

1st Quarter 2021

# R-Ranch News

**Presidents Report \* 2**

**Area Phone Numbers \* 3**

**Area Reports \* 4 & 5**

**Stables Report \* 6**

**Election Information \* 7 & 8**

**2021 Budget \* 9**

**Opt-In/Opt-Out Form \* 10**

**1st Quarter Draft Minutes \* 12 - 16**

**Volunteer Committee Report \* 16 - 27**

Like us on Facebook @ R-Ranch Property Owners Association

**[www.r-ranchca.com](http://www.r-ranchca.com)**



# President's Report

## 1st Quarter 2021

Besides overseeing general ranch operations, the board has been focused on the search for a new General Manager. With the help of Human Resources and the recruiting site Indeed.com, the board has received 30+ resumes from throughout the U.S. Along with inquiries from the local area and various parts of California, there were inquiries about the position from Louisiana, New Mexico, New York, and Washington. As soon as the screening process is finished, the best candidates will be asked to interview in person or via Zoom at the end of February. The board hopes to announce a new manager in early March. Check the website for any announcements or updates on the GM position.

In the meantime, the Klamath Campground and Trailer Storage Committees presented summaries of their suggestions and findings at the January board meeting. Everyone who contributed to these committees is to be congratulated on their hard work. Their information is published later in the newsletter and on the website so that owners can provide input before any changes are made. There will be an additional board meeting on March 13<sup>th</sup> to review owner input before implementing any of these suggestions. The March meeting can be attended in person or via Zoom. Check the website about how to participate and comment via Zoom.

Currently, area supervisors are being asked to list possible volunteer projects for the upcoming season such as shelters for the Q-Pens, repair and weld the in/out stall panels at stables, finish the entry way fencing, clean up brush debris at Cottonwood and Klamath, reseed Cottonwood, and more. Extra hands are welcome. Every part of the ranch can benefit from some volunteer TLC. Check the website, FB page, and bulletin boards for future projects.

### R- Board of Directors

President: Pat Chase  
[patchase47@gmail.com](mailto:patchase47@gmail.com)

Secretary: Peggy Crosby  
[peggycrosby427@gmail.com](mailto:peggycrosby427@gmail.com)

Treasurer: Shelley Sarason  
[shelleysarason@gmail.com](mailto:shelleysarason@gmail.com)

VP1: Heath Kauffman  
[heathkauffman@yahoo.com](mailto:heathkauffman@yahoo.com)

VP2: David Carpenter  
[davidwcarpenter584@gmail.com](mailto:davidwcarpenter584@gmail.com)

VP3: Wes Husted  
[wesrhusted@gmail.com](mailto:wesrhusted@gmail.com)

VP4: Barrie Swanberg  
[pbsgpo@gmail.com](mailto:pbsgpo@gmail.com)

As the weather clears, staff will start thinking about the spring push to plan for the summer by installing shade shelters around the pool, preparing the Welcome Center for summertime, weed eating, mowing, and oh so much more. Again, extra hands may be needed.

Due to rain, snow, and soggy ground, some major projects have been suspended or delayed. Most of the mastication work was finished at Cottonwood and Klamath before weather became an issue and will continue as needed at a future date. Similarly, now that the weather has cleared, S&B Construction will return to focus on completing the upgrades required by HCD. Their goal is to have everything signed off by the state in April and then begin construction. Hopefully, there will be no more bureaucratic roadblocks hampering the rebuild.

As always, please remain vigilant about hand washing and social distancing. Be smart and stay apart. We want every partner to be strong and healthy in the upcoming season at the ranch. And once again, partners, thank you for your understanding and support during the rebuild. You are, indeed, the reason that we are R-Ranch strong.

Pat Chase  
R-Ranch Board President

**NOTE: Special Meeting Saturday, March 13, 2021 at 10am  
at TV Room to discuss proposed campground rule changes**

**NEXT QUARTERLY BOD MEETING: SATURDAY, APRIL 10, 2021 @ KLAMATH LODGE  
@10AM**



## ***Phone Numbers***

***Headquarters 530.475.3495***

***Cottonwood Welcome Center***

***530.475.0950***

***Klamath Lodge 530.475.0318***

***Stables 530.475.3425***

***Gun Range 530.475.3656***

***Owner Services 530.598.6079***

***Fax 530.475.0902***

## **OWNER SERVICES**

**530.598.6079**

**HOURS 6PM TO 12 MIDNIGHT**

**PLEASE REMEMBER AS PER THE BROWN  
BOOK:**

***"Tailgating is strictly prohibited  
and violators will be fined \$25 per  
occurrence."***

**TOM & GREG**

Fruit Growers Supply Company, Hilt, California

"a company town"



**We have been busy at Headquarters taking and posting payments coming in from assessments and trailer storage.**

## Headquarters

**Our first use of the Zoom Meeting platform at the January BOD meeting went rather well and thank you to everyone for your patience and suggestions while we learn this new meeting platform.**

**Please remember to put your share numbers on any correspondence or checks sent in to Headquarters.**

**Chevell & Tanya**



## Klamath

**As most know, we ran into a few problems with the recent restroom remodel in the lodge and it took a bit longer than first thought. The restrooms are done and look great!! Thank you owners, Wednesday card players and everyone for your patience while we got it all just right!!**

