

A: We are hoping so. There is a riding lawnmower needed; a tractor is needed. Need to move over to bigger maintenance area and salvage it out.

Q: Why not use salvage money for the kid area?

A: I never had a problem with a kid area, but parents need to be responsible. Anytime you build something and add power or water, you have to get a permit and that costs money. Or, you could see about one of those sheds like one of those playhouses. But, those are all down the road. But, yes, that would be a great idea.

Pat reports that it is wonderful that people want to do projects, but there has to be coordination. So, that's why I've asked that Area Manager's create a list of projects they want volunteers for, and that it's published. I'm asking Owners if you've got your own project you want to come up with, go up to the Area Manager or General Manager and discuss it first. So, that you have the right supplies that you need.

Q: One to two weeks a year for volunteers to get together for a work week. Can we do that?

A: That's when you have to coordinate with office staff.

Q: What is the policy on that?

A: Normally the General Manager. Now, our foreman Carl, and he'll designate it out. Call Headquarters first.

Q: People volunteered to paint the fence and were told no.

A: Don't know anything about that. We posted and went around to try and do a fence painting day. Very few showed up and it was very discouraging. But now we have volunteers who seem to want to do things.

Q: Emilie recommends the Board appoints the Committee so they can take action on matters. She also suggests putting an invite on the next Agenda. Minor projects can go through Area Manager. Major projects need to go through the Board.

A: This will be the General Manager's call. We will revisit this topic after the General Manager gets on board.

Q: Will we be voting on these rules at the next quarterly meeting?

A: Possibly not. May need to wait until General Manager gets on board. Very pleased with the turnout at this meeting.

Q: Are there office hours at Klamath?

A: No. It is best to contact Headquarters. Call first and they will send someone to meet you.

8. SET NEXT QUARTERLY MEETING

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

9. PUBLIC COMMENTS

There were no comments given during this time slot.

10. **ADJOURN MEETING TO EXECUTIVE SESSION**

Treasurer Shelley Sarason makes a motion to adjourn the meeting at 1:20 p.m. Said motion is seconded by Third Vice President Wes Husted. Motion carried unanimously.

Minutes taken by Georgia Toms

**R-RANCH POA 2021 BOARD OF DIRECTORS QUARTERLY MEETING
KLAMATH LODGE, APRIL 10, 2021**

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

Business Meeting

Item 1. Welcome and Introduction

President Pat Chase called the meeting to order at 10:00 a.m.

Item 2. Pledge of Allegiance

Vice President Barry Swanberg led the pledge of allegiance.

Item 3. Roll Call

Roll was taken by Secretary Peggy Crosby.

Members present were:

Pat Chase, President
Heath Kauffman, 1st Vice President
Peggy Crosby, Secretary
Shelley Sarason, Treasurer
Wes Husted, 3rd Vice President
Barrie Swanberg, 4th Vice President

Members absent were:

Dave Carpenter, 2nd Vice President

Item 4. Review and Set Agenda

Motion was made to approve the agenda (Swanberg/Heath). Aye: All. Motion passes.

Item 5. Review and Approve March 13, 2021 Meeting Minutes

It was noted a few grammatical errors need to be corrected and page 8 second paragraph should read as follows: **The Board sets policy, hires upper management. The chain of command is: 1) General Manager; 2) Campground Management; 3) Board of Directors; 4) Area Supervisors.**

Motion was made to approve the March 13, 2021 meeting minutes with the above corrections (Sarason/Husted). Aye: All. Motion passes.

Item 6. President's Report

President Chase introduced Kelley Kemp as the new General Manager for the R-Ranch.

Item 7. GM's Report

Kemp read aloud his bio. Kemp is originally from Bakersfield and has worked at the R-Ranch in the Sequoias since 2015. He has a Bachelor's Degree in Biology from Cal State Bakersfield with a minor in communications. Kemp also has a Grade 2 water distribution operator license, is a notary, and a Certified Community Association Manager through the California Association of Community Managers.

Item 8. Financial Report

Sarason gave the financial report.

Operational Budget at Chase Bank	\$204,296.60
Trailer Storage	\$37,108.59
Money Market	\$242,961.04
<i>Total Operational</i>	<i>\$484,791.48</i>
Reserve Accounts	
Edward Jones Money Market	\$45,791.48
<i>Total Reserves</i>	<i>\$45,791.48</i>
Edward Jones Fire Accounts	
MFS Muni Limited Maturity	\$524,466.75
Fire Money Market Account	\$2,429,086.28
<i>Total Fire Accounts</i>	<i>\$2,953,553.03</i>
Total Checking/Savings	\$3,483,710.74

Owners had questions regarding the fire account and whether there is enough to rebuild. Chase explained an estimate needs to be done first to know for sure. There are other repairs that also need to be addressed such as, the septic system which has asbestos concrete in the pipes. The leach field pipes look salvageable. The ranch is waiting for a more accurate bid and looking at some other revenue strings to help cover the unexpected costs. Rebuilding commercial property is more expensive to build than residential. Klamath maintenance barn roof needs to be replaced. The cost to replace the roof is \$9,300. Owners have offered to help repair the roof if the ranch covers the cost of the materials. Owner asked about the condition of the stables and barn. Chase explained the roof on the stables and barn also need repairs and it will cost around \$40,000. Owner suggested a ranch wide fundraiser to cover some of the cost.

