

February 17, 2023

## R-RANCH

2023 1<sup>st</sup> Quarter

## ROUND UP!



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## General Manager's Report

2/9/2023

As we push forward and get ready for the season to start, all the employees are continuing to keep up a good pace. Some of things that have been getting done all around the **R-Ranch** are fixing fences in the pastures, and at the cottonwood gate, and getting the toilets reset at the Cottonwood campground. The wranglers have been busy cleaning up the horse trails and burning brush piles. We have also been filling the irrigation ponds near Headquarters. Klamath campground is getting electrical work done on the pedestals and fixing the water spigots. We have also patched the roof on the River House.

We are happy to announce that the Cottonwood trailer is ready to rent out and we are taking reservations. It is a two-bedroom, one bath, with a full kitchen, located right across from the pool. We have finished 4 of the line shacks, and #5 is being started now.

We are all looking forward to this season to start, and for the **R-Ranch** to have an amazing year full of activities and family and friends. Our goal is to get the ranch back to the place we all love and make more memories that will last a lifetime; the true spirit of the **R-Ranch**.

All the management and staff would like to say goodbye to John and thank him for all his work here at the **R-Ranch**. He will be missed, and we all hope the best for him in his new adventure. Thank You John! We would like to welcome Eddie to the team here at the **R-Ranch**. Eddie has a background in construction, and we all believe he will be a good fit to the ranch.

Now let's make 2023 one of the best years for the **R-Ranch** and let's all come together and bring the true **R-Ranch** spirit back!

Heath Kauffman

General Manager

## R-RANCH POA 1<sup>st</sup> QUARTER FINANCIAL REPORT

### Bank Account: **Operations** (9622)

Balances: 12/31/2022 \$322,111.62

Balances: 1/31/2023 \$407,765.70

\*(Includes insurance payment made)\*

### **Cattle Lease** (8782)

Balances: 12/31/2022 \$40,000.00

Balances: 1/31/2023 \$40,000.00

### **PPD Assessments/Cell Tower** (2641)

Balances: 12/31/2022 \$284.978.89

Balances: 1/31/2023 \$285.066.12

### **Trailer Storage** (9609)

Balances: 12/31/2022 \$38,541.73

Balances: 1/31/2023 \$47,261.73

### **Edward Jones MM** (Reserve Account)

Balances: 12/31/2022 \$42,901.75

Balances: 1/31/2023 \$42,901.75

### **Edward Jones Fire Acct**

Balances: \$1,318.012.18

Balances: \$973,113.85 \*(Includes insurance payment transfer) \*

\*On 1/31/23 the board decided to self-finance our insurance premium by temporarily transferring funds from the rebuild fund to the operating account to cover the insurance in one lump sum. The funds will be transferred back according to the schedule adopted in the 2/11/23 meeting. The decision was made to avoid paying thousands of dollars in interest to the insurance company if monthly payments were made instead of one lump sum. \*

## President's Report

2/7/2023

Hello R-Ranch Pardners,

I am excited to see what this year may bring. There have been many changes over the past year. The Board has worked very hard to hold meetings in a manner that allows for owners to watch and participate. Considerable work has gone on to make these meetings accessible to owners. Although the participation is not what we would hope for, those who do join us help to provide input into some of the difficult decisions we are faced with.

We have been developing committees to help shape the future of the R-Ranch. I am pleased to see the level of participation for several of the committees. The work they are tackling will provide a great deal of assistance to not only the board but the entire ownership. If you have a desire to help, serving on a committee is one way to do so. Currently there are several committees that could benefit from additional owners participating. We have seen some very positive results from the marketing committee with an increase in sales of Ranch shares. The rebuild committee has been busy researching options and many of the aspects that go along with adding additional options for owners' use. Soon we will begin to see the results of the strategic planning committee. The current members of the committees are doing an amazing job of shaping the R-Ranch future.

As many of you are aware, the ranch has been involved in litigation since 2012. After many appeals and legal maneuvers, it looks like we are close to an end. The Ranch has prevailed in each case and all the appeals to date. I am hopeful there will be completion soon.

The year has already seen some new events at R-Ranch. I had the privilege of watching some very brave Pardners take the polar plunge. What a fun time! Plus, we had some amazing hot chocolate provided by our staff. More things are planned. Hopefully we will have great participation.

Progress is happening on many things at the ranch. Staff are continuing to work on many projects throughout all the areas of R-Ranch. The office staff have been updating processes and finding ways to save money while improving record keeping and storage of important documents. So often the work staff does isn't obvious without spending a considerable amount of time and effort to see all they do. We have been blessed with some dedicated employees. Take a moment to thank them when you see them.