**The masticator was also down here cleaning up river side and it looks wonderful! Owners should be pleased with being able to enjoy watching the river when they come in the spring.**

**Marvin**



## Cottonwood

**We hired a company to come in with a masticator and clean up the creek and the hill behind the non-electrical sites. What a difference it made!! We have been cleaning up the debris and burning small piles. We have enjoyed the rain and snow and watching our irrigation pond fill up to the rim.**

**Cory & John**



## Gun Range

**The Gun Range is closed for the winter, we will reopen in Spring 2021**

**During the closed months please call Headquarters at 530.475.3495 for an appointment.**

**Thank you.**

**Cinde & Andy**





## **Stables News**

This has been the busiest year that any of us can remember! Come out and ride, bring a guest and enjoy a wintery ride at the stables.

We have a lot of fun planned for the 2021 season. Check out the 2021 Scheduled Events for more information and watch the Facebook pages and the bulletin boards for flyers of our events.

Can't wait to see everyone soon!!

Jay, Jade & Kim

# **R-Ranch Board of Directors Election Information for 2021**

The R-Ranch Board of Director elections will be held on July 3, 2021 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 21, 2021: 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 21, 2021: 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 3, 2021 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, 2021. Anyone not in good standing by this date will not be eligible to vote.

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



## R-RANCH PROPERTY OWNERS' ASSOCIATION Candidate Registration Form

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

Are you interested in volunteering time to serve on the Board? Want to have a say in what goes on at the Ranch? Can you commit to attend meetings regularly? Can you make reasonable decisions for the betterment of the Association? If yes, you may complete this registration form and return. Please note that it is your responsibility as a candidate to review the Bylaws & CC&R's carefully to ensure that you meet the criteria and are committed to volunteering the time needed to serve on the Board. In order to be eligible to be a candidate, all assessments and fines must be current as of May 21, 2021.

Candidates **MUST** be registered by no later than **May 21, 2021, by 5:00 pm**. This form may be returned by mail to the address noted below, or via fax 1-866-648-7869 or email at [info@ballotboxservices.com](mailto:info@ballotboxservices.com). Each candidate may submit, along with this form, a statement of no more than one (1) side of an 8 1/2" X 11" sheet of paper. The statement may include your photograph. The statement will be copied and mailed with the ballots mailed to the membership exactly as submitted. Regardless of whether or not a statement is submitted, this completed application will not be mailed with the ballots. You will receive a confirmation notice of receipt of registration and another when your candidate eligibility has been verified. *It is your responsibility as a candidate to ensure that your candidate registration form is received by The Ballot Box by the deadline date. If you do not receive a confirmation, we did not receive your registration.*

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

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

R-Ranch Share Number: \_\_\_\_\_

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



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



# 2021 Budget

## Income

Assessment Revenue (1150)	\$ 1,012,000.00
Late Fees	\$ 18,500.00
Collection Revenue	\$ 50,000.00
Prepaid 2021 Assessments	\$ 25,000.00
Kitchen Revenue	\$ -
Notary Services/Office Revenue	\$ 3,000.00
R-Store	\$ 2,000.00
Gun Range	\$ 5,500.00
Lease Revenue	\$ 6,500.00
Special Event Revenue	\$ 2,000.00
A*Frame Revenue	\$ 9,500.00
Utilities Fees	\$ 21,000.00
Transfer Fees	\$ 2,000.00
Campground Fees	\$ 8,900.00
Bunkhouse Fees	\$ -
Guest Passes	\$ 19,000.00
Honey Wagon	\$ 10,500.00
Ice	\$ 10,000.00
Trailer Storage	\$ 25,000.00
Rent Revenue	\$ 4,000.00
Candy	\$ 500.00
Washers & Dryers	\$ 6,500.00
Drinks	\$ 4,000.00
Coffee	\$ -
Interest	\$ 1,000.00
Stables Revenue	\$ 21,000.00
<b>TOTAL INCOME</b>	<b>\$ 1,267,400.00</b>

## Expenses

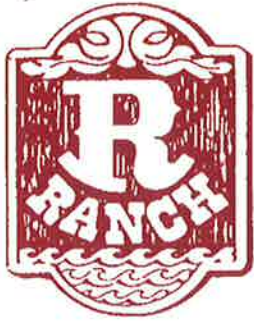
Kitchen Purchases	\$ -
Ice Expense	\$ 4,000.00
Trailer Expense	\$ 25,000.00
Prepaid 2021 Assessments	\$ 25,000.00
R-Store Expense	\$ 2,000.00
Candy	\$ 1,000.00
Washers & Dryers	\$ 500.00
Soda	\$ 2,500.00
Coffee & Hot Chocolate	\$ 1,000.00
Payroll	\$ 580,500.00
Contract Labor	\$ 10,000.00
Human Resources	\$ 3,600.00
BOD	\$ 2,000.00
Staff Expense	\$ 700.00
Entertainment	\$ 11,700.00
Insurance	\$ 86,100.00
Legal & Professional Fees	\$ 55,500.00
Collections	\$ 15,000.00
Recording Fees	\$ 2,500.00
Copier Lease	\$ 9,000.00
Chevy Equinox	\$ 4,000.00
Staff Training	\$ 600.00
Headquarters Office	\$ 40,300.00
Repairs & Services	\$ 39,000.00
Honey Wagon Repairs	\$ 500.00
Laundry	\$ 200.00
Klamath Supplies	\$ 2,100.00
Cottonwood Supplies	\$ 2,100.00
Bunkhouse Supplies	\$ -
Ranch Supplies	\$ 7,400.00
Fuel - Diesel - Oil	\$ 25,000.00
A-Frame Expense	\$ 1,500.00
Utilities	\$ 171,000.00
Taxes	\$ 39,400.00
Money to Reserve	\$ 20,000.00
Stables	\$ 65,600.00
Gun Range	\$ 8,100.00
Water Projects	\$ 3,000.00
	<b>\$ 1,267,400.00</b>



