

**R-RANCH POA BOARD OF DIRECTORS 2022 3rd QUARTERLY MEETING
AND ELECTION MINUTES
July 2, 2022; KLAMATH LODGE**

**President - Mark Osborne 1st Vice President - Pat Chase
2nd Vice President - Vacant 3rd Vice President - Robert Tennies
4th Vice President – Wes Husted
Secretary - Peggy Crosby Treasurer – Curtis Hancock**

1. WELCOME AND INTRODUCTION

President Mark Osborne called the meeting to order at 10:00 a.m.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by 3rd Vice President Robert Tennies.

3. ROLL CALL

Roll was taken by Secretary Peggy Crosby.

Six Board members and a quorum were present.

Members present were:

Mark Osborne	–	President
Pat Chase	–	1st Vice President
Robert Tennies	–	3rd Vice President
Wes Husted	–	4 th Vice President
Curtis Hancock	–	Treasurer
Peggy Crosby	–	Secretary

No Board members were absent.

Heath Kauffman, General Manager, was present.

4. INTRODUCE THE BALLOT BOX

Mark Osborne introduced Lisa Schwartz of The Ballot Box.

5. IN PERSON VOTING 10AM THROUGH NOON

Lisa from The Ballot Box announced she would be accepting ballots until 1:00 p.m. instead of noon as the agenda stated. She will announce the results of the election shortly after that.

6. REVIEW AND SET AGENDA

The agenda was reviewed, and the following changes were discussed. 1)Switch Items 10 and 12; 2) Add time for Georgette to speak on the Volunteer Committee at Item 13; and 3) Move Item 14 to become Item 22 and change other Item numbers to correspond accordingly.

3rd Vice President Robert Tennies makes a motion to accept the agenda as modified. Said motion was seconded by 1st Vice President Pat Chase. Motion carried unanimously.

7. **REVIEW AND APPROVE APRIL 2, 2022, MEETING MINUTES**

Discussion was held. Advisory Committee member Emilie Simmons brought to the attention of the Board that paragraph 14 was missing the approval of the Board which was given at the meeting. 3rd Vice President Robert Tennies makes a motion to approve the minutes of the April 2, 2022, meeting with the following paragraph being added at the end of Item 14. Said motion was seconded by 1st Vice President Pat Chase. Motion carried unanimously.

“3rd Vice President Robert Tennies makes a motion to approve this Advisory Committee consisting of the four committee members as requested with the committee operating on a trial basis until the end of this calendar year. Said motion was seconded by Secretary Peggy Crosby. Motion carried with 4th Vice President Wes Husted abstaining.”

There were no further corrections.

8. **PRESIDENT’S REPORT**

Mark provided a written statement as a handout to those present. This statement will also be included in the upcoming newsletter as well.

There was one topic that needed to be addressed and Mark spoke about this. There remains the issue of the lack of respect the staff continues to receive from some owners. This is unfair to them and will not continue to be tolerated. The Board will be starting to take some action against those doing so. Please, if you have a problem, report it to Heath instead of taking it out on the staff member.

Robert Tennies commented further on the behavior toward the staff. In the long run it costs the owners money as it could potentially cost the ranch a lawsuit causing us to have to hire an attorney. Robert went on to explain the handwritten posters which were displayed around the room today. He stated that the topics of these posters would help the incoming board. If there are any questions about the posters, please see Robert.

Robert announced that he and Judy have donated various prizes to be raffled off during this meeting as a thank you to the owners who have taken their time to come to the board meeting. Judy is handing out one ticket to each owner here at the meeting today. Each prize is developed to be used enjoying the ranch with your family.

Mark went on to say that he had attended the dinner at the gun range, and it was an amazing dinner. He announced that the skeet machine on the lower range has been broken and needs to be replaced. At the dinner \$500 was raised by those attending toward the purchase of a new machine. At today’s meeting Robert

donated \$100 and challenged anyone to match it. Curtis matched the \$100 and stated a new machine is going to cost the range \$4,200. Several other shareholders at the meeting either matched or made donations as well.

