

4th of July  
On the Ranch





## **Information Regarding Decision to Rebuild or Not to Rebuild**

The following information is to help you understand that your vote regarding your vote to rebuild the Cottonwood Lodge and Bunkhouse/Cook Shack. We have approximately \$3.39 million total for the rebuild. See the attached plans for a visual depiction of what the rebuild will include. **A yes vote to rebuild the Lodge and Bunkhouse means:**

The pool will be open permanently (The Siskiyou County Health Department will not give another temporary exemption.) The first wing of the Cottonwood Lodge with bathrooms, showers, an office, and an owner kitchen will be completed. Building those facilities will prevent the State of California from closing the Cottonwood Campground. The Klamath Campground would no longer be the primary location for all activities and will become less crowded. The owners who bought in with the idea they could stay in the bunkhouse and still attend activities around the ranch will be able to do so again. All owners who stayed at the bunkhouse in the winter for skiing at Mt. Shasta or Mt. Ashland will again be able to do so. Rebuilt facilities will enhance the appeal of the ranch and increase the value of shares.

Insurance funds must be used soon. Otherwise, any unused funds will be taxed by the Federal and State Governments.

“[T]he Owners of the Association entitled to vote, by **simple majority vote [50% plus one]**, shall determine whether (a) to repair...or (b) not to repair...” CC&Rs, Article 8, Section 3 (emphasis added).

**PLEASE mail in your VOTE in the stamped envelope. Be sure to sign the envelope! Record Date is August 12<sup>th</sup>, 2021 and there will be in person voting on Saturday, September 11, 2021 starting at 4:00PM.**

### **CC&Rs, Article 3, Section 7**

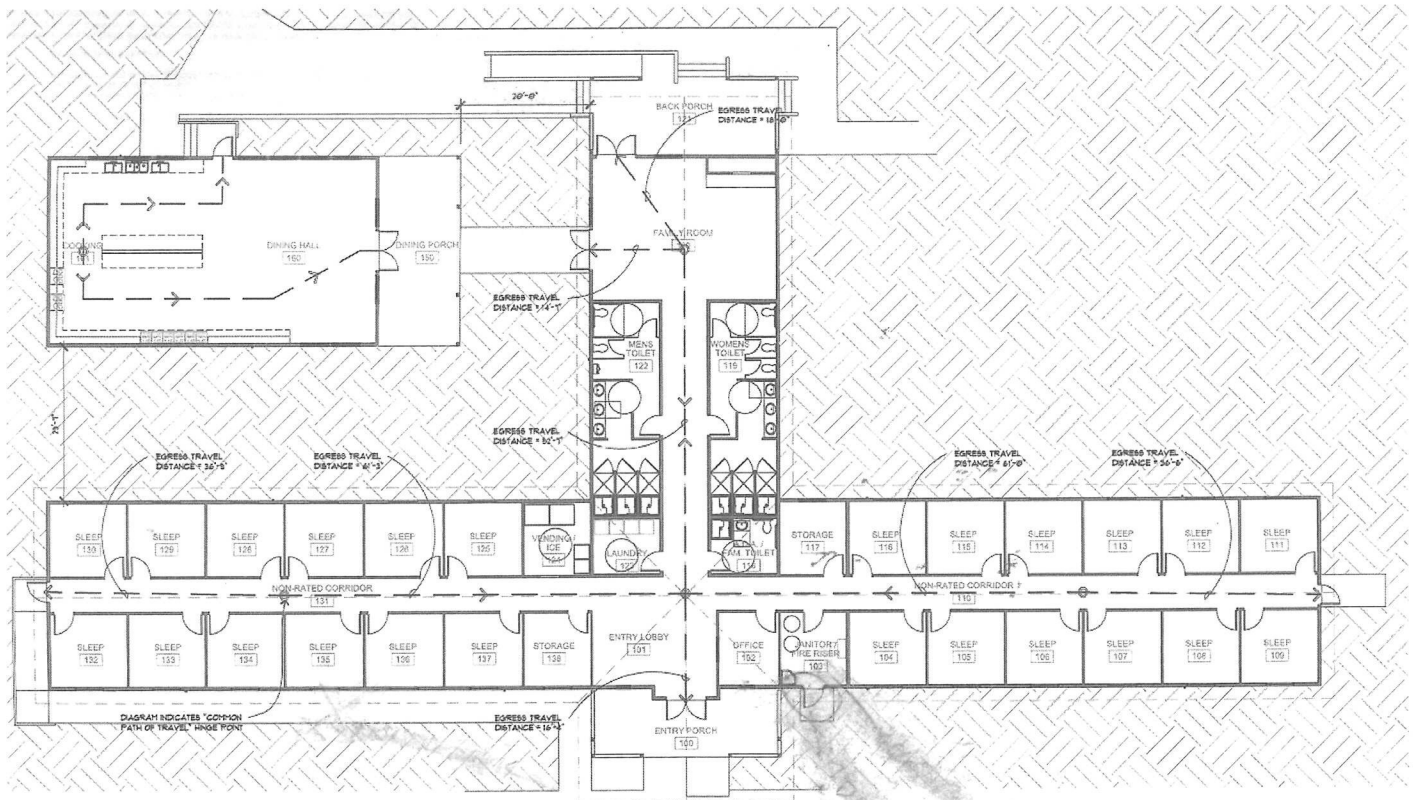
(a) Powers Generally; the Association shall have the responsibility of managing and maintaining the Common Area and Common Facilities and discharging the other duties and responsibilities imposed on the Association by the governing Documents. In the discharge of such responsibilities and duties, the Association shall have all of the powers of a nonprofit mutual benefit corporation organized under the laws of the State of California in the management of its Properties and the discharge of its responsibilities hereunder for the benefit of its Members, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents. The Association and its Board of Directors shall have the power to do any and all lawful things which may be authorized, required or permitted to be done under and by virtue of the Governing Documents, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Association for the peace, health, comfort, safety or general welfare of the Owners. The Specific powers of the Association and the limitations thereon shall be as set forth in article IX of the Bylaws.