**We have been fortunate to have a few snow storms and a nice supply of rain so far this winter. Please keep wishing and hoping for more rain and snow! As you all know, we need the snow pack up high for streams and creeks, and of course our river for the spring and summer months. These pictures show the recent snow storm, February 3rd, and how beautiful Headquarters is under a blanket of fresh fallen snow. Enjoy!!**







Property Owners Association  
PO Box 71  
Hornbrook, CA 96044  
530.475.3495 phone 530.475.0902 fax  
accounting@r-ranch.com

**PRIVACY  
OPT-IN OR OPT-OUT FORM**

With the need to contact other owners quickly, our Red Book provides a section for owners to purchase a complete owners list for the purpose of sending out information; such as election, volunteer information, etc. Please return via email, fax or snail mail to the address above.

Name: \_\_\_\_\_

Share Number: \_\_\_\_\_

**Opt-In:** \_\_\_\_\_ Yes, I give permission for Headquarters to share the email and phone information listed below with other R-Ranch owners. I understand that if this form is not returned to the office, such information will not be available to other owners.

Email Address \_\_\_\_\_

Phone # \_\_\_\_\_

**Select Opt-out section:**

Phone/Cell Number: \_\_\_\_\_

Email: \_\_\_\_\_

All: \_\_\_\_\_

(I do not want the above selected items shared with other owners.)

Signature

Date

**R-RANCH POA 2021 1<sup>st</sup> QUARTER BOARD OF DIRECTORS MEETING**

**R-RANCH HEADQUARTERS TV ROOM, January 23, 2021**

President-Pat Chase 1<sup>st</sup> Vice President-Heath Kauffman  
2<sup>nd</sup> Vice President-Dave Carpenter 3<sup>rd</sup> Vice President-Wes Husted  
4<sup>th</sup> Vice President-Barrie Swanberg  
Secretary-Peggy Crosby Treasurer-Shelley Sarason

**1. WELCOME AND INTRODUCTION**

1<sup>st</sup> Vice President Heath Kauffman called the meeting to order at 10:00 a.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Shelley Sarason.

**3. ROLL CALL**

Roll was taken by Secretary Peggy Crosby.

Four board members and a quorum were present.

Members present were:

Heath Kauffman	–	1st Vice President
Barrie Swanberg	–	4 <sup>th</sup> Vice President
Peggy Crosby	–	Secretary
Shelley Sarason	–	Treasurer

Three board members were absent:

Pat Chase	–	President
Dave Carpenter	–	2 <sup>nd</sup> Vice President
Wes Husted	–	3 <sup>rd</sup> Vice President

**4. REVIEW AND SET AGENDA**

Treasurer Shelley Sarason makes a motion to accept the Agenda as is. Said motion was seconded by 4<sup>th</sup> Vice President Barrie Swanberg. Motion carried unanimously.

**5. REVIEW AND APPROVE October 24, 2020 MEETING MINUTES**

Barrie Swanberg makes a motion to approve the minutes of the October 24, 2020 meeting with the following correction: Pledge of Allegiance was led by Heath Kauffman and not Dave Carpenter. Said motion was seconded by Shelley Sarason with said correction. Motion carried unanimously.

**6. PRESENT AND APPROVE FINANCIAL REPORT**

Treasurer Shelley Sarason went over the Financial Report.

- Chase Bank – \$268,644.72
- Trailer Storage Account – \$37,603.02
- Money Market – \$228,470.65
- Total Reserve Accounts - \$45,790.04
- Fire Money Market Account - \$2,426,227.00



7. **BUDGET ACTION ITEMS**

Barrie Swanberg pointed out that an error had been made by the Board at the October 24, 2020 meeting concerning the implementing of the \$120 regular assessment increase.

Heath Kauffman makes a motion to rescind the \$120 regular assessment increase implemented at the October 24, 2020 meeting. Said motion was seconded by Peggy Crosby. Motion carries unanimously.

2021 Budget was presented at this meeting showing the removal of the \$120 assessment fee.

Barrie Swanberg makes a motion to approve the corrected 2021 Budget showing the removal of the \$120 assessment fee. Said motion was seconded by Peggy Crosby. Motion carries unanimously.

8. **REBUILD UPDATES/HCD WORK**

Heath Kauffman reports that the Ranch is still waiting for permits from Sacramento. There is nothing further the Ranch can do at this point. He estimates it is going to be another 2-3 months; but this is only an estimate.

Q: Why are we going through Sacramento instead of Siskiyou County?

