquartered in Sacramento, California. Just for reference, in addition to the pool deck, before the pool can open, we have to have: *approved fencing with self-locking gates - *proper signage - *dusk to dawn lights that don't shine on the pool, - *a drinking fountain - *a temporary shower facility/trailer - *port-a-potties in the area, and a final occupancy inspection. All before owners and guests can enjoy the R-Ranch pool.

We were getting permitting easily at first for electrical (i.e. transformer and electrical box). Then about two months ago, HCD had an inspector come out and instead of inspecting the site; he inspected the R-Ranch as a whole and went back to his Sacramento office with his findings. HCD had a meeting to decide if R-Ranch was under their jurisdiction. They came to the conclusion that we were under their jurisdiction and they would be permitting the construction project. About three weeks ago our construction company and I received a letter from HCD stating that yes to the buildings, but not the pool deck. My first reaction was disbelief; my second reaction was to head directly to the Siskiyou County for help. They countered with DCH form #514 stating that the pool deck was under the jurisdiction of HCD. I started making phone calls again to HCD and various Siskiyou County departments. After a humbly stated email to HCD – with hat in hand so to speak; I finally got HCD and Siskiyou County to talk again. As weird as this may sound, Siskiyou County is permitting the pool deck and HCD is permitting the lighting around the pool deck, as well as the buildings.

Siskiyou County Environmental Health, Siskiyou County Planning Department and Siskiyou County Office of County Counsel went above and beyond to help work this situation out. I want to thank them! So, with all this being said, we are able to move ahead with the pool deck; all of this with the COVID-19 shutdowns working against us.

We are loaded up with tours; five this week alone. I believe this is due to the shortage of shares being sold by owners, we are starting to sell shares out the office.

I always look forward to the 4th of July weekend. I still have concerns for employees, owners, guests and all the families with coronavirus resurgence. I walked into the Klamath Lodge earlier this week and a little girl ran up to me saying "Dave, I turned 7 last week and I finally get to go to cowboy camp!" This is the reason we do what we do, this put a smile on my face for the rest of the day. We have 20+ kids in horse camp this week – the biggest to date!

Dave Baudek
R-Ranch
General Manager

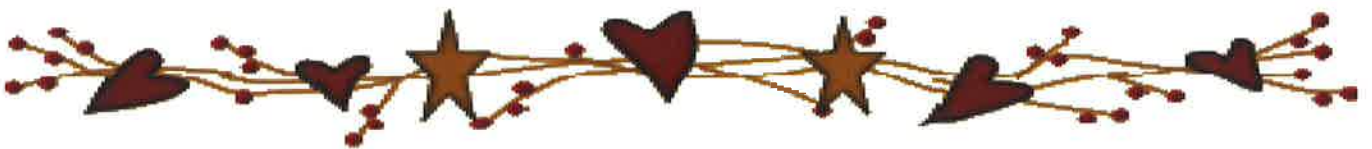


Elections Corner

Our next quarterly meeting and annual election meeting will be Saturday, July 4, 2020 and held at the Klamath Lodge.

The quarterly meeting will be held with the following meeting schedule:

- . Elections 10 am until Noon**
- . Board of Directors Meeting 10 am until 11 am**
- . Owners' Meeting 11 am until Noon**
- . Election Results announced at Noon**



A-Frame Rental at the R-Ranch

Located Adjacent to Headquarters and Stables

Don't forget the A-Frame is available for rental. This view property offers a family setting with many extras. Call Headquarters 530.475.3495 for reservations and more information.

- Air Conditioned
- Three Bedrooms
- Bath with Shower
- Fully Stocked Kitchen: Dishes, Pots and Pans
- Wrap Around Deck
- Rates: \$85 per day or \$500 per week .
- Two Night Minimum/14 Day Maximum Rental
- Available for R-Ranch Owners or Sponsored Guests

**THIS IS THE LAST NEWSLETTER THAT WILL BE BULK
MAILED OUT!! IF YOU WOULD LIKE TO RECEIVE THE**



**NEWSLETTER IN THE FUTURE,
PLEASE CALL HEADQUARTERS
AND MAKE SURE WE HAVE A
GOOD EMAIL ON FILE OR RE-
QUEST TO BE PUT ON THE MAIL-
ING LIST. OUR NEWSLETTER
CAN ALWAYS BE FOUND ON OUR**

WEBSITE www.r-ranchca.com OR FACEBOOK.

THANK YOU!!



BARN & STABLES

The stables is looking forward to an exciting, if not different summer season. We have protocol in place for social distancing.

We would like to welcome back employees Shawna, Kaelani, Jenny and Bridget and extend an R-Ranch welcome to new employees Kim & Christy.

Our first gymkhana of the season was Saturday, May 23rd and wow what a showing of contestants and spectators!! Look for the results on our Facebook page and at the stables.