We all need to come together and make our 50<sup>th</sup> year a memorable year for all. Hope to see you all sometime this year.

Mark Osborne



## R-RANCH 50 YEAR ANNIVERSARY!!

The **R-Ranch** is 50 + years old!! 50 + years of camping, hiking, trail/arena rides, competition gun shooting, gymkhanas, hunting, horse camp, fishing, pony rides, family fun, dinner & dancing, overnight rides, swimming in the pool, sack lunch rides, ATV riding, Easter egg coloring, Easter egg hunts, ice cream socials, movie nights, river floats, BBQ's, potlucks, scavenger hunts, relaxation, Mother's Day ride/brunches, hot dog feeds, horse pasturing, 4<sup>th</sup> of July fun, beautiful wildlife, cornhole tournaments, gun range dinners, riding lessons, frisbee golf, trailer storage, providing employment to local families, community support, building lifelong friendships and an irreplaceable connection that bonds owners together to keep **R-Ranch** going for generations to come.



**\*IMPORTANT INFORMATION\***

\*Please complete the enclosed Owner Contact Information form and return it by March 1<sup>st</sup>, 2023. We have moved to QuickBooks online and have the capability to email invoices directly to you, and you can pay it electronically if desired, instead of mailing them out. We HIGHLY encourage you to “OPT IN” to digital communications if possible. This will help the R-Ranch be effective, timely, and save the ranch thousands of dollars a year in postage fees. The form is included in the newsletter and is available on the website as well. Thank you\*

**NEW CREDIT/DEBIT CARD FEE:** As of January 1<sup>st</sup>, 2023, owners will be charged a fee of 3% of the transaction total when paying by credit/debit card.

## **R-RANCH BOARD OF DIRECTORS ELECTION INFORMATION FOR 2023**

The R-Ranch Board of Directors elections will be held on July 1, 2023, at Klamath Lodge. Candidate Registration forms are available at HQ. The form is also posted on the R-Ranch website and in the newsletter. The Ballot Box will be conducting the election again this year. Three Director's will be elected this year.

**Feb 2', 2023:** Applications for Board Candidates will be available at HQ, on the website, and will be distributed in the 1<sup>st</sup> Quarter Newsletter.

**May 19, 2023:** Candidates must be registered with the Ballot Box by noon on this date. You can mail your forms, fax them, or scan and email them directly to the Ballot Box. Candidate Registration forms cannot be turned in at HQ. Anyone running for the Board of Directors must have all assessments, special assessments, and fines paid by 4pm this date to be eligible to run for the Board of Directors as stated in the R-Ranch Bylaws (Redbook, Article 4, Section 4.3)

**June 3, 2023:** Board Candidate Meet and Greet, at the Klamath Lodge and via Zoom at 10:00am. Candidates for the Board will have the opportunity to introduce themselves and answer questions from owners. Free desserts will be provided.

**June 15, 2023:** All owners wanting to be eligible to vote in the election, must have all assessments, special assessments and fines paid in full by the Date of Record, which is 4pm June 15<sup>th</sup>, 2023. Anyone not in good standing by this date will not be eligible to vote.

**July 1, 2023:** The special members' voting for the purpose of election will be convened on Saturday at 10am at the Klamath Lodge. Signed ballots can be turned in to the Ballot Box representative between 11am - 12pm at the Klamath Lodge, if they weren't mailed in ahead of time. Election results should be announced that afternoon.

PLEASE CONTACT HQ AT [hq@r-ranchca.com](mailto:hq@r-ranchca.com) or 530-475-3495 IF YOU HAVE ANY QUESTIONS. THANK YOU!!