A: We are a mobile park, Housing Community Development (HCD).

Q: Is construction project under contract?

A: Yes.

Q: How long has the construction project been under contract?

A: About a year.

Q: Are funds available to rebuild?

A: Not for everything. We have had to scale back on some things at Cottonwood and the Bunkhouse.

Q: Is the entire rebuild under one contract?

A: Yes.

Q: Is the pool included?

A: No.

Q: Was the Ranch's coverage too low?

A: No. The insurance company did not want to pay which caused the Ranch to have to hire Greenspan. This cost the Ranch both time and money. Also, because of upgrade requirements we have had to hire specialists.

Q: How many contractors did you interview before hiring the one you hired?

A: Four.

Further discussion was held.

9. **ONGOING RANCH PROJECTS**

Heath Kauffman gave a report on Ranch projects that are happening.

The wire fencing project should be done very soon. Barrie gave a special thank you to Joe Brockamp for all his work on this project.

The bathroom project is completed.

Cleanup has started from the tree trimming and removal that has been happening.

General catch-up work is being done around the Ranch as well.

10. **TRAILER STORAGE COMMITTEE REPORT**

Shelley Sarason reported that Don Fukushima and Gary Thomas had put together a project update report and presented it to the Board. A copy of this report was included in the meeting packet. She reports that the removal of trailers has been paid for from the Trailer Account portion of the Budget. In 2020 34 trailers were removed from R-Ranch property. She appreciates Don and Gary's hard work on this matter.

Don spoke. He said the company doing the work is doing a great job removing these trailers. He thanked Debbie and Joe Brockamp for their help. His goal is to clean up the mess that is there from the past and prevent it from happening in the future.

11. **KLAMATH CAMPGROUND COMMITTEE RECOMMENDATIONS**

Barrie reports that the committees have worked very hard.

Don Fukushima states all Owners are equals. Campsites have been a problem. Everyone needs to follow the rules to make the campground run more fluid.

Input is always welcome on the volunteer site. A March meeting will be held for deeper discussion on all of these matters and that meeting date will be announced later at this meeting.

Shelley gave a reminder that if you create a committee, you must go through the Board of Directors for approval before taking any action.



12. **SEARCH FOR NEW GM**

Peggy Crosby announced that the position of General Manager has been posted online at "Indeed Recruiting". A resume will be required. You should apply via Indeed Recruiting. However, if you wish to submit a hardcopy, you can mail to: R-Ranch, P.O. Box 71, Hornbrook, CA 96044.

The GM's last day was December 12, 2020.

The Ranch currently has two resumes and is hoping to interview at least five people for the position. Interviews are currently scheduled for February 19-20 and February 26-27.

The Board of Directors will act as GM in the interim until a GM is hired.

13. **BUDGET ACTION ITEM VOTE ON 2021 SPECIAL ASSESSMENT**

Barrie reports that the permit work, which is not covered by fire insurance, will cost \$73,299. This will be coming out of the Operating Fund. To cover this cost a one-time Special Assessment fee of \$61.00 per Owner will need to be collected.

Barrie Swanberg makes a motion that a one-time Special Assessment fee of \$61.00 per Owner be collected to pay for the permit work. Said motion is seconded by Shelley Sarason. Motion carries unanimously.

Discussion was held.

14. **SET NEXT REGULAR MEETING AND QUARTERLY MEETING**

Peggy Crosby proposes that a Special Meeting be set for Saturday, March 13 at 10:00 a.m. to be held at Headquarters TV Room for the purpose of discussing the proposed Campsite rule changes.

Peggy Crosby proposes that the next Quarterly meeting be set for Saturday, April 10 at 10:00 a.m. at Klamath Lodge.

Shelley Sarason makes a motion to accept the above proposed meeting dates as proposed. Said motion is seconded by Barrie Swanberg. Motion carries unanimously.

15. **PUBLIC COMMENTS**

Lynn Cook, Share #2218 for Larry and Mary Grieb, Share #0826

Q#1: Have you decided where the new GM will reside? We would like to see the new GM reside up near Headquarters like they used to.

A: We don't know where they will reside yet.

Q#2: When will the temporary wire fencing be replaced back to the wood fencing?

A: When we have an extra \$85,000 we will do wood fencing.

Q#3: Will the new GM have a contract or open ended agreement?

A: They will have a contract, but they can be let go for cause at any time.

**16. ADJOURN MEETING TO EXECUTIVE SESSION**

4<sup>th</sup> Vice President Barrie Swanberg makes a motion to adjourn the meeting at 11:45 a.m. Said motion is seconded by Treasurer Shelley Sarason. Motion carried unanimously.

***Minutes taken by Georgia Toms***

## **Proposed Klamath Campground Rule Changes**

Last year the Klamath Campground Committee was formed by Don Fukushima. The direction to the committee was to find ways to remove old trailers from the ranch and recommend rule changes for the campgrounds. A lot of work has gone into these projects and we have published some of the findings on our website and the official R-Ranch Facebook page. The final report for campground rules and the impressive report of old trailers that have been removed follows. Your Board of Directors has scheduled a special Board Meeting on March 13<sup>th</sup> to finalize these changes and vote on their adoption. We are asking all interested owner's to comment on the following documents using the R-Ranch email for comments to the board ([comments@r-ranchca.com](mailto:comments@r-ranchca.com)) and any questions or comments directly to Don Fukushima at [don@fukushima.us](mailto:don@fukushima.us). Don has advised his committee members include Tonia Yosten, Joe and Debra Brockamp, Ray Green and Gary Thomas. I also have been dealing with Emilie Simmons. If you do not have Internet access, please call Headquarters at 530-475-3495 and staff will take your comments over the phone.