### **CC&Rs, Article 8, Section 3**

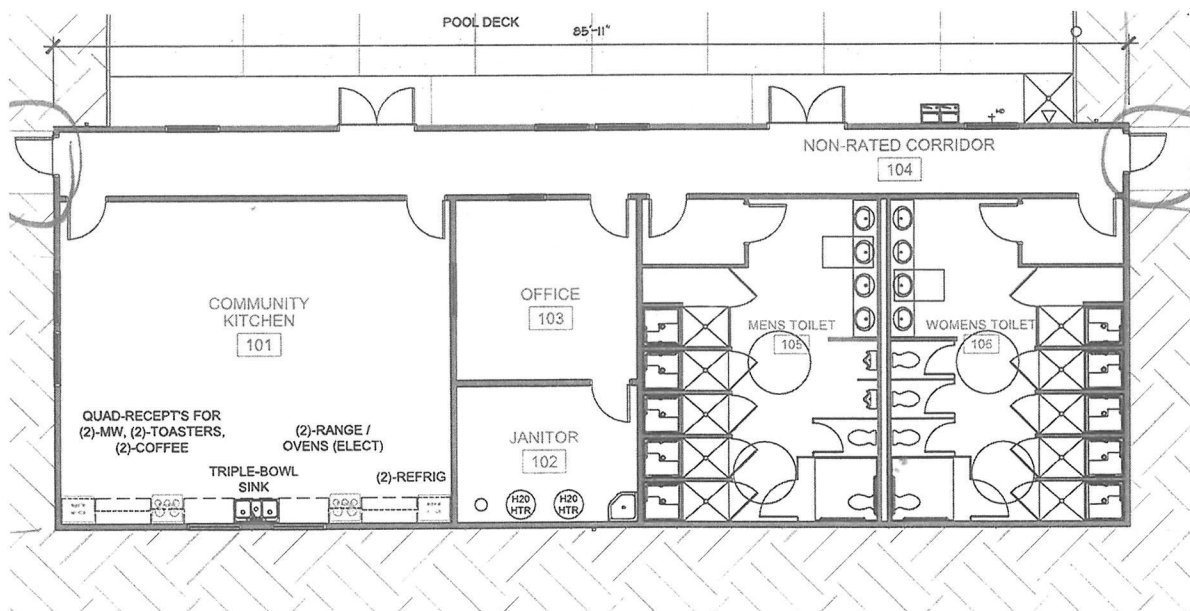
Section 3. Common Facilities; Insurance Proceeds Insufficient in an amount Exceeding \$10,000; In the event that any Common Facility is totally or substantially damaged or destroyed or, if, in the event of damage to or destruction of only a portion of the Common Facilities, the insurance proceeds available to the Association are insufficient in an amount exceeding \$10,000 to cover the estimated cost of repair, reconstruction and restoration, the Owners of the Association entitled to vote, by simple majority vote, shall determine whether (a) to repair, reconstruct and restore the damaged Common Facility, and specially assess all Owners for such additional funds as may be needed for such purpose, or (b) not to repair, reconstruct or restore the damaged or destroyed Common Facilities but rather to utilize the insurance proceeds available for such reconstruction, together with any other sums otherwise available to the Association for such purpose, to demolish and remove the damaged or destroyed improvements from the Common Area and to level and landscape the sites thereof and apply any balance of such proceeds and/or funds as the members holding such voting power determine.

**IMPORTANT NOTE:** These plans are subject to change. The current projected building expenses will require adjustments to the plans and materials used to build. These changes may also include a reduction in square footage or may require that some sections of the buildings be expanded at a later time. The permits for the buildings as drawn below have arrived.

**Proposed Bunkhouse / Cook Shack Plans (subject to revision):**



**Proposed Cottonwood Lodge Plans (subject to revision):**



**R-RANCH POA BOARD OF DIRECTORS 2021 3<sup>rd</sup> QUARTERLY MEETING  
AND ELECTION MINUTES  
KLAMATH LODGE**

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**

President Pat Chase called the meeting to order at 10:01 a.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Heath Kauffman.

**3. INTRODUCE THE BALLOT BOX**

Pat Chase introduced Antoinette Viveros of The Ballot Box.

**4. IN PERSON VOTING 10AM THROUGH NOON**

Antoinette from The Ballot Box announced she would be accepting ballots until noon. Once the votes were counted she would announce the winners of the election.

Q: Could the current Board members please be identified?

A: Pat Chase - President  
Heath Kauffman - 1st Vice President  
Dave Carpenter - 2nd Vice President  
Wes Husted - 3rd Vice President  
Barrie Swanberg - 4th Vice President  
Peggy Crosby - Secretary  
Shelley Sarason - Treasurer  
Kelley Kemp - General Manager  
Georgia Toms - Minute Taker

**5. REVIEW AND SET AGENDA**

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

**6. REVIEW AND APPROVE APRIL 10, 2021 MEETING MINUTES**

4th Vice President Barrie Swanberg makes a motion to approve the minutes of the April 10, 2021 meeting with the following corrections. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously.