## SCHEDULED EVENTS 2023

- 1.21.23 Polar Plunge CW Pool **\*PRIZES\***
- 2.23.23 Bunko & Potluck 6pm KL Lodge
- 3.18.23 1<sup>st</sup> Annual Chili Cook Off!! 4pm KL Lodge **\*Owner Sponsored\*** (Ranch will provide the toppings, cornbread & beverage) **\*PRIZES\***
- 3.18.23 80's Theme Dress party!! KL Lodge 7pm (Food, Music, Costume Contest) **\*PRIZES\***
- 3.23.23 Bunko & Potluck 6pm CW Lodge
- 4.8.23 Easter Egg Decorating Noon HQ
- 4.9.23 Easter Celebration "Pony Rides & Games" 10am "Lunch" 11am  
"Easter Egg Hunt" Noon HQ (No Trail Rides)
- 4.27.23 Bunko & Potluck 6pm KL Lodge
- 5.10.23 Stables Clean Up Stables 10am-Noon
- 5.13.23 Mother's Day Ride to Rancheria & Pastries Stables Check in 9am Ride starts 10am **\*Mothers Ride Free\*** (MUST BE PRE-PAID at HQ by 5.12) (No Trail Rides)
- 5.14.23 Mother's Day Brunch 11am KL Lodge **\*Moms Eat Free\***
- 5.18.23 Bunko & Potluck 6pm CW Lodge
- 5.20.23 Stables "Spaghetti" Fundraiser 1pm Stables
- 5.27.23 Gymkhana #1 Stables Sign up 8am Fun Starts 9am BBQ lunch (No Trail Rides)
- 5.27.23 5<sup>th</sup> Annual Cornhole Tournament 11am Sign up Fun Starts Noon KL **\*Owner Sponsored\***  
\$10 Buy In
- 5.27.23 Opening Season Dinner & Dance KL Lodge 6pm (Dinners MUST BE PRE-PAID at HQ by 5.25)
- 6.2-6.4.23 FAMILY FUN WEEKEND!! **1/2 Off** Guest Fees, Site Fees, Trail/Arena Rides **\*Friday-Sunday\***
- 6.2.23 Movie Night & S'mores by The Pool 9pm CW (BRING A CHAIR)
- 6.9.23 Sack Lunch Ride Stables 9am-Noon "BRING A SACK LUNCH" (MUST BE PRE-PAID at HQ by 6.8) (No Trail Rides)
- 6.10.23 Pool Games "Relay, Sharks & Minnows" 1pm-2pm CW
- 6.10.23 Wine Walk **\*Adults Only\*** 4pm CW Campground
- 6.13-6.15.23 Horse Camp!! Stables 9am-1pm "BRING A SACK LUNCH" (MUST BE PRE-PAID at HQ by 6.11) (No Trail Rides)
- 6.15.23 Slip n Slide After Horse Camp Stables Adults Welcome!!
- 6.16.23 Gun Range Dinner "Lasagna" 5pm & Competition Shoot 6:30pm (MUST BE PRE-PAID at GUN RANGE by 6.14) \$10 plate
- 6.17.23 R-Ranch 50 Year Event!!
- 6.18.23 Father's Day BBQ & Shoot Gun Range (You bring the meat the ranch will provide the sides & beverage)

7.1.23 Owner's Meeting 1pm KL Lodge

7.1.23 1<sup>st</sup> Annual Klamath River Raft/Tube Decorating Competition!! "Meet at the bridge" 1pm Float starts 1pm **\*PRIZES\*** Hot Dog Feed & Awards following at "KL Boat Ramp" 2pm

7.1.23 Owner's Appreciation Dinner & Dance!! 6pm KL Lodge **(MUST BE PRE-PAID at HQ by 6.29)**

7.2.23 Cornhole Tournament 10am Sign up Fun Starts 11am KL **\*Owner Sponsored\*** \$10 Buy In

7.2.23 Gymkhana #2 **\*EVENING\*** Stables Sign up 4pm Fun Starts 5pm BBQ Dinner (No Trail Rides)

7.3.23 Pool Games "Sharks & Minnows, Relay" 1pm-2pm CW

7.3.23 Ice Cream Social CW Lodge 2pm

7.4.23 Horse Decorating!! Stables 7am **\*Parade starts at 10am\*** (RSVP HQ by 7.3) (No Trail Rides)

7.4.23 Float Decorating!! HQ 7am **\*Parade starts at 10am\*** (RSVP HQ by 7.3)

7.4.23 Parade!! 10am

**\*7.4.23 4<sup>th</sup> of July Games 1pm Lower CW Adults Welcome!! \*PRIZES\***

7.7.23 Kid's Fishing Derby HQ Pond 1pm-3pm **\*PRIZES\***

7.7.23 Gun Range "Sink the Battleship Shoot" 6:30pm

7.11-7.12.23 Overnight Ride Stables Check in 3pm Ride leaves 4pm **(MUST BE PRE-PAID at HQ by 7.10)** (No Trail Rides)

7.12.23 Stables Clean Up Stables 10am-Noon

7.14.23 Gun Range Dinner "Steak Sliders" 5pm **(MUST BE PRE-PAID at GUN RANGE by 7.12) \$10 plate**

7.22.23 R- Ranch 50 Year Event!!

7.27.23 Bunko & Potluck 6pm CW Lodge

7.28.23 Gun Range Dinner "Enchiladas" 5pm & Competition Shoot 6:30pm **(MUST BE PRE-PAID at GUN RANGE by 7.26) \$10 plate**