Time is short to reply, we will publish the expected rule changes on February 27, 2021 and finalize them at the March 13th Special Board Meeting. Your comments are important so please make them known to the Board.

Submitted by Barrie Swanberg, Vice President



Below is one of the documents from the Klamath Campground Committee. Nothing has been changed, but we highlighted new rules that are being proposed in yellow and made any comments in red when necessary. Please send comments to [comments@r-ranchca.com](mailto:comments@r-ranchca.com) or questions to [don@fukushima.us](mailto:don@fukushima.us) as soon as possible. Any comments sent just to the ranch will be shared with the Klamath Campground Committee. We must post all rule changes by February 27, 2021 which is 15 days before the special meeting on March 13<sup>th</sup> at the R-Ranch. The copy below is a rewrite of Section Four of the Brown Book specifically changing Klamath Campground rules.

## SECTION FOUR CAMPGROUNDS PROPOSED BROWN BOOK LANGUAGE

### GENERAL CAMPGROUND RULES

1. Campground Access
  - a) Each Owner is given one electronic key card and **one unique access code**. Additional cards may be purchased for \$10.00 each. **This is not true. The unique access code costs a one-time fee of \$25.00.**
  - b) Entry to the campground is by way of an electronic key card, transmitter clicker, or electronic keypad. Owners enter their assigned numerical code or swipe their electronic key card at the electronic keypad.
  - c) Registered guests of an Owner enter the campground using the Owner's assigned numerical access code.
  - d) Giving access to code to anyone other than a registered guest is subject to fines and suspension.
  - e) Every Owner and guest entry onto R-Ranch areas through the security gate access is recorded.
  - f) Tailgating is strictly prohibited. Violators will be fined.
2. Campsite Availability
  - a) Campsites are available on a first-come, first-serve basis.
  - b) Campsites cannot be reserved or "saved" by staff, another Owner, or guest.
    - c) A campsite occupied by an RV, vehicle, or personal belonging is not reserved until the Owner arrives.
    - d) Designated handicap sites can be occupied only by Owners displaying state issued placard.
3. Campsite Registration and Notification
  - a) Upon arrival, Owners and guests should register by completing a campsite occupancy card for their occupied campsite. Deadline is no later than the following morning after day of arrival.
  - b) **Owner must clip the completed campsite occupancy card onto the campsite signpost.**
  - c) Campground maps showing designated campsites, stay limits, **overflow parking**, and restrictions are available on the ranch website, HQ office, and the campground bulletin boards.
  - d) **Each share is allowed two free in/out trailer pulls per calendar year. Additional trailer pull requests will incur additional fee.**
  - e) Handicap Owners will include details from their state issued disabled person's placard.

#### 4. Campsite Occupancy

- a) One RV/trailer and one tent OR two tents are allowed in each campsite for use by the Owner, their guests, or family.
- b) During holiday periods (Mother's Day, Labor Day, July Fourth, Memorial Day), one additional tent, but no additional RVs or trailers is allowed.
- c) Maximum of two vehicles are allowed to park in each campsite, ensuring clear and safe passage on roads and paths through campground.
- d) Additional equipment and vehicles must be parked in the designated overflow parking areas and not kept in the campsite area.
- e) RV/trailer in off-site, electrical campsites shall be parked straight in (perpendicular to road). NO angled parking.
- f) Electrical hookup cords must be 25 feet max, #8 wire, and sheathed in single all-weather casing.
- g) RV/trailer is not permitted to connect water or electricity from any Ranch building, dump station, employee, or Manager's residence.

#### 5. Campsite Upkeep

- a) Campsite must be kept neat and orderly as determined by the campground staff during stay and upon departure.
- b) The following are allowed outside: smokers, coffeepots, fry pans, small appliances, one small refrigerator (less than 2'x3'), one portable, collapsible pet containment pen (max. area 25 square feet, height 40").
- c) The following are not allowed outside: microwave ovens, refrigerators, freezers, electric ranges, or other major appliances, or any storage building, permanent or temporary.

#### 6. Campground Etiquette

- a) Owners shall respect the peace and enjoyment of the other occupants of the campground.
- b) Quiet time in the campground is between 10:00 pm and 8:00 am. Generators must not operate during quiet time.
- c) Excessive noise, as determined by ranch staff, from amplified sound systems, TV's, boisterous activities, or rough housing will not be allowed at any time.
- d) Ranch staff reserves the right to curtail any activity, at any time, that exceeds appropriate limits.

#### 7. Dumping

- a) Emptying gray or black water at the designated dump station or via the ranch sewer pump truck is approved.
- b) Storing in storage containers approved by the State and County Health regulations is allowed.
- c) Emptying gray or black water onto the ground or into the water is strictly prohibited.
- d) All garbage shall be placed into designated refuse bins.