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

The chain of command listed was incorrect. The correct numbering should have been as follows: "1) Board of Directors; 2) General Manager; 3) Campground Management; 4) Area Supervisors".

b) Item 13. Set Next Quarterly Meeting

Remove last word "afterwards" and replace with "running concurrently".

c) Item 14. Public Comments

Sixth paragraph: First sentence after word "Cottonwood" add "pond". At end of last sentence between "Cottonwood" and "area" add "pond".

There were no further corrections.

7. **PRESIDENT'S REPORT**

This is a very busy and exciting weekend. There are a lot of activities going on. Very happy to say that the Owners' are being more polite to one another. It's okay to have differences of opinion, but be open to discussion.

There was a flyer circulated by an Owner. I am not against flyers. Everybody is entitled to their opinion. Were there facts in that flyer? Yes. Were there mistakes in that flyer? Yes. What was really missing is context, and that is what is really necessary. Kudos to those who stepped up to having a part in the flyer.

I want to congratulate the Board on certain things. There are people sitting on this Board that have put in hundreds of hours of their time on a variety of projects. Some of the members on this Board were instrumental in hiring Dave Baudek. And whether you liked Dave's management style or not, Dave Baudek and the Board at that time, were instrumental in moving this Ranch from the red column to the black column; and kept it there for quite some time. They were instrumental in restoring reserves. Were there enough reserves? No. There are never enough reserves. They were instrumental in security gates. Did they take a vote on spending money on security gates? The Board did, because that was their job. Having security gates saved this Ranch a lot of money because we won an ADA lawsuit because we had security coded gates.

The Board is trying to move into the 21st Century? Yes, we have hired videographers, brought in drones, created the video for the website, initiated the website.

We are thrilled people are voting. WE need voters. We will continue to move forward. It's easy to sit around the campfire and notice all the things that are wrong. This Ranch has been in trouble before. It did move forward; it will continue to move forward. I don't see the glass as half empty as some people do; I see it as half full.

OWNER: I've heard that all the other R-Ranches want to have a meeting and they tell me that Hornbrook does not want to have a meeting.

A: That is not true.

OWNER: We have half the Owners and half the assessments of the other Ranches. We have a horse stable that is a fifth of the other Ranches. We've lost 100 Owners a year in the last 10 years. I've been an Owner for 50 years. You're telling us how good it is.

A: I didn't say how good it is. I want people to understand that we have to be grateful for what we have and move forward. We can talk about it. But right now, I want to make sure people vote and we continue with the Agenda. How many years in your 50 years did you say don't raise the assessment?

Various Owners: Every year.

A: So, how do you improve a Ranch without increasing assessments?

OWNER: There haven't been any improvements.

A: We haven't raised assessments in seven years.

OWNER: Where is our attorney?

A: It hasn't been necessary for quite some time to have our attorney present at the Board meetings. Back in 2010-2012 it was necessary. Hopefully, it will become necessary again.

## 8. **GENERAL MANAGER'S REPORT**

In 2019 I had contacted all four R-Ranches in the State of California as well as the one in the State of Georgia and worked on getting together and having a meeting. Pat was extremely excited about that process. Then the fire hit, then COVID.

There have been many activities happening on the Ranch. There was a gymkhana a few weeks ago for Memorial Day as well as the one today. There was a horse camp with 25 Owners and their kids participating and over 100 people went out on rides over the past month.

The construction company, S&B James, has been getting final bids and estimates together with anticipation of the permits being approved. Several small sprinklers were repaired at both Cottonwood and Klamath; the irrigation pump at Klamath is scheduled to be replaced next week with a new variable speed pump that will have a pressure regulating feature which will allow Marvin to open and close valves and not have someone there adjusting a manual gate valve. This will also bring a degree of power savings to that bill. They will have the old pump rebuilt as an emergency backup. I would like to thank the anonymous Owner who is covering the cost of this equipment.

The diversion pump in Ditch Creek is close to being re-installed as we are just waiting on one last part. That is why things have been drying out around the Headquarters. Once that pump is operational, it will be drawing from the same water supply that Cottonwood uses to irrigate and there is a likely chance that the large lawns at the entrance will soon have to be allowed to go dormant for the summer. The focus will be on the campsite areas. If we get some welcome rains then we can keep a little water on that area.



There are plans for the bunkhouse and pool lodge. The entire septic at Cottonwood will need to be replaced except possibly the concrete tank and the system at the Bunkhouse is mostly salvageable. We are waiting for a company to arrive in a week or so to run a flow and pressure test on the 3" supply to the bunkhouse and if an Owner has the tools and qualification to do that test, it would be appreciated. The pool is open on another provisional permit from the county, but the lodge will have to be built or significantly underway by next spring or the pool will not be opened again. The essential core element of both the lodge and bunkhouse are planned with the ability to expand in the future. The insurance funds will need to be used and clearly dedicated to an ongoing project to avoid taxation on them. The next few weeks will be the time of decision for the association.

The accountant was up this week to gather documents and review procedures to make recommendations. He will also advise on the health of the Ranch and possible future decisions that need to be made based on the numbers he finds. I have been requested to create one and five-year plans with a track to bolster and build the reserves along with replace old, damaged and possibly dangerous equipment to keep the association in compliance with Cal OSHA concerns. These would also include additional future projects budgeted into each year to rebuild the property's assets and curb appeal.

Marketing plan of the association has had the first few steps planned out. It has taken a while to get some good quality pictures and we will be getting many more along with a stockpile of high-quality videos for future promotions. The first step is scheduled to launch by the end of July. It is a little later than was hoped, but better later than never! The next phase of web and social media optimization is being coordinated and a call for pictures and videos of fun with written releases allowing the association to use those items would be appreciated. Any pictures that would be used for print needs to be a large file of no less than 1.5 MB. Pictures and videos for the web can be much smaller but prefer nothing under 300 kb. The Google sites that are under the control of the association will be used together to promote a unified brand of making memories, after all, this ranch grows memories. There is a YouTube channel dedicated to the Ranch now and we will get a few others ready.