Jay, Shawna, Kim, Christy, Jenny, Bridget, & Kaelani



SADDLE UP!



Please be on the look out on our Facebook page at the stables, or around the R-Ranch for flyers for upcoming events and event costs. As always, if you have any questions, please call the stables or headquarters.

Gymkhanas

\$5.00 per event

****No Trail Rides on
Gymkhana dates****

July 5th - sign up 8am,
starts 9am

August 1st - sign up 8am,
starts 9am

September 5th - sign up
8am, starts 9am

**To qualify for year-end
awards:**

* Owners or Guests must
compete in three (3) gym-
khanas in all events. Best
three gymkhanas will count.

* Awards will be handed
out at last gymkhana, Sep-





Cottonwood News



VOLUNTEERS!!! Can you believe what can be done when volunteers get together?! Horseshoe courts, tire swing, light-up tether ball, new volley ball and net, tire swing and swings for little ones; as well as our storage container by the pool area going from blue to beautiful R-Ranch red!!

Memorial Day was busy for us as well and fun was had by all at our first big outing for the summer season.

Cory, John & Benito



Klamath News



Memorial Day weekend was amazing! Almost every site at Klamath was filled with either owners or guests!

60 players came out and competed in the winner take all 2nd Memorial Day R-Ranch Corn hole Tournament!!

Folks even got together on Saturday night at the community fire pit and roasted marshmallows, shared stories and met their neighbors.

What a great kick off to a 2020 season!!

Welcome back Tyler for the summer and welcome to our office guy Aaron - welcome to R-Ranch Klamath!!

Marvin, Tyler & Aaron



Gun Range News



WOW! We had a busy weekend with shooters everyday of the Memorial Day weekend! It is always great to meet new owners and guests and reconnect with owners and friends. Our summer hours are posted around the ranch as well as on the gate. Stop by and see us!

Cinde & Andy





AROUND THE RANCH CLUBS

Cottonwood Club

We held our first 2020 meeting on Saturday, May 23rd at Headquarters. Officers were elected for the season. We have plans in the works for 4th of July fun at the games at lower Cottonwood. We need volunteers for projects, please see a Cottonwood Club member for more information. If anyone is interested in helping/attending/having potlucks talk with a Cottonwood Club member and lets get this summer season rolling!!

Cottonwood Club Members

BARR Club

Our first meeting on 2020 was held Sunday, May 24th at Klamath along the river, what a great meeting place! We had returning members as well as one new member. There was discussion about new fun items for the kids at the Klamath Campground. Our next meeting will be July 11, 2020 - hope to see more R-Ranch owners there.

President,
Tomi Jackson



HEADQUARTERS NEWS

Owners are reminded they can sign up for monthly ACH payments with Headquarters or make monthly payments on their own. Payments are meant to keep you always ahead, not to make payments on assessment currently due. If you would like more information, please call us and we would be happy to explain or help with monthly payments.

Headquarters would like to extend a warm welcome to our new office employee Stacey!! Please try to stop by say hello and introduce yourself.

As always please remember to put your share number on all correspondence/checks sent in.

Chevell & Stacey

**R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES
KLAMATH CAMPGROUND, BOAT DOCK, HORN BROOK, CA
MAY 9, 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:

President – Pat Chase

Dave Carpenter – 1st Vice President

Heath Kauffman – 3rd Vice President

Barrie Swanberg – 4th Vice President

Peggy Crosby – Secretary

Shelley Sarason – Treasurer

Members absent are:

No members were absent.

4. **REVIEW AND SET AGENDA**

President Pat Chase suggested that Agenda Numbers 10 (Rebuild Updates) and 12 (Insurance Updates) be switched on the Agenda. All Board members agreed. Therefore, Number 10 became 12 and Number 12 became 10.

5. **REVIEW AND APPROVE JANUARY 25, 2020 MEETING MINUTES**

4th Vice President Barrie Swanberg makes a motion to approve the January 25, 2020 Minutes as written. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously.

6. **PRESIDENT'S REPORT**

Due to COVID-19 the Ranch is open on a modified schedule and guidelines. As long as the socialization is kept under control and within the given guidelines, the Ranch will remain open.

President complimented the Owners' on being so understanding and helpful during these trying times. Both with the COVID-19 and the fire rebuild. This is a stressful time, yet our Owners are resilient and have been able to pick themselves

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES
MAY 9, 2020
Page 2 of 7

up and move forward. The Board shares in your frustration. Although slower than we all would like, please be assured that progress is being made as quickly as possible on the rebuild. There are long-term plans in progress as well as the immediate rebuild plans. The Ranch has hired new employees as well as brought back some previous employees. Take a drive around the ranch and see that things are being done (i.e. trimming of trees, mowing, redoing the bathrooms, etc.). The bathroom at Klamath Lodge is on the schedule for the fall.