#### 8. Campground Departure Notification and Trailer Readiness

- a) Owners must notify the campground office or Manager when vacating the ranch or leaving a campsite unoccupied overnight.
- b) Upon departure, RV/trailers left to be moved to the storage area must be "ready to move", meaning no connected hoses, wires, extended slide outs or awnings, wheel blocks, jacks, etc. Trailer can be hooked up and driven away without further intervention.

9. Handicap Sites

- a) May be occupied only by vehicles displaying state issued disabled person's placard. All other campground rules apply to handicapped owners. Exceptions can be arranged with staff for appointments, emergencies, and other medical related issues.

10. Intentional Damage and Vandalism

- a) Anyone – Guest, Owner, or Trespasser who intentionally damages entry gates, fences, or other R-Ranch property, through intent or misuse, will be subject to paying the actual cost of repairing or replacing damaged property.
- b) Owner may be subject to criminal charges, fines, and suspension for their guests or their own actions.

11. Horse Camping

- a) No overnight horse camping is allowed in Cottonwood or Klamath campgrounds.
- b) Horses kept overnight on Ranch property are to be secured in the Q-pens with prior head wrangler permission and the assigned Owner's pasture.
- c) Horses are only allowed onto campgrounds for ingress/egress and special events.

12. 210 Day Use Limit

Once an Owner has exceeded a total of 210 overnight stays (total of every night in any campsite) in the Owner's calendar year, Owner must not camp overnight for the remainder of the Owner's current calendar year. Day visits are allowed at all times.

- 13. No truck camper shall be set up on jacks. They will be set directly on the ground or on blocks no higher than 12 inches off the ground.

- 14. "PARK MODEL" trailers are not allowed on R-Ranch property.

15. Campground Volunteering

The Board, in consultation with the General Manager, reserves the right to establish contractually volunteer camp host/s that assist in ranch duties and activities. Jobs could include meet and greet, checking camp sites, potty pumps, digging ditches, trailer pulls or any function that an employee currently does.

HIGH SEASON CAMPGROUND RULES (Effective Mother's Day to Labor Day)



16. Campsite Selection and Stay

- a) Owners may park their trailers, RVs, campers, and tents in any available site for the specified time as shown in the campground specific section below.
- b) Once campsite limit has been reached, Owner must move to another site as specified below.

17. Five Consecutive Nights

- a) A campsite may not remain unoccupied for more than five consecutive nights without permission from the Campground Manager, Supervisor, or General Manager.
- b) Upon the Owner's initial campsite occupancy, the Owner must stay a minimum of two consecutive nights.
- c) Before departing the ranch and leaving campsite unoccupied, Owner must complete a five consecutive nights rule absence form, available in the campground office.
- d) Upon the Owner's return to the Ranch, the Owner must stay overnight a minimum of one night.
- e) All away/unoccupied days (1-5) count against the occupied campsite's (14, 30, 120 day) limit and the Owner's annual stay limit (210 days). This has always been counted by R-Ranch Staff in the past and the new wording is to make it clear.
- f) Documented absences using the five consecutive nights rule still count as part of the Owner's 210 overnight stays if a trailer, RV, camper, or tent remains in the campsite.
- g) In an emergency, an Owner may request permission to extend the five consecutive nights rule. The Area Manager or General Manager will determine the amount of extended days.
- h) Owners exceeding the five-consecutive nights rule will be fined each additional day.
- i) Exceptions to this rule can be made for reasons acceptable to the R-Ranch Manager or Campground Manager.

COTTONWOOD CAMPGROUND SPECIFIC

The following rule applies during the high season (Mother's Day to Labor Day).

18. Campsite stay limits

Owners may occupy a campsite up to the number of days listed below:

- a) 30 day sites: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13, 14, 16, 18, 20, and 149, 149A, 149B, 149C.
- b) 120 day sites: All other sites.
- c) Host site is 13.5

KLAMATH CAMPGROUND SPECIFIC

The following rule applies during the high season (Mother's Day to Labor Day).

19. Campsite stay limits

Owners may occupy a campsite up to the number of days listed below using the cumulative amount of days per site limits

- a) Riverfront sites 201-272 are designated 14 and 30 day sites. There are no 120 day sites on the riverfront.
  - b) Riverfront sites 201-210 are designated 14 day sites. Owners can occupy ONCE per high season. After stay, the RV, trailer, or tent must relocate to a 30 or 120 day site.
  - c) Riverfront sites 211-272 are designated 30 day sites. After 30 days, the RV, trailer, or tent must relocate to another site (14\* day, 30 day, 120 day). \*Only if not previously occupied.
  - d) Off-river sites 1-5 & 74 are designated 30 day electric sites. After 30 days, the RV, trailer, or tent must relocate to another site (14\*day, 30 day, 120 day). \*Only if not previously occupied during the high season.
  - e) Off-river sites 6-84 are designated 120 day electric sites, (except 1-5 and 74, see above)
  - f) Off-river sites 49 & 50 are designated 120 day handicap sites.
20. Any exception to the stated rules must be approved by the General Manager or campground manager.
21. Reference SECTION FIFTEEN for fines and penalties for violations of campground rules. If warnings, fines, and penalties fail to bring violation into compliance, further actions such as hearings, suspensions, collections, and foreclosure action may be used to remediate continued violations.