An owner asked when the arena lights were going to be fixed. Another owner stated that the manager who quit said they would be fixed. Robert stated that this is the first the Board has heard of the arena lights being out. He explained the procedure to get a request to the Board and have it put on the agenda for a meeting. Pat said she is at the stables and asks at least once a month if anything needs attention and no one has ever said anything to her.

9. **GENERAL MANAGER'S REPORT**

Heath provided a written statement as a handout to those present. This statement will also be included in the upcoming newsletter as well.

Heath thanked all the volunteers for their work. He realizes that it seems he puts up a roadblock sometimes, but it is not on purpose; it's due to financing and timing.

The construction at Cottonwood is hoping to be wrapped up by the end of the month. Once that is complete the pool will be open normal hours. Until then there will be modified pool times. Due to liability issues, the pool is not allowed to be open while the contractors are working. The contractors are currently working 4/10's, so Fridays, Saturdays and Sundays will be normal pool hours. They are trying to get off work by 3:30 allowing the pool to open around 4:00.

We are pumping water out of the creek for irrigation and will continue to do so for as long as possible.

Robert asked Heath to clarify the permit process the ranch must go through to open the pool.

Heath explained that the ranch is required to have a permit because it allows guests and guests are not owners. There is a yearly permit that must be done. The county comes out and tests the water. They come out a couple of times and do spot checks.

Q: What is the annual cost?

A: \$2-300.

Q: Can a guest sign a waiver to release liability, or do you still have to have them come out?

A: We must have a permit and I do not know about the waiver.

Robert brought the meeting back on track as the questioning was getting off topic. He wanted the owners to know that the ranch does not have a choice. They must have the permit because guests are being brought in. There is a lot of time into getting the pool up and running.

The pool water must be tested every morning to check the chlorine levels.

10. **REVIEW REVISED BUDGET**

Curtis reminded all that he was not elected to this position but answered to a call for help for the treasurer's position. If he doesn't know an answer, he will not make anything up. He'll write it down, research it and he'll get back to you. One of the first things he was presented with was a balanced budget that was in no way a balanced budget. So, that was the first challenge. Over a five-day period, Curtis and four to seven people went through every line item in the budget with the QuickBooks open. They looked at each line item and compared to it what was budgeted for it compared to what they were tracking. Then they budgeted and multiplied the tracking number to come out with what the budget should be at with the current situation.

a. Insurance costs

The financial situation changed dramatically when the ranch insurance went up 231% at the end of last year due us being in a fire zone. We went from \$86,000/year to about \$315,000/year. That was not in the budget.

A Corrected Budget was formed May 2022 showing a \$234,000 deficit every year. The idea of having a balanced budget is impossible right now. Especially with this insurance hit. We are in the process of finding new insurance, but it is very difficult. We're working with PayneWest who, in June, went to an insurance conference and had them put us out for bid. We are expecting to hear back from them next week on some possibilities. We are expecting a decrease, but we're not expecting miracles. It's going to be a very big number.

It is projected that the ranch can only sustain for three years, four months if there is no change in the budget and we do not use any of the fire money.

If we took the bottom line and did not change anything else, and just stayed at the same expenses we are currently at, we have 14 years of money. But everybody wants to do different things with the fire money. But just know that when you are asking for what you want in the future, you must be willing to say what we want to pay for it; what you want to pay for it and what I want to pay for it. There's not a lot of money. The best way out of this is to control the expense and bring in new owners. We are working on collecting outstanding debts.

Also, the original bid on the building being built was done before inflation and is going to end up considerably different as well as the whole septic system. The septic system alone was about \$100,000 which was not anticipated.

Curtis announced that the sum of \$1,050 had been donated toward the purchase of the new throwing bird for the gun range at this meeting so far. Anyone else who wishes to participate can still do so.