7.29.23 Gymkhana #3 Stables Sign up 8am Fun Starts 9am BBQ Lunch (No Trail Rides)

8.1-8.3.23 Horse Camp!! Stables 9am-1pm "BRING A SACK LUNCH" **(MUST BE PRE-PAID at HQ by 7.31)** (No Trail Rides)

8.3.23 Slip n Slide After Horse Camp Stables Adults Welcome!!

8.5.23 Wine Walk **\*Adults Only\*** 4pm KL Campground

8.11.23 Gun Range Dinner "Spaghetti" 5pm **(MUST BE PRE-PAID at GUN RANGE by 8.9) \$10 plate**

8.12.23 Movie Night & S'mores by The Pool 9pm CW **(BRING A CHAIR)**

8.17.23 Bunko & Potluck KL Lodge 6pm



8.19-8.20.23 Overnight Ride Stables Check in 3pm Ride leaves 4pm (MUST BE PRE-PAID at HQ by 8.17) (No Trail Rides)  
 8.19.23 R-Ranch Open House Event!!  
 8.20.23 Stables Clean up Stables 10am-Noon  
 8.25.23 Gun Range Dinner "Barrel Chicken" 5pm & Competition Shoot 6:30pm (MUST BE PRE-PAID at GUN RANGE by 8.23) \$10 plate  
 9.2.23 Gymkhana #4 Stables Sign up 8am Fun Starts 9am BBQ Lunch "Year End Awards Following Gymkhana" HQ \*PRIZES\* (No Trail Rides)  
 9.2.23 Cornhole Tournament 2pm Sign up Fun starts 3pm KL \*Owner Sponsored\* \$10 Buy In  
 9.2.23 Closing Dinner & Dance 6pm KL Lodge (MUST BE PRE-PAID at HQ by 8.31)  
 9.8.23 Gun Range Dinner "BBQ Baby Back Ribs" 5pm & Competition Shoot 6:30pm (MUST BE PRE-PAID at GUN RANGE by 9.6) \$10 plate  
 9.14.23 Bunko & Potluck 6pm CW Lodge  
 10.1.23 Gun Range "Turkey Shoot Competition" 6:30pm  
 10.7.23 Oktoberfest KL Lodge Social Hour 5pm Dinner 6pm Whole \$12 1/2 \$8  
 10.12.23 Halloween Bunko & Potluck 6pm KL Lodge  
 10.28.23 Stables Harvest Games!! 10am – Noon Stables \*PRIZES\* Caramel Apples & Candy!! (MUST BE PRE-PAID at HQ by 10.26) (No Trail Rides)  
 10.28-10.31.23 1<sup>st</sup> Annual HAUNTED STABLES!! 7pm-10pm Stables  
 11.9.23 Bunko & Potluck 6pm CW Lodge  
 12.14.23 Christmas Bunko Potluck & Ugly Christmas Sweater Contest!! 6pm KL Lodge \*PRIZES\*

Please help keep the rising electrical costs down by turning off all heaters/air conditioners in R-Ranch buildings, bathrooms and in your RV's before you leave. By doing so, it will keep the electrical costs down, which will help keep assessments from raising. EVERY EFFORT HELPS!! Thank you!!

## STABLES NEWS!!

We are looking forward to our first event which is Easter egg coloring, pony rides, games, lunch, and the egg hunt at HQ April 8<sup>th</sup> & 9<sup>th</sup>. It will be lots of fun for everyone!! We are looking forward to seeing you as the season starts. Jade (HEAD WRANGLER) and Ka'lana (WRANGLER)

### OVERNIGHT RIDES:

6/24 – 6/25 & 7/15 – 7/16

Both Overnight Rides **MUST** be pre-paid at HQ by 6/22 & 7/13. **NO EXCEPTIONS!!** Owners \$50 Guests \$75. Rides leave at 4pm and return around 11am the following day (**PLEASE BRING A SACK LUNCH**) The ranch will provide dinner and breakfast. Please contact HQ for a “List of items to bring” if you need one. This is a **Non-Refundable** ride.

### GYMKHANAS:

5/27 & 7/2 (**EVENING**) 7/29 & 9/2 (**YEAR END AWARDS FOLLOWING**)

To qualify for year-end awards:

Nomination applications **MUST** be filled out and \$10 fee paid at the beginning of the season. All riders **MUST** compete in 3 gymkhanas in all the events. All events are \$10 per event.