\*\*\*\*\* Following needs review and assign new and updated for the above rules.\*\*\*\*\*

## SECTION FIFTEEN FEES and FINES SCHEDULE

All specific mention of fines and fees are moved to fines to fines section.

Add following to fines section:

Missing registration and departure failure fine.

Exceeding campsite vehicle limit. A fine of \$25 per day will be charged for each vehicle past limit.

Failure to register will result in appropriate fines.

Excessive unkept campsite - \$25.00 per day fine.

Excessive noise/rowdiness. First offense will result in a verbal warning. Second offense will incur a \$100.00 fine. Tailgating is Tailgating fine \$25 per occurrence.

Exceed 5 consecutive day rule \$25.00 per day.

Pulling stored trailer fee is \$25.00. First two trailer pulls are free each season.

Review and check rules against associated fees/fines.



Below is one of the documents from the Klamath Campground Committee. Nothing has been changed but we highlighted new rules that are being proposed in yellow and made any comments in red when necessary. Please send your comments to [comments@r-ranchca.com](mailto:comments@r-ranchca.com) or and questions to [don@fukushima.us](mailto:don@fukushima.us) as soon as possible. Any comments sent just to the ranch will be shared with the Klamath Campground Committee. We must post all rule changes by February 27, 2021 which is 15 days before the special meeting on March 13<sup>th</sup> at the R-Ranch.

## **Ranch Campground Rules Project Update**

This document is provided upon request by the R-Ranch Board of Directors to update R-Ranch Owners about the Campground Rules Project. The summary includes a recap of the project, accomplishments to date, and planned activities for 2021.

### **OVERVIEW**

The 2020 season saw unprecedented utilization of the Klamath campground and occasional overcrowding resulting in undesirable and potentially dangerous conditions. Many Owners expressed concerns and questioned the effectiveness of the Brown Book campground rules and lack of enforcement of the current rules. Clearly, some things needed improvement to keep the campground experience safe, enjoyable, and fair and equitable for all Owners.

The board established a committee to review and recommend changes to the Brown Book that would address these issues. Throughout the season, many Owner's input, suggestions, observations, complaints were captured through both informal and formal interactions. The committee reviewed the current rules, Owner input, and desired outcomes then produced the work in the attached document containing recommended updates to the Brown Book, SECTION FOUR CAMPGROUNDS.

### **STATUS**

The attached document includes all the recommended campground rule changes. Please refer to this document for all details. Key changes are summarized as follows:

The 5 day rule remains in effect with one change. All away days (1-5), when campsite is unoccupied, connected or not to electricity, count towards both the site's stay limit and the 210 total stay limit.

Cottonwood campground specific rules, although included in the document, are out of scope; therefore, no changes at this time.

### **KLAMATH CAMPGROUND**

During high season, campsite stay limits are modified as follows:

No 120 sites on the river (201-272).

201-210 are designated 14 day sites.

211-272 are designated 30 day sites.

240-244, previously 120 day sites are now designated 30 day sites.

Off-river sites 1-5 & 74 are designated 30 day electric sites.

Off-river sites 6-73 are designated 120 day electric sites.

Off-river sites 49 & 50 are designated 120 day handicap sites.

When the occupied campsite limit has been reached, Owner must relocate to another site (14 day\*, 30 day, 120 day). \* Only if not previously occupied during the current high season.

Two trailer pull requests are free each season. Additional pull requests cost \$25.

Days counting toward all site limits are calculated when a trailer, Rv, tent, etc resides in the registered campsite, irrespective of being occupied or not, connected to electricity or not.

#### GOALS AND PLANS FOR THE 2021 SEASON

Feedback will be incorporated and discussed at the March meeting.

Fine tuning of changes to Brown Book will be completed and the final proposal will be available for Owners review and vote will be at the April meeting.

The updated Brown Book will be distributed along with new campground maps.

Overflow parking areas will be cleared and clearly marked. New campsite posts will be installed prior to the start of the high season.

#### COMPLIANCE AND ENFORCEMENT

Over the years, some Owners drifted away from complying with Brown Book rules and ranch management has similarly drifted away from enforcing them. One of the key drivers of this project is to both update the rules and facilitate compliance and enforcement.

Once the updated rules are approved and distributed, Owners will be responsible for reading, understanding, and complying with the rules as stated in each Owner's Grant Deed. Likewise, ranch staff and management are mandated to monitor compliance and enforce rules as specified in the Brown Book, FEES AND FINES.

COMMITTEE LEADS: Kalin Maple, Don Fukushima

Many Owners that visited the ranch provided input throughout the 2020 season. Much of this information was collected via informal chats, meetings with ranch management, long and short term Owners, etc. We believe what is documented fairly represents the feedback we gathered and adequate to base the next steps of gathering input from the Owners at large.

#### QUESTIONS AND FEEDBACK

Specific questions about individual accounts and trailers should be sent to: [accounting@r-ranchca.com](mailto:accounting@r-ranchca.com). Please use [comments@r-ranchca.com](mailto:comments@r-ranchca.com)

All other questions can be directed to the R-Ranch Volunteers website at: <https://r-ranch.slack.com>

# **R-Ranch Campground Trailer Storage**

## **Project Update**

This document is provided upon request by the R-Ranch Board of Directors to update R-Ranch Owners about the Campground Trailer Storage Project. The summary includes a recap of the project, accomplishments to date, and planned activities for 2021.