We currently have a problem with QuickBooks which we are working on. We are meeting with an IT person this Friday to help us with that.

Bob Ellis, Share #960

Q: Your numbers on here do not seem to add up. As owners we need to know where these numbers in the budget came from. There's a lot of questions and the owners need to see more detail.

A: I agree. I'd be more than happy to take that to the incoming board. Whatever they want to do we can do.

Judy Tennes, Share #0118

Q: Why are we hiring an IT guy when we have someone capable and willing to help with this right here?

A: We are not paying someone; we are meeting with an IT person to help us with the problem.

Share #0705

Q: Are budget meetings open?

A: The one in May was not. I have no problem having it open. The meeting in May was five days long. It may be better to have a meeting where owners could come after the lengthy process, and we could explain what we found and what we did.

Toni Jackson, Share #2025

Q: Why is Trailer Storage spending \$50,000?

A: That is covering the cost of security.

Bob Ellis, Share #960

Q: That money was supposed to be for a trailer storage area. Now we hear it's being used for security?

A: Mark explained that it has been discussed in the past that a trailer storage be put across the road. This is not able to be done because insurance will not allow trailers to be transported across the road.

Bob Myer

Comment: This is the most important issue we have right now. We're going broke, do you realize that? I keep saying the budget is way off. This is important. You can't just brush this off. We want a budget, and we want it done properly.

Robert clarified that the budget for 2022 was voted on in a previous board meeting. If that budget is off, he agrees they need to really review the revenues and costs. That's where the money is at. Our number one cost is insurance. Number two is an audit. Do we do a forensic audit or a regular audit and at what cost? Number three is budget. However, there is not time at this meeting to do so. The biggest problem now is they have a new treasurer that is having to go through a budget he stepped into.

Curtis interjected that a Budget Committee will be formed and invited those interested to please join.

11. **REVIEW AND APPROVE FINANCIAL REPORT**

Treasurer Curtis Hancock went over the Financial Report.

- Operational – \$ 156,902.16
- Trailer Storage Account – \$ 40,474.16
- Money Market – \$ 572,868.01
- Fire Money Market Account – \$2,500,915.59

4th Vice President Wes Husted made a motion to approve the Financial Report as written. Said motion was seconded by 1st Vice President Pat Chase. Motion carried with 3rd Vice President Robert opposing.

12. **REBUILD UPDATES**

Mark announced Heath covered the rebuild updates under the General Manager's Report earlier.

13. **COMMITTEE REPORTS**

Robert reminded everyone that the committees are looking for help. Committees work at the pleasure of the Board to support owners. Anyone is welcome to be part of a committee to help us and is encouraged to do so.

a. Marketing Committee

Emilie Simmons, secretary gave the report. They are working on several projects. The Open House in May sold one share during and several after. The committee would like to hold another Open House on Saturday, August 6 and asks for Board approval today to do so. Some areas of improvement that were noted from the May Open House were: 1) Provide a map to the potential buyer and they could visit where they are most interested. At places of liability (i.e. stables, gun range) there would be ranch staff present. Volunteers would be at other stations (i.e. Klamath Lodge); 2) No self-guided tours of campgrounds/gated areas. Those would be guided by volunteers.; 3) Add a sales closer and final sales pitch to people who come to the tour.; 4) Free lunch at headquarters and ask for questions and interest in buying shares.; and 5) Volunteers to have better identification (i.e. red shirts/name tags). There would be some payroll cost to the ranch, but many of these staff would already be working on Saturday.

Cost to the ranch is minimal with extra office staff and lunch. Robert asked Heath what the cost to the ranch was for the May Open House, and Heath replied that it was between \$2,500-3,000. Emilie reminded Heath that the amount he quoted included staff already working that day and being paid with or without the Open House.

Emilie reported that prior to setting up the Facebook page there had been approximately 250 hits/day on Google and after the new Facebook page there are now 1,000/day. This is free advertising. She also wanted to thank Robin in the office for doing such a great job helping with this. This quarter there has been 44.9 thousand views on Google.