### HORSE CAMP:

6/13 – 6/15 & 8/1 – 8/3 (3 Day Class) Adults Welcome!! \$25 Owners \$45 Guests. **MUST** be pre-paid at HQ by 6/11 & 8/1. **NO EXCEPTIONS!!**

All ages over 9 years old are welcome. (**PLEASE BRING A SACK LUNCH**)

Join us for a SLIP N SLIDE 6/15 & 8/13 right after horse camp!! Adults welcome!! (**PLEASE BRING A BATHING SUIT**)

\*Join us for “STABLES CLEAN UP DAYS” 5/10 & 7/12 & 8/20

10am – Noon at the stables!!\*



R-RANCH STRING HORSES 2022

**THANK YOU TO ALL THE STRING HORSE SPONSORS!!**

The **SPONSOR ROOM** at the stables is set up for our sponsored horses and their sponsor families!! There's room for more, so don't miss out on this **AMAZING** opportunity!! Call HQ 530-475-3495 for your chance...

## HQ NEWS:

The office has been busy with owners paying assessments, trailer storage and pasture fees for the year. Please remember there is now a **3% fee for all payments made with a credit/debit card** online or over the phone. It's important that we have the correct contact information to send you invoices, newsletters and important ranch information. Please fill out and return the "Owner Info" sheet, call HQ 530-478-3495 or email [hq@r-ranchca.com](mailto:hq@r-ranchca.com) to update your information. We are in the process of switching to QuickBooks Online, so please be patient with us as we make the transition as smooth as possible. Thank you!! We look forward to seeing all of you soon!! Tanya (Office Manager) Robin (Admin Assistant) Molly (Collections, A/P)

## COTTON WOOD CAMPGROUND:

It has been a very busy winter. Wrapping pipes, fixing broken water lines, and trimming trees are just some of the daily chores to keep the campground and lodge up and running. One of the most important chores was getting the old welcome center across from the pool ready to be used as an **R-Ranch** rental. It is completed, furnished, and ready to be rented. Thank you to everyone who helped. I'm looking forward to seeing all of you and meeting many new owners this season. Please remember to call HQ 530-475-3495 before 4pm on Mondays to pay and be put on the list for potty pumps. Thank you!! Cory (CW manager)



## KLAMATH CAMPGROUND:

Hello Pardners from the **R-Ranch** campground!! We are looking forward to seeing all of you. We have been getting everything ready so you will have fun and enjoy your stay with us. Please remember to register yourselves and your guests as soon as possible after arriving. All guests should be paid for and wearing a “wrist band” while they are at the ranch. There are a lot of new activities scheduled out here this season and we hope to see you and your family enjoying them. Your friends at the Klamath, Marvin (Klamath Manager) and Bob (Office)

## GUN RANGE:

We have been busy getting ready for opening season!! We have several activities scheduled including Competition Shoots, Sink the Battleship Challenges, Turkey Shoot, and a chance to hit White Clay Flyers. Our dinners are scheduled starting in June and throughout October. We will post the menus on the **R-Ranch** Facebook pages and in all the ranch areas in April. Our new trap machine is up and running and **AWESOME!!** The old machine was worn out and slow from its many years of use. It's wonderful and challenging to have the new one performing at top speed. We are always available for groups wanting to reserve the gun range. Please call us in advance so we can book you in 530-475-3425. Looking forward to another great shooting season here at the **R-Ranch**.

Andy & Cinde (Gun Range Managers)



## R-RANCH VACATION RENTALS:

### A-FRAME:

3 Bedroom, 1 bath, full kitchen, wrap around deck, mud room, fully stocked with bedding, pillows, towels, cooking utensils, dinnerware, cups, coffee maker, pans. \$85 per night (2 NIGHT MINIMUM) \$500 Weekly rate

### COTTONWOOD TRAILER:

2 Bedroom, 1 bath, full kitchen, front porch, ramp, fully stocked with bedding, pillows, towels, cooking utensils, dinnerware, cups, silverware, coffee maker, pans. \$85 per night (2 NIGHT MINIMUM) \$500 Weekly rate

### KLAMATH RIVER HOUSE:

#### #1 SIDE:

1 Bedroom, 1 bath, kitchenette (mini fridge/coffee maker/microwave), fully stocked with bedding, pillows, towels.  
\$70 per night (2 NIGHT MINIMUM) \$400 Weekly rate

#### #2 SIDE:

2 Bedroom, 1 bath, full kitchen, front porch, fully stocked with bedding, pillows, towels, cooking utensils, dinnerware, cups, silverware, coffee maker, pans.  
\$85 per night (2 NIGHT MINIMUM) \$500 Weekly rate

\*There are NO pets allowed in any R-Ranch Buildings\* (Line shacks excluded)

The A-Frame DOES allow pets in the mud room ONLY (THE ROOM BETWEEN THE FRONT PORCH & THE FRONT DOOR)

The Klamath River House DOES have a chain link kennel and a fenced front yard for pets (FIRST COME, FIRST SERVE CONCERNING BOTH SIDES) please let us know if you want to reserve either the yard or kennel when you make your reservation. There is a \$25 fine for any pets being in any buildings not specified above.

