

R-Ranch POA Board of Directors
Working Session of the Board
Wednesday, 12/28/2022 5:30pm
Via Zoom Only

1. Call to Order: Mark Osborne
2. Pledge of Allegiance: By Invitation
3. Review Meeting Ground Rules: Mark Osborne
 - a. **This meeting is being recorded. By attending, you are consenting to being recorded. Recordings can be made available to owners in good standing.**
 - b. Owners are welcome to comment during owner comment time only.
 - c. Votes will be taken by asking each Board Member one at a time.
 - d. Board members will abide by the meeting ground rules.
 - i. Board Members will come on time and prepared for the meeting.
 - ii. We will be polite, positive, and respectful.
 - iii. We will refrain from interrupting the speaker, making derogatory statements, or making accusatory remarks.
 - iv. We will listen to learn.
 - v. We will keep our comments concise and to the point.
 - vi. We will take turns in discussions, giving each board member a chance to speak on each round of comments.
4. Roll Call: Emilie Simmons
5. Review and set Agenda: Mark Osborne
6. Review and Approve 10/15/22, 11/12/22, and 11/16/22 minutes: Emilie Simmons
7. Report: Executive Meeting Report: Mark Grenbemer

Old Business

8. Censure

New Business

9. Elections for 2023
 - a. Presentation of options and costs of handling elections in-house, using an internet ballot service, or using Ballot Box again.
 - b. Action to select the election service for 2023
10. **Proposed Brown Book Changes**
 - a. Discussion: Should we change the policy so that Owners use 210 nights per calendar year, instead of using 210 nights per Owner's anniversary year? This change would make it much easier for staff to track usage. This change will require a new Resolution of the Board.

Current Brown Book Wording:

Section 1.15 An Owner's year is defined as a period of 365 days beginning the first day an Owner stays on the RRanch as of January 1, 2016 or anytime thereafter.

**Additionally the Owner year is mentioned in Resolution 2007-02.*

Proposed Brown Book Wording:

Section 1.15 Owners are entitled to stay up to 210 nights during each calendar year, beginning on January 1, 2023. Owners that stay more than 210 nights per calendar year are subject to fines, disciplinary action, and/or legal action.

**Additionally Resolution 2007-02 would be updated.*

- b. Discussion: Should we remove all fees and fines amounts from the Brown Book and provide a separate Fee Schedule each year instead? It is costly and time-consuming to update fees or fines throughout the Brown Book every time one is changed, resulting in the need to print entire new copies of the Brown Book.

Current Brown Book Format:

Fee amounts or fine amounts quoted throughout the document.

Proposed Brown Book Format:

Remove all fee amounts or fine amounts from the Brown Book and put them all on a separate Fee Schedule that can be an appendix to the Brown Book.

- c. Possible action to adopt Brown Book changes

11. Owner Comment Time: (Facilitator Emilie Simmons)

Each owner may address the board for up to 3 minutes per share. Time cannot be given to another owner. Owners participating via Zoom will need to type in their name and share number on the chat feature if they want a turn to speak. Owner comments may also be emailed in ahead of time to emiliesimmons@r-ranchca.com and will be read aloud in the meeting.

12. Announcements

13. Set next Working Session Date and Time, Set next Quarterly Meeting Date and Time:

14. Adjourn