Patrick Iler, Share #0894

Q: Are you tracking how buyers heard about us?

A: Yes. There's a box to check.

Stephen Tucker, Share #0747

Q: Is there any way to market to past owners who have lost shares?

A: That's a good suggestion.

Unidentified Owner

Q: How many people showed up at the Open House?

A: More than 20 participated in the Open House.

Robert reminded owners of the contest for owners to earn prizes by referring sales of shares.

Unidentified Owner

Q: How much is the ranch selling the shares for?

A: \$1,800 which includes the first six months of assessments.

Q: I had five guests this past week who paid over \$1,000 in guest fees. Two of those people want to buy shares but they are not going to buy through the ranch and pay \$1,800 with six months assessments. They told me they will buy them on Facebook from other owners. Why doesn't the ranch sell a share for one year, pay that assessment and sign a two-year contract?

Robert stated the Ranch is only selling shares which they have control of.

Discussion was held.

3rd Vice President Robert Tennes makes a motion to approve the Marketing Committee to hold an Open House on Saturday, August 6, 2022, and they be allowed a budget of \$120 budget for marketing to promote said event. Said motion is seconded by 4th Vice President Wes Husted. Motion carried unanimously.

Emilie announced the marketing committee is also working on developing packets for RV dealerships. They want to attach a coupon to these packets. Question posed to the Board: What can we put on the coupon (i.e. weekend stay at the ranch, half off guest fee, etc.).

Robert suggested this be tabled for the incoming Board and that perhaps the Marketing Committee come up with a list of suggestions for the Board to choose from.

Discussion between Emilie and the board was held. The matter was tabled for the incoming Board.

Emilie reported the committee was in the process of also developing retaining current owners to help retain shares. This would include a slide show, and this is in the process of being reviewed. What they need is somebody who has a very good reading voice for the narrator. If anyone is interested, please contact anyone on the Marketing Committee.

The next item discussed was fund raisers. One of the ideas they are working on is holding an event such as Camping with Classics where people would come to the ranch and camp with their classic cars. All participants would have to pay event fees, they would all have to sign liability waivers for the event, and it was suggested that the ranch purchase event insurance if such an event were to be held. Question to the board: Is the marketing committee going to proceeding doing fund raisers/marketing where we are not just relying on donations and payments from our owners?

Robert suggested tabling this matter for the new Board. Discussion was held.

Emilie shared one last idea they are working on. This would be a professional event. Robert asked what the event was. Emilie stated it would be wrestling at the ranch. Stephen Smith of the committee added that he was offering this very big platform at no cost to the ranch. It will be costing him some money to do this for the ranch. He does not agree that this matter should be tabled. Robert reminded Stephen that he suggested these matters being tabled as the incoming board members need to be part of this decision. At the end of the day the board is responsible.

Discussion was held.

Stephen rescinded his offer. He commented that the Board knew what the event was, and the committee has been told to bring these ideas to the July meeting and a decision would be made.

There was some discussion between Stephen and the Board. It was reiterated that the new board should have the opportunity to have this discussion. Robert reminded Stephen that although this matter was presented by the committee to Robert and Heath previously, none of the other board members were present. It is the entire board that makes the final decision. Mark said this matter could be tabled for later this afternoon and asked Stephen if he could be available at that time. Stephen refused and confirmed his rescission of his offer to promote the wrestling event.

Linda, Share #730

Comment: We have a motorhome and belong to a club that looks for spots for rallies/mini rallies. This may be a possibility.

Emilie asked Linda to share information to her about this idea to be reviewed by the committee.

Erica Baker also stated that she and Dennis spoke with the head of the Siskiyou County Foster Program and presented the idea of them buying deeds for foster families and they loved the idea.

Discussion was held.

1st Vice President Pat Chase makes a motion to renew/reappoint the Marketing Committee as it is. Said motion is seconded by 3rd Vice President Robert Tennies. Motion carried unanimously.