### **OVERVIEW**

This project originally was established during the summer 2020 season to address the unsightly accumulation of unmaintained, abandoned, and derelict trailers stored at the Klamath campground. Virtually all Owners surveyed about the current state of trailer storage commented the situation was an eyesore and detracted from an otherwise beautiful camping site and needed to be addressed. It is undeniable the root cause is years of failure by Owners to follow the Brown Book rules, abide by signed trailer storage agreements, and lack of enforcement by the ranch.

A committee was formed to develop workable solutions. Although challenging, a legal and licensed 3rd party with the capability to remove the trailers was engaged to remove trailers. While \$400 per trailer may seem expensive at first glance, after accounting for labor, transportation costs, fitting new tires, and making mechanical repairs needed to move the trailers, the cost is more than reasonable.

Funding the project comes from the collected trailer storage fees.

### **STATUS**

From September a total of 24 trailers were removed from the Klamath campground and the gun range and 10 trailers were pulled from the Cottonwood trailer storage area in 2020 for a total of 34 trailers.

<b>12/9/20</b>	<b>pulled</b>	<b>Onsite</b>	
Klamath	<b>24</b>	Total	<b>145</b>
CottonWood	10	Paid & TSA	68
Total	34	Paid & reg	7
		Paid, no docs	57
		not paid,TSA	13

Today, a number of Owners have trailers on ranch property that are either out of compliance with the Brown Book SECTION FIVE regulations, terms of signed TSA (Trailer Storage Agreement), or delinquent on trailer storage fees.

### **GOALS AND PLANS FOR THE 2021 SEASON**

The primary goal is for Owners storing trailers at the campgrounds to comply with the terms of the TSA and Brown Book regulations, and ensure storage fees are current or brought current.



\* Owners should ensure their trailers are in compliance with the stated requirements. A grace period of 60 days(starting January 1, 2021) is provided to allow Owners to comply.

\* Owners with non-compliant stored trailers will be sent a written warning with details of non - compliance and request to bring trailer into compliance. A 30 day period is offered to resolve outstanding issues.

\* Owners with non-compliant trailers will be notified that fine(s) will start accruing as defined in the Brown Book Sections 5 and 15.

\* A tamper-proof tag will be attached (zip tie) to the tongue of every trailer that is compliant and current for the current season to facilitate ongoing management.

\* A project will be required to design and print new campground registration cards, make and install new campsite signs with clipboards to hold the campground registration cards.

\* Procedures will be developed to clearly document the step by step activities involved with maintaining the trailer storage areas and moving to and from campsites.

\* A study is needed to analyze and define the optimal location for storing trailers that are easily accessible yet kept within secured areas.

\* A new project will evaluate security risk and recommend measures for minimizing theft and looting of property kept at the campground.

COMMITTEE LEADS: Gary Thomas, Don Fukushima

Many Owners provided input throughout the 2020 season. Much of this information was collected via informal chats, meetings with ranch management, long and short term Owners, etc. We believe what is documented fairly represents the feedback we gathered and adequate to base the next steps of gathering input from the Owners at large.

#### QUESTIONS AND FEEDBACK

Specific questions about individual accounts and trailers should be sent to:  
[accounting@r-ranchca.com](mailto:accounting@r-ranchca.com).

General questions may be sent to the R-Ranch Volunteers website at:  
<https://r-ranch.slack.com>

## R-Ranch

P.O. Box 71

Hornbrook, CA 96044

Tel: (530) 475-3495

Fax: (530) 475-0902

E-mail: [hq@r-ranchca.com](mailto:hq@r-ranchca.com)

FIRST CLASS  
U.S. POSTAGE  
**PAID**  
PERMIT #2  
HORN BROOK, CA  
96044

RETURN ADDRESS REQUESTED

**We're on the web!**

[www.r-ranchca.com](http://www.r-ranchca.com)

**Find us on Facebook!!!**

**R-Ranch Property**



**Please keep us informed! Update us with changes in address and phone number. Please call HQ to update 530-475-3495 or Email [hq@r-ranchca.com](mailto:hq@r-ranchca.com)**



**Please be aware that starting now and going forward, all guest passes and owners IDs will be checked.**

**If you call or email in a request for a trailer pull, and your trailer storage is not paid, your trailer WILL NOT be pulled.**

**Please call 72 hours in advanced for all trailer-pulls and 24 hours in advance for bunkhouse reservations.**

**Have a fabulous day!**



**Ron & Betty Miller**  
[www.ccpizza.biz](http://www.ccpizza.biz)

14734 Hornbrook Rd.  
Hornbrook CA 96044

530.598.5938  
visit us on facebook!

### A-Frame Booked?

2 Bedroom, 1 Bath house with Living Room and Rec Room with Pool Table available on Front St. in Downtown Hornbrook!  
2 Day, 3Day and Weekly Rates available  
Discounts for R-Ranch Hornbrook Partners.  
For Availability Contact:  
Richard Barney (#2153)  
541 821-2169 \* [rjbarney@gmail.com](mailto:rjbarney@gmail.com)