\*All rental reservations MUST pay \$100 refundable deposit made at the time of reservation and all reservations MUST be paid in full 72 hours before you arrive\*

## **Introducing the Cottonwood House**

Our Cottonwood House is now accepting reservations. This 2-bedroom, one bathroom rental with a fully stocked kitchen is located near the swimming pool and can sleep a total of 6 people. Bedroom number one has a queen size bed, bedroom number 2 has a full-size bed, and there is also a futon in the living room that sleeps 2. Cost is \$85 per night, with a 2-night minimum, or \$500 per week. Please call Headquarters to make a reservation for any of our rental homes.





“String Horse Winter Wonderland”

The [String Horse Sponsor Program](#) is up and running!! \$50 a month gets you personal time to groom, saddle, feed and don't forget **LOVE** your sponsor horse!! It's a WIN – WIN for both of you!! Our goal is to have all 31 string horses/ponies/donkeys sponsored so they all receive the sponsorship benefits (grooming supplies, treats, vitamin supplements, extra teeth/feet care, medicinal items, and **LOVE** from their sponsor family). There are still some horses in need

of a sponsor family so call HQ 530-475-3495 to get the sponsorship started or to answer any questions you might have. THANK YOU!!!

All owners please register yourself and all guests ASAP after arriving at the **R-Ranch** to avoid fines. All guests **MUST** have a wrist band to wear while staying at the **R-Ranch**. Guest fees are \$10 per day, per guest (over the age of 6)

Children (under the age of 24, living at the same address) and grandchildren (under the age of 16) are not entitled to pay guest fees while at the **R-Ranch** and **MUST** carry a “Kid’s ID card” or “Grandkid’s ID card” while at the ranch.  
Both are available at HQ.

All owners **MUST** always carry an “Owner’s ID card” while at the **R-Ranch**. They will be checked at all **R-Ranch** events including: Dinners, Dances, Board Meetings, Gymkhanas, Stables Fun Days, Overnight Rides, Horse Camp, Trail/Arena Rides, Holiday Events, Gun Range Shooting Events, Pool Events, Owner Sponsored Events, BBQ’s.



\*Remember, if you call in a request for a trailer pull, your trailer storage **MUST** be paid, or it **WILL NOT** be pulled\*  
(PLEASE CALL HQ 72 HOURS IN ADVANCE)

\*Please fill out, sign (BOTH SIDES) and send back your trailer storage agreement, along with current registration, and insurance to avoid fines\*

PLEASE LET US KNOW IF YOU CAN VOLUNTEER FOR ANY OF OUR **R-Ranch** FUN EVENTS SCHEDULED THIS SEASON. ANY HELP IS APPRECIATED!!

PLEASE LET US KNOW IF YOU CAN VOLUNTEER YOUR SKILLS ON ANY OF THE **R-Ranch** UPKEEP PROJECTS AROUND THE RANCH. ANY HELP IS APPRECIATED!!

#### BOARD OF DIRECTOR'S

President: Mark Osborne [markosborne@r-ranchca.com](mailto:markosborne@r-ranchca.com)

1<sup>st</sup> Vice President: Mark Grenbemer [markgrenbemer@r-ranchca.com](mailto:markgrenbemer@r-ranchca.com)

2<sup>nd</sup> Vice President: Robert Tennies [roberttennies@r-ranchca.com](mailto:roberttennies@r-ranchca.com)

3<sup>rd</sup> Vice President: Jason Adams [jasonadams@r-ranchca.com](mailto:jasonadams@r-ranchca.com)

Treasurer: Curtis Hancock [curtishancock@r-ranchca.com](mailto:curtishancock@r-ranchca.com)

Secretary: Emilie Simmons [emiliesimmons@r-ranchca.com](mailto:emiliesimmons@r-ranchca.com)



## 50 Nights at the R-Ranch Donation and Drawing Opportunity

The R-Ranch has been providing our families with an awesome recreational location for 50 years!! Our buildings and amenities are showing wear and tear from all the love and use over the years. We want to invite owners to help make a difference at R-Ranch this year. Our reserve account was depleted from the swimming pool rebuild due to the fire and we want to build that account back up again. During the months of March to May 2023, we invite all owners to donate directly to the reserve account for R-Ranch. We pledge \$5,000 of the donated funds will be used to repair, repaint, and improve the aesthetics of the ranch during 2023, while the rest will remain in the reserve account to be available for the next repair as needed. We encourage each share to donate \$50 or more to the fund. For every \$50 you donate, you will receive an entry into our “50 Nights at the R-Ranch Give-Away Drawing”. There are a wide variety of prizes that total 50 nights in honor of our 50 years in operation!!