Drawing was held for raffle prizes.

Georgette Bales reported on behalf of the volunteer committee. Georgette reported that the volunteers save the ranch a lot of money in labor they provide and donations they collect. She collected \$100 in donations from owners at the meeting just today.

Wes has done electric work that probably saved the ranch about \$20,000. Robert and Judy Tennies remodeled the River House which is now bringing in \$35 and \$85/night. Their work saved the ranch thousands of dollars. The volunteer work on one line shack is saving the ranch approximately \$5,000. Over 20 volunteers helped to scrape, wire brush, and paint the quarter mile of fence and finished before the heat set in. That saved the ranch around \$30,000 in labor and materials. Georgette gave a special shout out to Ralph Sidler for volunteering over 100 hours this past year.

The following are projects that the volunteer committee is hoping to finish this year:

- 1) Paint the flagpole at the pool (labor needed; materials are available);
- 2) Repair all four mason blocks on the entrance signs at both Cottonwood and Klamath and paint over them (labor needed; materials are available);
- 3) Repair 12 picnic tables (labor needed; in process of raising \$1,000 for materials);
- 4) Repair gazebo floor and deck (have labor arranged but need money for the materials). We will be replacing bad boards with pressure treated wood. The steps will be replaced as well.

Dennis Ryan, Share #2114

Comment: Dennis volunteered to do the cement work at both Cottonwood and Klamath.

We will be having movie night at the pool tomorrow night at 9 p.m. We'll be selling snow cones and popcorn at the movie and at the game to raise money for our materials fund.

We will also be selling snow cones and popcorn at the games on the 4th for \$1.00 each. You can purchase these items to help support the fund or you can just donate if you want to.

We have a materials account at the office that you can donate money to. You can call and give them a credit card right over the phone if you like. Or you can mail a check or bring a check or credit card into the office.

Robert called for the Snack Bar report. Emilie requested that Advisory Committee report be given first.

c. Advisory Committee

Barbara Dalmau introduced the committee members. Barbara is the chair, Cathy Macay, Vice Chair and Emilie Simmons, Secretary. This Committee has worked on the following research projects for the Board since being appointed:

1. Trailer insurance (i.e. recommendations for enforcement, etc.);
2. Raffles (i.e. recommendations as to whether we can do them, how we can do them);
3. Non-owner generated income (i.e. how that will affect our tax status); and
4. Calendar. Board will use this as an ongoing resource. (i.e. various deadlines, etc.)

Mark praised the advisory committee for their research to date. They have provided very helpful information to the board in a very short time.

3rd Vice President Robert Tennes made a motion to renew and approve the Volunteer and Advisory Committees as they are for another year. Said motion was seconded by 1st Vice President Pat Chase. Motion carried unanimously.

b. Snack Bar Committee

Emilie Simmons, Share #1139, chair of the committee reports that the Snack Bar Committee has met and explored some different options and is prepared to make a recommendation to the board.

They have explored the requirements of building a commercial kitchen back at the pool and it would be very expensive. We could advise the board. We could place an exception to include it so that in the future if the board were to vote to go with a commercial kitchen in a meeting here those recommendations were taken and in the record at this meeting.

The committee looked into the option of having the ranch own a food truck. However, California has regulations that we would be unable to meet such as the food truck has to be parked at the commercial kitchen overnight. So, we did not bring a recommendation on this to the board.

They looked into the option of bringing a food truck to the ranch. None of the six vendors they spoke to will work out at this time. Between Yreka, Ashland, and

Medford they already have their routes scheduled. It may be possible to get one for a weekend or special event, but they would require a guaranteed minimum in sales. Because of this we did not feel we could pursue this option any further this year. In the future you may want a committee to look into this again before the pool opens.