What do you need to know and do? The most important thing you need to know is that there is still a developer for the R-Ranch. Mr. Dennis may have passed, but you...you each are the developer. R-Ranch is not just a campground, party place, fishing hole. It is a California corporation that needs new customers who are owners. Each one of you needs to take some responsibility for keeping this place rolling because you are at a crossroad. You need to like the social media positive posts, like the YouTube videos as they come out. Share with your friends and most importantly; stop saying there is nothing to be done about the negativity online. That is not true. You each can absolutely take the ownership you have and refuse to engage in the drama. If other owners are posting damaging materials,

true or not, ask them to stop and deal with issues in responsible ways. Your Face Book pages are not the private sanctuaries many of you think, that junk makes it out and it will kill any promotion of the positive and good side of this great property.

If someone persists and keeps pushing negativity, unfriend them, block them, remove their stuff if you are an admin. Have these heated discussions in closed rooms that no one else can see and where the majority of owners don't want to see it anyway. If the Ranch is to re-sprout the flourish, it is up to YOU the owner to make that happen. Painting fences and signs and buildings might make the outside all pretty but if the inside, on social media and in the campgrounds is filled with drama and nastiness, and then it is "filled with dead men's bones".

There is a coming snowball effect of tours and interest in this place. There is no doubt that making customer demand by letting the world know this place exists will move shares and improve the state of the property. It is up to you to decide how committed you are its success.

#### 9. **REBUILD UPDATES**

Pat stated that the GM report included rebuild updates. There will be more information coming about the rebuild.

There has been a lot of talk that in the CC&R's you have to have a Pro Forma Budget. A Pro Forma Budget is only used in very special cases. Your business is getting ready to sell itself. Your business is planning on going on the New York Stock Exchange. It's a big, major decision. The Ranch falls under none of those situations. The CC&R's, Bylaws says that in lieu of a Pro Forma Budget the Board and Management may substitute a regular budget. If you would like a line by-line budget, the office is able to provide that to you upon request.

OWNER: We're at a time in this rebuild. We're totally under insured. I don't know the numbers, but I know we don't have enough money in our budget/account to cover the rebuild. We need to know where we are at financially and a Pro Forma Budget would show us that?

A: That is why we have an accounting company. And he very thoroughly explained what a Pro Forma Budget was versus a regular budget, which is used by most agencies.

OWNER: We've got a budget, absolutely. But the Pro Forma Budget is used to actually see where you're at so you can look forward to know how much money you can spend if you're going to do an actual expense. For example: If we want to build the lodge; the cook shack; the bunkhouse. We need to know how much money we have to actually do that, and that's what a Pro Forma Budget does. You have a budget. So, there's confusion.

A: We have a budget and a financial statement they can use in the place of a Pro Forma Budget according to the CC&R's.



OWNER: You're talking about what the Board can and cannot do. Where's our attorney? Where's the audit? The Board must submit an annual audit.

A: Our previous accounting firm is dropping the Ranch due to COVID. They did not have enough employees to go through a non-profit audit. The Board shopped for a new CPA. It costs the Ranch approximately \$10,500 for an annual audit. We did find a CPA, and they had to get an extension. That was beyond our control.

OWNER: Was there an audit last year?

A: The last audit was done in 2019. The current one is for 2020.

OWNER: It would clear up some questions to have an audit completed. CC&R's say when Board says you're not going to rebuild like it originally was you need our vote. We own the Ranch. You need the vote of the majority of the Owners before you do it and you already did it. You built a pool for approximately \$500,000 in the middle of a field with a chain link fence around it. You've done things without discussing it with us and then you try to justify it.

A: We'll continue this discussion.

OWNER: I think our attorney should be present.

A: Perhaps you should run for the Board.

OWNER: I'm still involved in the lawsuit while on that Board from 2012. Why would I come back?

#### 10. **REVIEW AND APPROVE FINANCIAL REPORT**

Treasurer Shelley Sarason went over the Financial Report.

• Chase Bank	– \$111,592.01
• Trailer Storage Account	– \$39,342.14
• Money Market	– \$249,591.55
• Total Reserve Accounts	– \$45,792.47
• Fire Money Market Account	– \$2,869,547.66

1st Vice President Heath Kauffman made a motion to approve the Financial Report as written. Said motion was seconded by 3rd Vice President Wes Husted. Motion carried unanimously.

Shelley wanted to note that there has been no commitments made in the rebuild. We know how much money there is and it will be coming to a vote of the Owners as to if we are going to rebuild at all. If we don't rebuild we pay California and Federal income tax on the fire money. It will also be decided by the Owners as to whether we rebuild only at Cottonwood, or we rebuild only at the bunkhouse. If we rebuild only at the bunkhouse we will have to close the pool. The pool was fixed because we thought we were going to be building over a year ago. The permits from California have held us up. And we were also held up because the insurance company did not want to pay out and we had to get an agreement with them to get what we have.

OWNER: Is anybody on the Ranch who is not current with their assessments?

A: No.

OWNER: Can an Owner vote if they are delinquent in their assessments?

A: No.

OWNER: I don't think you can just up and change the plans without the Owners' approval. CC&R's say you have to have Owners' approval. The Board put the cookhouse where the wing was going to go without even asking.