### 50 NIGHTS AT THE RANCH PRIZES:

- 5 Nights FREE in a Rental House of your choice
- 3 Nights FREE in a Rental House of your choice
- 2 Nights FREE in a Rental House of your choice
- 20 Nights of FREE electricity
- 10 FREE Guest Passes
- 5 FREE Guest Passes

Terms and Conditions Apply. Drawing is open only to owners in good standing. No more than 10 entries permitted per share. For every \$50 donation received, a ticket will be automatically entered into the drawing on the owner's behalf, up to 10 tickets for a \$500 donation. Drawing will be held during Memorial Day Weekend and be broadcast live on Facebook. A total of 7 prizes will be awarded. Owners can win more than 1 prize each. Winners will be determined by the luck of the draw. No donation necessary to enter. Owners wishing to enter the drawing without donating can mail a letter via first class postal service, requesting their name be added to the drawing. Requests for entry into the drawing must be signed, dated, and include the owner's name and share number. Requests for entry must be received by 5pm May 15<sup>th</sup>, 2023, at PO Box 71, Hornbrook, CA. 96044.

## NEW SHARES SOLD COMPARISON

January 2023: 1

GOAL 2023: 60

January 2022: 1

Total 2023: 1

Total 2022: 38

### 2023 OWNER FEES:

- \*Electricity per day \$5.00
- \*Potty Pumps (Every Tuesday) \$20.00
- \*Emergency Potty Pump \$40.00
- \*Trailer Storage \$20.00 Monthly \$200.00 Yearly
- \*Horse Pasturing Monthly \$70.00
- \*Riding Lessons \$30.00 per lesson
- \*Trail Card (Good for 2 years) \$25.00
- \*Gun Range Shooting Fee \$23.00 w/Ammo
- \*ATV/Dirt Bike Registration Fee (Good for 1 year) \$3.00
- \*Gate Key Card \$10.00
- \*Personal Gate Code \$25.00
- \*Gate Key Fob \$50.00

### 2023 GUEST FEES:

- \*Daily Guest Fee \$10.00 per day, per guest under 6 years old
- \*Electrical Campsite \$25.00 per day
- \*Non-Electrical Campsite \$15.00 per day
- \*Line Shack \$20.00 per day
- \*Trail Ride \$25.00 (1 Hour)
- \*Arena Ride \$15.00 (1/2 Hour)
- \*Guest Q Pen \$15.00 per day

## COMMITTEES

### **\*ADVISORY COMMITTEE REPORT\***

The Advisory Committee was created by the **R-Ranch** Board to assist them with special projects. This mainly consists of conducting research into topics the Board is exploring so Board members can have a more complete picture of how areas such as the Red Book, the Brown Book, any laws as well as staff and owner experience may address the issues. The committee's most recent project related to how owners, staff and the Board may best interact when a problem may be perceived. After looking into current **R-Ranch** information about that, the committee produced the following draft proposals, which are now with Board who will determine how to proceed.

- A simplified complaint and incident process, including how owners should place complaints, along with procedures for staff and Board for responding to, documenting and resolving them.
- A simplified compliment process including how owners may recognize outstanding employees and ranch improvements.

Owners who have experience in conducting documentary research, professional or technical writing, process management, and are interested in working with the Advisory Committee should contact a Board member for consideration.

### **\*REBUILD COMMITTEE REPORT\***

The Rebuild Committee met on 1/12/23 and on 1/31/23. The Board elected Jason Adams as the Rebuild Committee Chair, he and the Committee members reviewed the survey results of what owners would like to see built, and then took on assignments to research different options. Four options were presented to the Board during the Quarterly Meeting on 2/11/23. The committee will continue to work on pricing out the options ahead of the Rebuild Board Meeting. To view what the committee has been working on, please visit the **R-Ranch** website at [www.r-rancca.com](http://www.r-rancca.com) and login to the owner portal.

### **\*MARKETING COMMITTEE REPORT\***

The Marketing Committee is a dedicated team of owners committed to the betterment of the **R-Ranch** by attending monthly meetings, delivering marketing and advertising recommendations to management and Board, and supporting the ranch events. Current projects the committee is working on include ongoing review and development of the marketing Plan, support the **R-Ranch** promotional events, (Including Open Houses), coupon development and targeted distribution, creation, and distribution of promotional materials (including website, business Google accounts, Facebook page, Instagram account, Youtube channel, brochures, and flyers), and working with our marketing partners to promote the **R-Ranch**.