Our recommendation is this: The cheapest way to offer some sort of food options at the pool immediately, and maybe next year, would be to offer prepackaged/individual food items for sale in the pool office. By doing this we would not have to have a permit or a commercial kitchen. We would suggest foods such as chips and microwaveable items, as well as water and soft drinks. We would purchase the items and mark them up two to three times the purchase price. We recommend that the office be open from 10:00 a.m. to 6:00 p.m., Thursday through Sunday. The office should stock packets of ketchup, napkins and paper plates, etc. Our second recommendation as part of this is for the ranch to purchase two commercial grade microwaves. Commercial grade microwaves can be available for \$325. They will last a lot longer than a standard microwave with the amount of people that will be using them. We also recommend purchasing either a display freezer, or you can buy a larger one for \$749. Or you can purchase an upright commercial freezer that locks so you can keep all orders from your distributors.

If you purchased the commercial freezer, that would immediately be useful. In the future it could convert to the commercial kitchen. The cost for this freezer would be about \$6,000. The cost of delivery is \$400-2,000 depending on the method of delivery.

They recommend purchasing a shelf for the perishable foods. It could be purchased at Walmart for \$50.

Emilie went through a potential list of food items to sell and their prices.

We are also recommending that since there was already a vending machine there, that the vending machine could be purchased using the fire fund monies.

So, all together we made two different options:

Option A –The grand total for startup, including all the food and everything, is \$8,848.71 using everything I just discussed. After all costs, including payroll and everything, would be a total loss of \$26.27/week of food service.

Option B – Using the minimal supplies and ordering from vendors the startup cost would be \$1,508.03. After all costs, including payroll and everything, would be a total loss of \$26.27/week for providing the food service for owners. We recommend using one of these options. The loss is minimal, and these figures are a very conservative estimate, and these numbers are a worst-case scenario. You won't lose more than \$26.27/week on these proposals.

Discussion was held.

Judy Tennies, Share #0118

Q: Can we prepare roasted/BBQ hotdogs?

A: No. You can do so at an occasional event, but not as a regular vendor.

Unidentified Owner:

Q: Did you talk to someone who owns their own vending machines?

A: No. But we don't have sufficient security and housing to protect that type of equipment.

Unidentified Owner:

You could look into purchasing used equipment from a restaurant.

Emilie stated that would be something the board could look into.

Robert recommends tabling this matter with the incoming board members.

Curtis asked Emilie if the projected loss of \$26.27/week was based on just summer months or the whole year. Emilie states it was just on the summer months and based on a worse-case-scenario.

Emilie reports that this committee has done what it was going to do. It has two members left. We are asking to not be continued for another term. If in the future you want more things looked into on the snack or food related subject, we ask that you would start a new committee.

3rd Vice President Robert Tennies makes a motion to disband the Snack Bar Committee and forward current information to the incoming board. Said motion was seconded by 1st Vice President Pat Chase. Motion carries with Secretary Peggy Crosby abstaining.

Multiple drawings were held for prizes.

14. **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. You will begin the Owner's meeting will start at 1:00 and go until we resume the regular meeting at 2:00. Mark asked for a volunteer to act as moderator for the meeting. Emilie Simmons volunteered.

Mike Sarason, Share #0560

Comment: Pool volunteers, Rob and Larry assembled much of the shade covers.

Multiple drawings were held for prizes.

15. **ADJOURNMENT UNTIL 1:00 P.M.**

President Mark Osbourne called to adjourn the meeting at 12:40 p.m. to complete the election and hold the owners meeting. Regular meeting will resume

once Lisa with The Ballot Box is ready to announce the election results. Following the election results we'll have an organizational meeting.

Multiple drawings were held for prizes.

1st Vice President Pat Chase makes a motion to adjourn meeting at 12:40 p.m. until 2:00 p.m. to allow for Owners' Meeting. Said motion was seconded by 4th Vice President Wes Husted. Motion carried unanimously.

16. **ANNOUNCE ELECTION RESULTS AT 1:00 P.M.**

At 1:00 p.m. Mark called the meeting back to order.

Lisa of The Ballot Box announced the following election results with 255 shares voting.