A: Those plans were drawn to see what we could rebuild, if we could rebuild it at all. We still have not received the permits back from the State of California and those permits are based on the complete rebuild. We will send out a vote to the Owners if they want us to rebuild or if they don't want us to rebuild. And then if they want us to rebuild, what do they want us to rebuild. That will have to be decided at a later date.

OWNER: It's been three years. Why hasn't anything been done before now?

A: Because the State of California has not given us the permits. We cannot rebuild without permit.

OWNER: Plans with California; those permits for the total rebuild?

A: 1) We didn't know dollar amount until the insurance fight was over with.

2) Originally everybody was very confident we were going to get the full amount and that did not happen. Then there information about the dam removal. Just as the river is the heart of Klamath, the pool is the heart Cottonwood.

We made some decisions. Hind sight is 20/20. But at the time people genuinely believed we had the money and that we could do it. After the insurance settlement came through we ended up with less money. So we went okay, we're probably going to have to have a vote. But let's have some plans that people can look at that gives them alternatives. Yes, the CC&R's say you can rebuild or restore. It doesn't say it has to be exact

OWNER: It says we make that decision.

A: But you will.

OWNER: When?

OWNER: What about the pool? It was burnt down and destroyed. Would you have put the pool first? Owners never got a say on whether or not they even wanted to rebuild the pool.

A: You will be sent out voting ballots for further rebuild decisions.

OWNER: Years ago when I was on the Board we tried to find out how much it would cost to do some work at the Headquarter's pool. And it was some ungodly number. Our GM at the time, not our Board, decided to bulldoze ahead and fill it in. We did that, and everybody got on us. You cannot do that. So, I kind of believe you cannot do that. Because I did it and I got in trouble. You deserve to get a little flack.

A: I'll take it. 1) We contacted our attorney and double-checked that all the language is going to be perfect. We're working with The Ballot Box because we do not want to be accused of miscounting the ballots. You will be sent out a ballot to decide whether to continue to rebuild or to not continue to rebuild. As far as going out for a loan that is assuming the Ranch would qualify for a loan. FEMA would require that the Ranch have the signature and approval of all Owners, so we were out of luck with FEMA. So there are technicalities with loans; this is a very odd business model.

OWNER: A lot of people would like the rebuild done before they die

A: So would I.



OWNER: Was there a disclosure statement about the dam removal?

A: No. That's a Federal matter.

Q: Why did the insurance company say we were getting more?

A: Our position was we were blanket covered and it would have to be rebuilt like for like. And their position was no. So, that is why we had public adjusters. They went to war for us.

OWNER: So, this is the final amount?

A: Yes. We are done with the insurance company now.

OWNER: When will rebuild be done, when will rebuild move forward, etc. I heard today the Owners haven't voted so we can't go forward yet. And this is why I talked about the Pro Forma Budget earlier. We know how much money we have, but what is that money going to be used for? We've got plans that exist, but the money won't even cover half of that. So, why are we even going down that road? Whenever I submit plans for building it is for what I am going to build, not for what we're anticipating or maybe we have money for. It's for what we are actually going to do. And we have not gotten to that stage yet is what I heard today. It sounds like to me all these decisions have been made without Owners' input.

A: Three years we've said we're going to get started, but we've had no help from the State.

OWNER: My point is, before I would have even got my permit process down, I would not have paid for a permit for something I am not going to build. I'm going to get a permit based on what I can afford to build on the actual building I am going to build. What I'm hearing is that we are buying permits and we don't even know what we are going to build yet is what I heard today.

A: We are also working with the County.

OWNER: We're still trying to figure out what we need to get those permits for. What I heard today is we're not there yet. We're not getting permits; we're asking what the State or the County is going to require for us to get permits.

A: We have plans. Have to have plans to get permits. Our plans tell us what money we have. Remember that the buildings that burned were from back in the '70's. There are a lot of upgrades required for the new build that must be done.

OWNER: I understand. But I want to clarify. Because Owners are under the understanding that we are going to rebuild and we have a plan in place. And we don't have a plan in place. Because you have old plans, and there's not a chance in hell based on what I've heard today, we have 50% of the funds to think about building what we had. So, why are we bidding for permits for something that is a dream but it's not reality? You need to reach out to the Owners and they need to make that decision.

A: Should we vote and then the wood prices change and you can't build?

OWNER: I think what's made us really nervous is the fact that the pool was put in and we didn't have anything to do with that. We just want to be part of it.

A: The pool was not a new pool. It was a rebuild and repair.

Owners: No way. That much money?

A: The cheapest bid we had was the one we got from a company in Redding.

The other company in Oregon was \$50,000 more. No one in the northwest would even come take a look at it. We called Los Angeles, Sacramento and Nevada. They didn't want to. They did not want to touch it.

OWNER: Owners might have wanted to have the pool a little smaller when it was rebuilt.

OWNER: Are the plans blueprinted?

A: Yes.

OWNER: Did the Owners vote on the blueprinted plans?

GM: The Ranch thought it was going to get like-for-like. Insurance became a year and a half battle and that didn't happen. Now the question is, what can we rebuild? Because the Ranch is designated as a trailer park, it is with the State of California. The State of California comes in and says all these upgrades must be done which is going to cost a lot more money. Right now we have the bids in our hands. So, we know we can do this and we can do this with what we have; and we need to make a decision. That's where we're at. Are the permits almost done? Yes. The goal is to get to a point where the Owners be given a chance to say yes let's do this or no.

OWNER: Weren't those insurance funds used to rebuild the pool?

A: No. Reserve funds were used.

OWNER: Why weren't Owners part of the decision on rebuild drawings and why didn't we get to vote?