Our current marketing partners include North State Parent magazine, Camp Siskiyou, and Active Norcal.

The committee welcomes owners who have marketing, sales, outreach, or other pertinent experience to join our committee. We meet monthly for 1-2 hours with additional time for task/project work.

### **\*VOLUNTEER COMMITTEE REPORT\***

This winter the volunteers made phone calls inviting owners to participate in our “Sponsor A String Horse Program” and found 3 new sponsors. We expect to start up with other projects in April, and the first project will be tackling the gazebo by the stables. We have the hardware, paint, and the volunteers, but still need to purchase the wood for the project. We’ll post on Facebook whenever there are opportunities for volunteers to help. Volunteers are making a difference at **R-Ranch**. Thank you!!

**VOLUNTEERS ARE ALWAYS NEEDED & GREATLY APPRECIATED!!**

**PLEASE CALL HQ 530-475-3495**

**OR EMAIL [georgettebales@gmail.com](mailto:georgettebales@gmail.com) IF YOU ARE  
INTERESTED IN VOLUNTEERING!!**

**\*STRATEGIC PLAN COMMITTEE REPORT\***

The Board selected Mark Grenbemer as the Strategic Plan Committee Chair and Board Liaison during the 1/16/23 meeting, and the first meeting will be held soon. We have a detailed survey available on the website, and all owners are encouraged to complete the survey to help guide the future of **R-Ranch**. You can also take the survey with the link:

[https://docs.google.com/forms/d/e/1FAIpQLSeMnyqlc8h6iiEjjCSRSfcUglbIV9bL0gBgHon2kkDYA8R7g/vi  
ewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSeMnyqlc8h6iiEjjCSRSfcUglbIV9bL0gBgHon2kkDYA8R7g/vi<br/>ewform?usp=sf_link)

**\* Board Minutes can be viewed in the Owner Portal of our website, or to request the minutes to be mailed to you, call HQ 530-475-3495 \***

**AREA PHONE NUMBERS:**

HEADQUARTERS 530-475-3495

COTTONWOOD 530-475-0950

KLAMATH 530-475-0318

GUN RANGE 530-475-3656

STABLES 530-475-3425

OWNER SERVICES

530-598-6079

**R-Ranch**  
225 Ditch Creek Road  
Hornbrook, CA. 96044

**R-Ranch** Hornbrook POA  
[www.r-ranchca.com](http://www.r-ranchca.com)  
#rranchhornbrook



### **\*REBUILD VOTE INFORMATION\***

As discussed in several board meetings since 12/2021, due to the increased costs of construction and materials, there were not enough rebuild funds to build the bunkhouse as previously voted on. The Rebuild Committee and the Board have been working on developing plans for other options that will allow us to provide sleeping quarters for owners. A vote to choose one of the options will be held at the end of March, with ballots due by noon on April 1<sup>st</sup>. The date of record to be eligible to vote is Friday, March 17<sup>th</sup>, 2023, by 4pm. All owners wishing to vote on the rebuild options **MUST** be current on all fines, fees, and assessments by 4pm on this date. Ballots **MUST** be received after noon on Saturday, April 1<sup>st</sup>, 2023. Ballots may be submitted via e-ballot, mailed in absentee ballot, or in person between 10am – Noon on 4/1/2023 at the Klamath Lodge. Ballots received after noon on 4/1/2023 will not be counted. The outcome of this vote will replace the vote from September 2021. All owners are encouraged to complete and return the Owner Contact form as soon as possible so that the ballot and rebuild information can be sent to a current email or mailing address. All rebuild information for the vote will be posted on the website by March 20<sup>th</sup>, 2023.

### **\*BROWN BOOK UPDATES\***

The following are recent updates to the Brown Book:

**Section 1.15:** Owners are entitled to stay up to 210 nights during each calendar year, beginning on January 1<sup>st</sup>, 2023. Owners that stay more than 210 nights per calendar year are subject to fines, disciplinary action, and/or legal action. (This is a change from the previous policy that the 210 nights are allowed in an owner's calendar year. The 210 will now be based on the calendar year of January 1<sup>st</sup> to December 31<sup>st</sup>.)

**Section 1.9:** Owners staying in a line shack, or a campsite with a power pedestal will be charged a nightly fee for electricity. (There are no longer any free included nights of electrical use. Owners will need to pay for each night of electricity used)