Old Business

Item 9. Rebuild Updates

Dick, project manager from S & B Construction gave a report on the rebuild progress. The State would like to see the entire ranch property brought up to code, which would cost a couple million dollars. The Ranch is grandfathered in and does not have to be completely upgraded at this time. The septic system is not operational and needs to be replaced. The line going down to the storage area has disintegrated. The hope is to reuse the tanks. There should be a report on all the damage and what needs to be replaced by Tuesday. A 134 page report was submitted to the State in the hopes they will sign off on all of it and construction repairs can move forward. It could take up to four weeks to hear back from the State. Another issue is finding employees who want to work. S & B Construction is in need of more employees.

There were concerns about not being able to use the pool this summer because of the construction in that area. The pool repairs will take five to six months to complete. It was suggested to have pool hours

this summer to work around the construction. Shower facilities will also have to be brought in or built for owners use.

An owner asked about the total cost of permits and if the increase in assessments to help cover the cost was sent out to owners. Chase reported the assessment increase was sent out and some owners paid it. Once all the permits are in, construction can begin.

Item 10. Vote on Klamath Campground Changes

Swanberg went over the Klamath Campground Brown Book changes. Some wording changes were made to Rule 3(c), 4(a), 5(a), (b), and (c). Taking 5. D. out of the book. 5. Item 15. a-d. will keep the original wording from April 28, 2019. No vote is necessary for wording changes. Owner asked what happens if someone does not follow the rules on how long they can stay on the ranch and didn't clean up their site. Chase reported they are notified in writing, then given a courtesy call and if no action, then they are notified in writing and threatened a fine. With third notice, there will be a hearing, and then their access is shut off after all steps have been taken. If staff has to move their unit, they will have to photograph everything and charge them for moving.

Item 11. Thank and Discharge Committees

Chase thanked all the committees and committee members for organizing themselves and taking care of so many needs. Now that the Ranch has new management, there will be no need for committees at this time.

New Business

Item 12. Election Information

Crosby went through the Board election process. Candidates must be registered with the Ballot Box by May 21, 2021 by 5 p.m. Candidates 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. Elections will take place at the annual meeting on Saturday, July 3, 2021 at 10 a.m. at the Klamath Lodge. In-person voting is from 10 a.m. to 12 p.m. The new Board will meet and elect officers at 12 p.m. Board limits are for two years. There are three vacancies for the odd numbered years and two vacancies for the even numbered years.

There were concerns that 15% of the owners never receive a newsletter and may not know about the elections and the voting process. The Board advised those owners to speak with General Manager, Kemp and see why they are not on the mailing or email list for newsletters.

Item 13. Set Next Quarterly Meeting

Crosby reported the next quarterly meeting will be July 3rd at 10 a.m. with elections afterwards.

Item 14. Public Comments

Owner asked about current status on the dam removal. The dam is tentatively scheduled to be removed in year 2023. The R-Ranch is part of a Hornbrook committee to fight against the dam removal. Those in favor of the dam removal are Warren Buffet; Kate Brown, Oregon Governor; and Gavin Newsom, California Governor. Those who are opposed of removing it are Siskiyou County Representatives, Michael Kobseff and Ray Haupt. Contact the Siskiyou County Representatives to express your concerns.

Owners are concerned about the flooding if the dam is removed and how it will affect the R-Ranch. The Board is concerned about the sediment in the bottom of the river. Kemp will be apprised of any new developments regarding the dam removal.

Owner asked Kemp if he planned to change any R-Ranch processes soon. Kemp says he is still learning the current processes and won't be making many changes at this time. He may look into a reservation system with a card and ways to make it easier for staff to be able to track the amount of people on site. It was recommended to have a staff member in the campground daily to count the owner occupied sites.

Owner, Emily thanked whoever was cleaning up along the river. She will be asking for volunteers to help clean up more. The R-Ranch is renewing the permit to cut more brush along every body of water on the Ranch. Until the permit is renewed, all cleanup along the water is on hold. The removed brush is currently being burned and it was suggested to owners to use it for bon fires until fire season starts.

Owner suggested having a Red and Brown Book training for the new general manager and new board members. Chase recommended posting a rule reminder each month.

Chase reported the owners will notice some changes around Cottonwood. Owners are not able to use the easement due to the neighbor's driveway being tore up by quads. It was recommended to not allow quad riding in the Cottonwood area.

Motion was made to set the date of record of payment of assessments for June 15, 2021 (Swanberg/Sarason). Aye: All. Motion carries.

Item 15. Adjourn Meeting to Executive Session

Motion was made to adjourn the meeting to Executive Session at 11:54 a.m. (Swanberg/Husted). Aye: All. Motion carries.



R-Ranch

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