A: We thought we were going to build like-for-like. Plans have been posted at quarterly meetings. You need to read your minutes you and would know there have been discussions about the rebuild, insurance and all of this.

Marty, Share #277

Suggests on waiting to rebuild until the price of lumber goes down.

The four R's: Risk, Responsibility, Result, Reward. Added #5 which is Respect for all Owners.

Lori Truman, Share 145

Q: What is the cost every time we have an official Ballot Box vote?

A: \$6-7,000.

Q: Okay. We want to vote, but can we make it so that the votes are done at the same time (one time) to save the expense?

A: The Board is looking into a less expensive way.

#### 11. **DISCUSS BOARD ACTION WITHOUT MEETING**

One area neglected in our discussion was input from the staff and the General Manager concerning the camp limits and warning issues. People who have to move everything around, take reservations and handle all of that. Once we had their input, it was suggested we make a couple of changes to the ones that had been discussed in March, April, October, January, March and April. Therefore, the Board used a portion of the CC&R's which is referred to as Board Action Without a Meeting. It's Section 8.9. The Board can vote on certain actions and do so by email. The only requirement in Section 8.9 is that you present that information so that it goes into the Minutes.



There was a motion made by Heath. It was seconded by Shelley. This was by email on May 16, 2021.

The following campsite limits at Klamath were voted on and passed unanimously May 14, 2021. Authority for this change is CC&R's Bylaws, Section 8.9.

These changes will be published on the website and in the newsletter.

**"Part I Klamath Campground:**

**Riverfront Non-Electrical Sites:**

1. All riverfront sites will be 30 day sites, EXCEPT for sites 240-244 and sites 256-260, which will be the only 120 day sites on the riverfront.
2. Once a site limit has been reached during the high season, owners must move their rig, trailer, tent, and belongings at least two sites away from the original site. Owners may move from one 30 day site to another 30 day site or to a 120 day site. The combination of site limits cannot exceed the 210 limit.

**Electrical Sites:**

1. 30 day sites--#1 thru #5 and handicapped sites #49 and #50 and site #74.
2. 120 day sites-- #6 thru #73 and #75 thru #84.
3. Once a site limit has been reached during the high season, owners must move their rig, trailer, tent, and belongings at least two sites away from the original site. Owners may move from one 30 day site to another 30 day site or to a 120 day site. The combination of site limits cannot exceed the 210 limit.

**Part II Speed Limits:**

1. Major roadways in and around the campgrounds, stables, line shacks, etc. have been designated as either 10MPH or 15MPH.
2. New signs are in the process of being installed and security is being asked to enforce said limits.

**Part III Speeding Fine:**

1. Speeding is subject to a \$50.00 fine per incident.
2. One written warning may be issued for the first offense. Thereafter, the fine will apply."

The vote was unanimous. The people that voted were Barrie, Dave, Heath, Peggy, Shelley, and Wes. There were no "no" votes.

Didn't change much other than allowing sites on the river to change around. The purpose was like what the people had asked for. 1) They wanted movement so that people couldn't settle in as much. 2) They wanted enforcement. So, we have asked Kelley to double-check on all that and to double-check with the Area Supervisors. 3) Again, this is fluid information. Could change at any time. They are not governed by the CC&R's. They are governed by interpretation. They are governed by the needs of what's going on.

Comments?

Q: 5 day rule and 30 day rule. What happens if someone has been there longer than those days who takes care of that?

A: The Board can change anything they wish. It used to be 3 days.

Q: The people who live close take the good spots.

A: If you see a problem you need to report it to the office or the GM. It must be put in writing.

Q: Why is there no documentation on trailer of how long it has been there? There are two trailers that have not moved from their site in quite some time. Because they have stayed longer than they should my family is separated by two trailers.

A: The first person to reserve that spot has the right to that site.

Q: So we can move that trailer ourselves?

A: No. They will get fined if over the stated amount of time.

Q: Article 8 in Red Book says no vehicle can be left unattended overnight. Also, all sites used to be 30 day sites. When we were on the Board we made them all 30 day sites. She said no you didn't. She checked it out, she called us back, and she said yes you did. So, you have all these meetings. All of a sudden I look at the map and all I see five 120 day sites, and I wonder how did that happen. I'd like to know how that happened. Number one, they were 30 days. You guys had lots of meets and discussed about it. A map comes out and there's five 120 sites on the river. Why did you do that?

A: That was to correct a map that nobody knows how it got out. Literally every site along the river was 120 days. And we looked at that and said, what happened here?

OWNER: We did that. We told you they were 30 day sites.

A: No. They said they were 120 day sites.

OWNER: We said Pat, they are 30 day sites. You called Mike back a couple days later.

A: I'm talking about an erroneous map that had everything on the river at 120 days.

Q: Why is everything back to 120 days then?

A: We don't know. We had no clue. Because we never changed anything.

OWNER: You were on the Board. If it's not right, change it.

A: Can we talk about it and get on to something else?

OWNER: It's wrong.

A: I'd have to walk over there and see.

OWNER: There's five sites that are 120 day sites.

A: Yes. What I'm saying is there was an erroneous map sent out that they were all 120 day sites. So, they changed that and made just five. And then there were requests that maybe make it ten.

OWNER: A registration card was approved at the April meeting that is supposed to be posted on trailers. If there is not one on a trailer, the staff could put this on also.

OWNER: It would be nice if the job description in Campground Manager would state they should attend all quarterly meetings.

12. **SET NEXT QUARTERLY MEETING**

Secretary Peggy Crosby announced the next quarterly meeting: Saturday, September 25, 2021; 10:00 a.m.; at the Klamath Lodge. 3rd Vice President Wes Husted made a motion to approve the next quarterly meeting date, time and location as stated above. Said motion was seconded by Treasurer Shelley Sarason. Motion carried unanimously.