CANDIDATES	VOTES	DIRECTORS ELECTED	TERMS
Jason (Jay) Adams	111	Jason (Jay) Adams	2024
Erica Baker	19	Don Fukushima	2024
Josh Baker	27	Mark Grenbemer	2024
Dawn Bowen	38	Emilie Simmons	2024
Rodney Carson	44		
Pat Chase	72		
Joe Cocchio	84		
Margaret (Peggy) Crosby	71		
Don Fukushima	118		
Mark Grenbemer	118		
Dale Hafelfinger	23		
Wesley R. Husted	104		
Emilie Simmons	107		
Julie Weisman	18		
WRITE-INS WITH VOTES	VOTES		
John Jolley	3		
Robert August	1		

Unidentified Owner

What about the write ins? There was someone I know of that is not accounted for on the tally.

Lisa responded there was one that was written in on a ballot, but there was no check next to the name.

17. **OWNERS' MEETING TO FOLLOW ELECTION RESULTS UNTIL 2:00 P.M.**

Owners' meeting was held, and Quarterly Meeting was called back to order by President Mark Osbourne at 2:00 p.m. Mark welcomes new board members Jay Adams, Don Fukushima, Mark Grenbemer and Emilie Simmons. The outgoing board have been very invaluable, and I expect they will continue to be so.

18. **RING THE BELL AND MOMENT OF SILENCE FOR DECEASED OWNERS 2:00 P.M.**

Office Manager Tanya Kauffman rang the bell in honor of the following deceased owners with a moment of silence following: #0455 Boyd McCulley; #0488 Jim Loftin; #1803 Richard and Phyllis Turnbaugh; #0569 Marcia Erickson; #2433 Karen Tavares; #0071 Jason Ehline; William (Bill) and Irene Sachanko.

19. **ORGANIZATIONAL DISCUSSION TO SELECT OFFICERS**

Mark reminded owners that during the selection of officers there will be no owner comments.

Mark asked to start with the position of president. Emilie stated that according to the bylaws the positions of President and Treasurer are not up for discussion today. They would stay as they are unless those holding the positions wished to relinquish them. There was discussion held regarding interpretation of the bylaws concerning the positions of President and Treasurer. This pertains to Article 11.2; page 13 of the bylaws. Discussion was held.

President – Robert makes a motion to have Mark O. continue as President for a probationary period of four months. If nobody objects during the probationary period Mark O. shall continue as President until the end of his term. Motion is seconded by Emilie Simmons. Motion carries with Don Fukushima opposing.

Treasurer – Emilie Simmons makes a motion to have Curtis continue as Treasurer for a probationary period of four months. If nobody objects during the probationary period Curtis shall continue as Treasurer until the end of his term. Motion is seconded by Mark G. Motion carries with Don Fukushima opposing.

Secretary – Mark Grenbemer makes a motion to have Emilie Simmons serve as Secretary for a probationary period of four months. If nobody objects during the probationary period Emilie shall continue as Secretary until the end of her term. Motion is seconded by Robert. Motion carries unanimously.

Curtis asks if it is necessary for every position to be probationary? Robert believes that each position should have a primary person and a secondary person so that if a position becomes vacant, we have a backup. Emilie stated that what Robert is referring to is mentioned in Bylaws section 11.3.

1st Vice President – Emilie Simmons nominates Mark Grenbemer to serve as 1st Vice President for a probationary period of four months. If nobody objects during the probationary period Mark G. shall continue as 1st Vice President until the end of his term. Motion is seconded by Robert. Motion failed by the following vote: 2 yes, 2 no, 1 abstention.

Don Fukushima nominates Robert to serve as 1st Vice President for a probationary period of four months. If nobody objects during the probationary period Robert shall continue as 1st Vice President until the end of his term.

