

# Minutes

R-Ranch POA Board of Directors  
**Board Working Session Continued**  
Wednesday, 3/1/2023 7:00pm  
Via Zoom Only

*This meeting is a continuation of the working session from 2/27/23.*

1. Meeting reconvened at 7:06pm by Mark Grenbemer
2. Roll Call
  - Mark Osborne, President
  - Mark Grenbemer, 1st Vice President
  - Robert Tennes, 2nd Vice President
  - Jason (Jay) Adams, 3rd Vice President
  - Curtis Hancock, Treasurer
  - Emilie Simmons, Secretary

Heath Kauffman, General Manager was present  
**6 Directors were present, quorum was established.**
3. Mark G. mentioned that since this is a continuation of the 2/27 meeting, we will be continuing that agenda. There are 2 agenda items to address tonight. The ballot options, and the rebuild committee charter.
4. Emilie Simmons provided an overview of the 5 options the rebuild committee developed. Each option is outlined in stages so if funds run short, we can stop at the end of a stage.
  - a. Option 1 is a small barndominium bunkhouse. This option would only have 6 rooms, a small kitchen with lounge, and bathrooms. If funds allow it would have additional cabins for sleeping quarters added nearby.
  - b. Option 2: continue to save the insurance payout, even though it may cost up to 30% in taxes.
  - c. Option 3: metal lodge combo. 40x80 metal pre-fab building with bathrooms, kitchen, and gathering area both inside and outside. Line-shack style cabins built nearby.
  - d. Option 4: basic cabins and deluxe cabins with bathhouse, outdoor patio, small lodge with kitchen.
  - e. Option 5: 10 deluxe cabins and 10 basic cabins with a TV room style building, including a couple of bathrooms.

Curtis would like to see the annual costs for insurance for each option.

Owner Comments:

- a. Rene Mendieta: pre-fab buildings are usually affordable.
- b. Bob Myers: Bunkhouse was a simple place to sleep. That is all that is needed, a place to sleep.

**Jay made the motion to present all 5 options to the Owners to vote on. Mark O seconded the motion. Motion passed unanimously.**

5. Jay presented the Rebuild Committee Charter, discussion was had, and amendments were made. **Robert motioned to approve the Rebuild Committee Charter as amended during the meeting. Mark O seconded the motion. Motion passed unanimously.**

### **R Ranch Rebuild Committee Charter (Rebuild Committee)**

#### **Purpose**

The Rebuild Committee (RC) shall assist the board of directors firstly in the development of options and recommendations for rebuilding alternatives for areas impacted by the Klamathon Fire and secondarily, in making building recommendations for other areas of R Ranch.

#### **Membership**

The board will appoint the RC committee chair and the committee will be responsible for appointing other committee positions. A member may be removed from the committee at any time without cause by action of the Board.

The committee shall have a minimum of five members and include R Ranch GM.

#### **Meetings/Operation:**

- The RC shall meet as necessary to fulfill its responsibilities.
- The RC shall develop and follow its own rules of procedure and shall meet on a schedule and process as determined by the RC. The RC will notify the Board of their meeting schedule as it is determined.
- The presence in person or by Zoom of a majority of the members of the RC shall constitute a quorum for the transaction of committee business.
- The RC chair may invite any director, officer, staff member, owner, expert, or other advisor who isn't a member of the committee to provide advice or input.
- The RC has responsibility to ensure that accurate minutes of the Committee meetings are maintained and distributed in a timely manner to the other members and the Board of Directors.
- The RC will use workshops, use of Zoom at in person meetings, and any other approaches

to engage and involve Owners in the rebuild planning process.

- Committee will continue until the board decides to disband it.

### **Responsibilities**

(List all appropriate responsibilities of the committee here.)

- The RC compare all bids for best prices to rebuild.
- The RC check permits for any building that may be an option to rebuild.RC
- The RC will get bids for any road,soil,and pad work that may be needed  
to rebuild.
- The RC will report its activities to the board at least on a quarterly basis.
- The RC will review its charter at least biannually and recommend any proposed changes to the board for review.
- And other associated rebuild duties as assigned.

6. There being no further business before the Board, meeting was adjourned at 8:02pm.

Minutes approved by unanimous vote on 3/27/23

Respectfully submitted by Secretary Emilie Simmons

*Emilie Simmons*