13. **EXPLAIN OWNERS' MEETING AND ROLE OF MODERATOR**

The Owners' meeting is where the Owners meet and talk amongst yourselves. The Board is not involved in this meeting. The GM will decline on being involved in the meeting today due to his potential exposure to COVID. You will begin the Owner's meeting when we adjourn shortly until we resume the regular meeting at noon.

14. **ADJOURNMENT UNTIL 12:30.**

President Pat Chase calls a short recess at 11:45 a.m. to complete the election. We will resume once Antoinette with The Ballot Box is ready to announce the election results.

15. **ANNOUNCE ELECTION RESULTS AT 12:30**

At 12:00 p.m. Pat Chase called the meeting back to order.

OWNER: Could you please introduce the candidates?

A: Yes.

Antoinette of The Ballot Box asked if anyone was going to write in a candidate or would like to nominate themselves for the Board at this time. If not, they needed to put themselves onto the Ballot, and now was time to nominate themselves. Antoinette asked for a motion for nominations and there was none? She asked all in favor and the audience responded favorably. She then asked if there was anyone who needed to vote at the last minute, turn in any ballots or are there any proxy voters present? There were. She asked one more time if anyone else needed to vote that hasn't voted before she close the polls. There was no further response. Therefore, Antoinette announced she will close the polls at 12:05 to post these proxies and have the results in about five minutes.

Antoinette of The Ballot Box announced the following election results:

<b><u>CANDIDATES</u></b>	<b><u>VOTES</u></b>	<b><u>DIRECTORS ELECTED</u></b>	<b><u>TERMS</u></b>
Tim Besheone	200	Tim Besheone	2023
Mark Osborne	179	Mark Osborne	2023
Shelley Sarason	132	Robert Tennies	2023
Robert Tennies	159		



**WRITE-IN CANDIDATES      VOTES**

Roger Patterson	1
Gary Horn	1
Greg Sisson	2
Robert Stafford	1
Donald Trump	1
Carla Moussavi	1
Beverly Morgan	1
Tom Peery	2
Nick Ivory	1

OWNER: Wants to know about the Bell Ceremony that is scheduled for 2:00 p.m.

A: The only time frame that mentioned in the CC&R's is the 1:00 p.m. Owner's meeting. Traditionally they ring the bell after the Owner's meeting to commemorate deceased Owners.

OWNER: Is anyone on the Board retiring?

A: Yes. Dave Carpenter.

Pat asks if anyone wants to volunteer to moderate the Owner's meeting. Nobody volunteered.

4th Vice President Barrie Swanberg makes a motion to adjourn meeting until 2PM to allow for Owners' Meeting. Said motion was seconded by 3rd Vice President Wes Husted. Motion carried unanimously.

16. **OWNERS' MEETING 1PM TO 2PM...Moderator**

Owners' meeting was held and Quarterly Meeting was called back to order by President Pat Chase at 2:01 p.m.

17. **RING THE BELL AND MOMENT OF SILENCE FOR DECEASED OWNERS 2 PM**

1<sup>st</sup> Vice President Heath Kauffman rang the bell in honor of the following deceased owners with a moment of silence following: Ron Bucher; Richard Johnke; Kim Rushton; Chris Smith; James Simmons; Dale Neilson, Jr.; Jacob Mildon; Darrell G. Williams; Myron Frye; Donald Ostrander; Carolyn Tweed; Johanna Ognibene; A.D. Heath; and Cynthia McChesney.

18. **ORGANIZATION MEETING OF NEW BOARD**

Pat Chase announced that the Executive session to elect new officers will be postponed until tomorrow due to a family emergency with one of the new Board members.

19. **ANNOUNCE NEW BOARD OFFICERS**

Because the new Board was unable to meet today the new officers were not chosen. This information will be announced at a later date and posted on the website, Property Owners FB page and the R-Ranch Stables FB page.

20. **AUTHORIZE TRUSTEES AND THANK BOARD MEMBERS**

President Pat Chase thanked all current and past Board members. The following are authorized trustees: Barrie Swanberg; Shelley Sarason; Rick Weaver; Mark Grenbemer; John Crosby; and Dave Carpenter. 4th Vice President Wes Husted makes a motion to accept the above-named individuals as authorized trustees. Said motion is seconded by 1st Vice President Heath Kauffman. Motion carried unanimously.

21. **PUBLIC COMMENTS**

Lori, Share #0145

Q: Look at paperwork when getting new owners. Have them sign a mediation/arbitration agreement. Would like to save money spent on legal a little bit. Think new members should pay in at a rate that is comparable to the value they are getting of being Owners of the Ranch and that will help us financially as well.

A: We will check into legal. However, as Owners we run into certain situations. If they buy a private share it may be hard to do. We will check with legal about this.

Georgette Bales, Share #1051

Q: I keep hearing there is not enough money to make it to the end of the year. Is that true?

A: Per our accountant we're in pretty fair shape through the end of the year. Account also said assessments should be increased 10-20%.