Because there are two candidates Mark O. will need to make the decision. As full transparency Mark O. mentioned the current legal issues. Because Mark G. is related to the opposing party Mark O. asked if he felt he would be able to separate himself from what that is involving and be objective when necessary. Mark G. said he would immediately recuse himself from any discussions of the matter and remove myself from the room. Mark G. states there are very clear conflicts-of-interest rules, and he will follow them. Don Fukushima states that Robert has already been on the board for a year, so he is way more up to speed with the issues. And if Mark O. were to leave office tomorrow Robert would be up to speed and able to take over. Mark O. then asks Robert why he believes he should be considered for the position. Robert stated that he has a close connection with the general manager and is familiar with the daily operations of the ranch and everything that is going on. This demonstrates that he is truly involved in the ranch and will continue that path. Discussion was held.

Mark O. made his decision to choose Mark G. as 1st Vice President mostly due to his understanding of Heath's role as general manager (i.e. Heath reports to the President. Not to every board member here.)

2nd Vice President – Curtis makes a motion to appoint Robert to serve as 2nd Vice President for a probationary period of four months. If nobody objects during the probationary period Robert shall continue as 2nd Vice President until the end of his term. Motion is seconded is by Mark G. Motion passed unanimously.

3rd Vice President – Emilie makes a motion to appoint Don Fukushima to serve as 3rd Vice President for a probationary period of four months. If nobody objects during the probationary period Don shall continue as 3rd Vice President until the end of his term. Motion is seconded by Robert. Motion passed unanimously.

4th Vice President – Curtis makes a motion to appoint Jay Adams to serve as 4th Vice President for a probationary period of four months. If nobody objects during the probationary period Jay shall continue as 4th Vice President until the end of his term. Motion is seconded by Robert. Motion passed with Mark G. abstaining.

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

The following are the current authorized trustees: Barrie Swanberg; Shelley Sarason; Rick Weaver; Mark Grenbemer; John Crosby; and Dave Carpenter.

Mark O. proposed removing Shelley Sarason and Dave Carpenter as trustees and adding Pat Chase and Peggy Crosby as Trustees. Discussion was held.

Mark G. makes a motion to add Pat Chase and Peggy Crosby as authorized trustees. Said motion is seconded by Robert. Motion carried unanimously.

Emilie makes a motion to remove Shelley Sarason and Dave Carpenter as authorized trustees. Said motion was seconded by Robert. Motion carried unanimously.

21. **PUBLIC COMMENTS**

Bob, Share #1341

Q: Do the employees have written work orders on hand?

A: No.

Q: Do the employees receive any training on how to handle difficult situations?

A: No.

Q: I am extending an offer to come on my own expense and spend three days at the line shack. I'll work with you and get you set up with a proper workorder system.

Barbara, Share #439

At today's meeting I was concerned about the comment from the board about bylaws versus tradition. I believe owners are looking for the bylaws to be followed. I hope the board will familiarize yourselves with the Red and Brown Books.

Bob Ellis, Share #1493

Welcomed the new board members and stated that we can't look back; we have to change with the times. Discussion was held.

Lori, Share #145

Complimented the board. We need to not put all the costs on the backs of the owners or we're going to lose more owners.

22. **SET NEXT QUARTERLY MEETING**

Secretary Emilie announced the next quarterly meeting: Saturday, October 15, 2022; 10:00 a.m.; at Headquarters.

23. **ADJOURN MEETING TO EXECUTIVE SESSION**

Curtis makes a motion to set the executive session for tomorrow, Sunday, July 3 at 8:30 AM. Motion is seconded by Don. Motion carries unanimously.

At a request of Emilie an special meeting will be held via Zoom on Tuesday, July 19, 2022, at 7:00 p.m. to discuss the marketing committee and snack bar proposals.

Curtis makes a motion to adjourn the meeting at 3:30 p.m. Said motion is seconded by Mark G. Motion carried unanimously.

Minutes taken by Georgia Toms

***Minutes approved by unanimous consent of the Board on 7/25/2022
Respectfully Submitted by Emilie Simmons, Secretary***