7. FINANCIAL REPORT

Barrie Swanberg went over the financial report.

- Chase Bank – \$209,483.36
- Trailer Storage Account – \$36,005.04
- Money Market – \$ 171,981.48
- Total Reserve Accounts - \$220,190.31
- Total Fire Accounts - \$2,487,387.17

8. GENERAL MANAGER'S REPORT

General Manager announced that due to COVID-19 the idea of shutting down the Ranch completely had been discussed. The decision has been made to keep the Ranch open for now. The Sequoia Ranch has shut down completely. We are doing our best to remain open and fully operational. There are restrictions that need to be followed to allow this to happen.

Memorial Day weekend will be a soft opening and there will be no catered food or band. The band was not willing to participate due to COVID-19. The food for the July celebration at this time is planned to be catered. Per the caterer, due to the beef shortage, it will probably be chicken or pulled pork.

The Lodge and TV Room will be open but only to 10 or less people at a time and only for one hour at a time per group. Although the Ranch cleans the rooms it cannot be done after each group. Therefore, you will be responsible to sanitize after yourselves. The Ranch will try to provide wipes, but asks Owners to also bring sanitizers when they use the room. The Room will open on Monday, May 11th.

Discussion was held about the groups of 10 gathering in the buildings. It was decided that a sign would be posted with the rules and a sign-up sheet would be provided. This will be on the honor system and Owners will be expected to abide by the rules.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

MAY 9, 2020

Page 3 of 7

The stables are open. We are sanitizing the saddles after each ride by wiping them down with disinfectant.

The drought is extremely bad this year. General Manager provided a handout outlining the drought areas. Some of our creeks that would normally have water this time of year are dry already. Please be aware that it may be difficult for us to sufficiently maintain the greens at the campgrounds as well as we would like to.

There has already been a trash can fire at the Klamath and we do not know what caused it. Please be extremely careful. We were lucky and someone noticed it in time and we were able to get it out before any serious damage was done.

The campfires are still open, but please be able extremely careful. The fire pits at Cottonwood are open at the old hotdog stand and swing sets. Just need to get a hose down by the hotdog stand.

Thanks to all who are volunteering. Volunteers are loaning their personal equipment, mowing, weed eating, digging holes, working the stables, etc. There has been an amazing amount of support like we haven't seen in many years and it is wonderful to see.

SBA Loan – Had to apply twice, but we got it. We were able to get a loan for \$97,200 with stipulations. Seventy-five percent is for payroll and twenty-five percent is for electric bill/rent. Are they going to charge us an interest rate and are we going to get it for free? General Manager believes that if done correctly it will not have to be paid back. It doesn't say in the loan. We must use it within eight weeks which will not be a problem. Payroll alone is \$35,000 and we have hired extra employees. We currently have two wranglers because we have to have one wrangler to every five riders per the law. We are going to get someone to help Marvin at Klamath. We have brought someone in part-time at Cottonwood.

9. VOLUNTEER COMMITTEES

President Pat Chase announced that Owner Georgette has volunteered to be the Volunteer Coordinator. Georgette is at campsite #45 at Cottonwood if you wish to contact her in regards to volunteering. There are many projects to volunteer for, the first of which will be painting the shipping container.

General Manager Dave announced that there is currently a large project that will need volunteers with construction and electrical backgrounds. There are three 20 foot shade structures for around the pool that need to be installed. The ranch has currently purchased three at \$3,000 each. There will be another three purchased in the

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES
MAY 9, 2020
Page 4 of 7

near future to be installed as well. Also, along the deck of the pool we have put outlets so Owners can plug in their electronic devices.

Discussion was held on how in the past the volunteers were recognized/rewarded for their service (i.e. BBQ's, recognition, etc.). As things loosen up socially it would be nice to see things like this happen once again.

Owner Chad Layne, #1290, announced that he has a crew put together to blade the roads at the Cottonwood and Klamath campgrounds as cheap as possible without bringing in a bunch of fill-in materials. The crew he has lined up does this work for a living and has volunteered their time to come and run the equipment to redo our gravel roads the right way. Another volunteer crew Chad is looking at is with owner Gary Thomas, #0533, looking at putting together a group of the old trailers to get rid of. While we have the equipment, he'd like to put a road in up on the 1,000 acres so that we could access the trailers next winter; and all the trailers that haven't been moved in three to five years, putting them up there on the 1,000 acres. Would need to build a fence and put up solar security cameras. This would be a long-term project. This would also be a good committee for volunteers. Discussion was held.

10. INSURANCE UPDATES

Greenspan is starting to pay off. The Bunkhouse is the big battle and getting up to our \$1.6 million. They were at \$970,000. And so far for the Bunkhouse they have brought in another \$265,000. That's gross and does not count the 33% for their fee. Without Greenspan we would not have gotten this \$265,000.