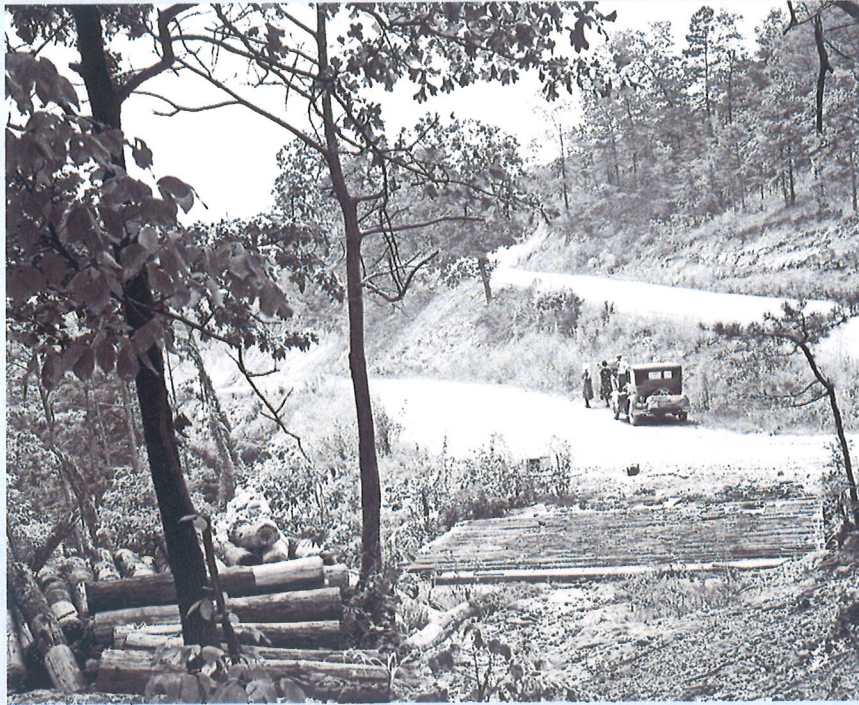
22. **ADJOURN MEETING TO EXECUTIVE SESSION**

Barrie Swanberg makes a motion to adjourn the meeting to Executive Session at 2:20 p.m. Said motion is seconded by Heath Kauffman. Motion carried unanimously.

*Minutes taken by Georgia Toms*

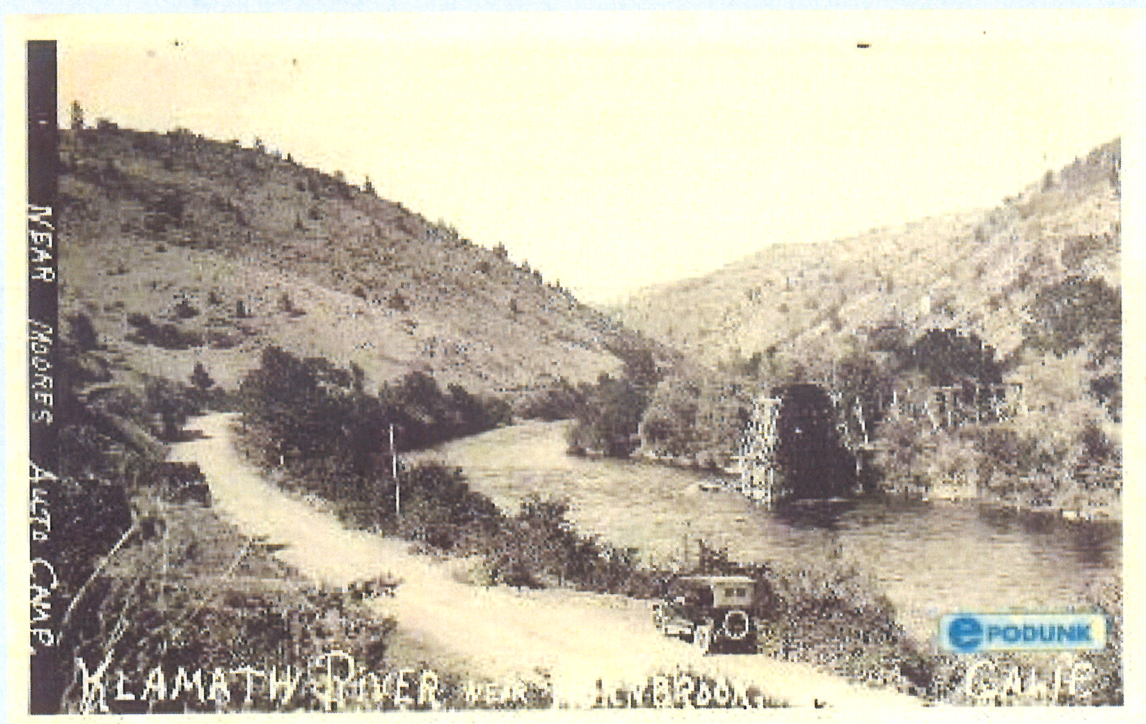


# Old Pictures



Going over Siskiyou Mountains

Klamath River, Hornbrook, CA \* near Moore's Auto Camp





R-Ranch  
PO Box 71  
Hornbrook, CA 96097  
530.475.3495  
530.475.0902 fax  
hq@r-ranchca.com

RETURN ADDRESS REQUESTED

**We're on the web!**  
**www.r-ranchca.com**

**Find us on Facebook!!!**  
**R-Ranch Property Owners**  
**Association**

**Find us on Instagram**  
**rranchpoa**



**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**



**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**

**Have a fabulous day!**

**PHOTO CREDITS**

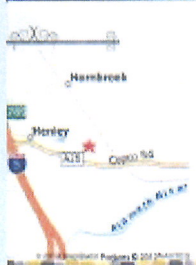
**Chad Layne      Georgette Bales      Dennis Ryan**  
**Cinde Pacheco      Chevell Magill**



**Ron & Betty Miller**  
www.ccpizza.biz

14734 Hornbrook Rd.  
Hornbrook CA 96044

530.598.5938  
visit us on facebook!



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