The Ranch is now going for \$250,000 for code upgrades. The sprinkler system alone will more than likely eat that up. We're going to have to have 4-5 tanks of dedicated fire water for that sprinkler system; along with that comes State inspection fees every year.

The Ranch got our five year inspection on all the well houses and passed. We are now good for another five years.

The insurance premium has increased \$15,000.

After Greenspan finishes with getting the \$1.625 million for the Bunkhouse and \$250,000 for code upgrades, and then the \$4.8 million, we believe it's going to have to go to court and take a couple of years.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

MAY 9, 2020

Page 5 of 7

11. LITIGATION UPDATES

Bullock/Goguen – Although we have won every appeal so far, Bullock is appealing again. The Judge has given him an extension to file due to the law libraries being closed because of COVID-19. How much longer can this go on? Unfortunately, until the judge says no more.

DeClerck – This matter is on hold. DeClerck is trying to file an Injunction against the Ranch. It was sent back to him because he filed it improperly. We are now waiting to see if he will pursue the matter or drop it. Nothing can happen until the courts reopen due to COVID-19 later this month.

12. REBUILD UPDATES

Pool, deck – The HCD (Housing Community Development) and the County are having some disputes over who has to do what. Both HCD and the County are experiencing some retirements and staffing situations due to the COVID-19. In the meantime we are waiting for the HCD to come out to inspect a conduit. They have to come out of Sacramento to inspect a conduit and where to place some poles.

COVID-19 has affected our June 1st timeline, but we've still been pushing hard. The lighting alone has taken a tremendous amount of time with having to have an electrical architect.

Buildings – There is not enough money to rebuild both buildings like-for-like. In two years there maybe would be, but we need to build now. So the Board has decisions to be made to budget the money right away. We are looking at building what we can now and adding on as we can. The estimate for a like-for-like Bunkhouse building alone was \$3 million. The estimate for a like-for-like Lodge building alone was just under \$3 million.

In the meantime, volunteers could maybe rebuild a line shack with an oven and refrigerator for a mini cook shack for the line shacks is a thought.

Discussion was held.

13. DAM REMOVAL UPDATE

Have only gotten a simple one line reply from KRRC on April 20th that they will respond to us by the end of the month; have not had a response as of this meeting.

Discussion was held.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

MAY 9, 2020

Page 6 of 7

14. ELECTION UPDATES

The Ballot Box will be handling our election again this year. Ballots will be going out the end of this month. If you are going to mail them in they must be received by The Ballot Box not later than July 2nd.

If you want to run for a vacant position you must submit your application to The Ballot Box by May 15th. The forms were mailed out, but if you need one you can get one at Headquarters.

There are four positions available this year: President, Secretary, 2nd Vice President and 3rd Vice President. They are each for a two-year term.

Those incumbents planning on rerunning are President (Pat Chase), Secretary (Peggy Crosby) and 3rd Vice President (Heath Kauffman).

15. SET NEXT QUARTERLY MEETING

Peggy announced that the next Quarterly meeting would be on Saturday, July 4th with the following schedule:

The meetings will take place as follows:

Elections	10:00 – noon
Board Meeting	10:00 – 11:00
Owners' Meeting	11:00 – noon
Election Results	noon

16. PUBLIC COMMENTS

Wes, Share #1327

Q: Is Headquarters Open?

A: Yes, closed Sunday and Monday. If door is locked, knock.

Alex, #0032

Q: Can we have recycling bins at Cottonwood like there is at Klamath? I'll volunteer to take them in for redemption.

A: Per General Manager...we'll see what we can do about that.

Gary, Share #533

Comment: Gary's expertise is in collections. Gary & Don will volunteer to help collect delinquent share dues regarding trailers.

R-RANCH POA BOARD OF DIRECTORS MEETING MINUTES

MAY 9, 2020

Page 7 of 7

General Manager

Comment: Sold two shares last weekend.

Chad, Share #1290

Comment: I've been buying shares and selling them. Trying to get people to buy who want to be involved.

17. ADJOURN MEETING TO EXECUTIVE SESSION

4th Vice President Barrie makes a motion to adjourn the meeting at 11:40 A.M.

Said motion is seconded by 1st Vice President Dave. Motion carried unanimously.

Minutes taken by Georgia Toms



**1947 - HORN BROOK HEADING NORTH ON STATE HIGHWAY,
SISKIYOU COUNTY, ROUTE 3, SECTION C, US99**

**Photo courtesy of Michael McCarthy,
Historical Northern California Facebook**

Memorial Day weekend photo of Hornbrook from Line Shacks



R-Ranch

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**Please call 72 hours in advanced
for all trailer-pulls.**



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PHOTO CREDITS

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

