

DRAFT

Minutes

R-Ranch POA Board of Directors
Board Working Session
Monday, 3/27/2023 5:30pm
Via Zoom and In-Person at the R-Ranch TV Room

1. Meeting was called to order by 2nd Vice President, Robert Tennies
2. Pledge of Allegiance was recited.
3. Robert referred everyone to the meeting ground rules as follows:
 - 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. Owners typing in chat are asked to be polite and respectful, and to refrain from posting while someone is talking.
 - d. Votes will be taken by asking each Board Member one at a time.
 - e. 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

Robert Tennies, 2nd Vice President
Travis Morgan, 4th Vice President
Curtis Hancock, Treasurer
Emilie Simmons, Secretary

Heath Kauffman, General Manager was present
4 Directors were present, quorum was established.
5. Curtis made the motion to approve the agenda as presented. Travis seconded the motion. Motion passed unanimously.
6. Travis made the motion to approve the 2/11/23 and 3/1/23 minutes as presented, and the 2/27/23 minutes as corrected. Curtis seconded the motion. Motion passed unanimously.
7. Secretary Emilie Simmons read the following announcements:
 - a. Ballots were mailed on 3/23/2023 to all Owners in good standing, E-ballots sent on 3/24/2023 to the main email address on file for each owner. A big thank you to staff and the Election Committee for getting those ballots out!

- b. Ballots can be submitted in person at the Klamath Lodge on Saturday, April 1st from 10am-12noon, or on Saturday, April 15th from 3:00-3:30pm. Mail-in ballots must be received by 4pm on Friday, April 14th. E-ballots can be submitted online until April 15th by 3:30pm. President Mark Osborne called for an Owners Meeting for the purpose of Capital Improvement Vote Count, which will be Saturday, April 15th in the Klamath Lodge, beginning at 3pm and going until all ballots are counted.
 - c. Saturday, April 1st, 10:00am-12:00noon, in the Klamath Lodge and via Zoom. Owners meeting for the purpose of asking questions about the ballot options, submitting ballots in person, and discussing the future of R-Ranch with the Strategic Planning Committee.
 - d. Open House Tour Weekend: April 15th, 10am. Volunteers needed to help, please.
 - e. BOD Candidate Elections: Candidate Applications were sent in the 1st Quarter newsletter, and are available on the website or at HQ. Date of Record is June 15th, 2023 by 4pm (Owners must be current on fees and fines by this date to be eligible to vote.) Elections will be Saturday, July 1st, 2023 at 11am in the Klamath Lodge (or mail-in prior).
 - f. 2nd Quarter Board Meeting will be at 10am on Saturday, May 20th at the TV Room and via Zoom.
8. Emilie Simmons provided the Executive Meeting Report as follows:
 - a. The Board met on 3/13/23 and discussed Owner disciplinary issues, contract negotiations, personnel matters, and consulted with Ranch legal.
 - b. Action without a meeting via email: On 3/15/23, the Board approved the final Ballot options after it was reviewed by the attorney.
 - c. Action without a meeting via email: On 3/21/23 the Board approved the Election Committee Members.
9. Owner Questions about the Ballot
 - a. Robert Morgan: What is the individual cost of rustic and deluxe cabins? Answer: \$25,000 and \$50,000 to build each one, including running electric, water, and furnishing each one.
 - b. Bob Myers: Since some of the funds from the rebuild account were used to pay for insurance this year, there isn't the whole amount that the ballot says there is available, so I don't think this ballot is valid because it says there is the whole \$1.3 million available. Answer: We will have that much money back in that account by the time we need to pay the final bills for the building project. The money is being transferred back in 10 equal installments. The first 2 installments have already been transferred back.
 - c. Bob Myers: How many Owners have paid part or all of assessments? Answer: the total number of Owners in good standing currently is 742.

- d. Bob Myers: Option number one seems to me to be the only one that will work. You can start it so Owners can see that something is happening, then add cabins as the funds come back in.
 - e. Pat Chase: Are there schematics available? Answer: Some possible floor plans and images are available on the website, on the bulletin board of the TV room, and in the google link that is shared in email. There is also an informational video on YouTube.
 - f. Mary Ingram: Are rebuild options going to be at the old bunkhouse site, or Klamath or Cottonwood or pool? Answer: these plans are for the bunkhouse area.
 - g. Matthew & Kathleen Hicks: Will the Prefab Lodge and Bunkhouse have heating and air conditioning in them? Answer: yes.
 - h. William Harvey: How were the operational costs calculated? Answer: they were calculated by using the operating costs of similarly sized buildings already existing on R-Ranch, and including the cost of utilities and payroll.
 - i. Pat Chase: Does current septic accommodate these potential options? Answer: the existing bathroom septic lines are having problems, but the septic tank at the former bunkhouse location tested good.
 - j. Discussion was held about the septic systems and possible options for repair.
10. Rate for Shares for sale beginning April
- a. Discussion was held about what to charge for shares when the current promotion ends on 3/31/23. General Manager Heath suggested it is time for the shares to go back up to the full official rate of \$2500 per share. Other points brought up by Directors included that we should still have promotions for limited times and especially during Open House events to encourage buy-in, and that shares used to sell for over \$10,000 each.
 - b. Emilie made the motion to have shares go back to the full price of \$2500 on April 1st 2023, with weekend specials of up to 40% discount off the cost of the share, to be determined at the General Manager's discretion. Travis seconded the motion. Motion passed unanimously.
11. General Manager Heath Kauffman provided updates about R-Ranch. The bathhouse at the line-shacks is experiencing complete failure of the metal sewage line pipes. They are under the concrete slab floor, and since they are 50 years old they have corroded and collapsed. The septic tank is fine, but the pipes leading to it are not. Will be a huge and costly repair job. There have also been 3 major breaks in the water lines at the ranch. They are running with minimal employees to keep costs down. Roof replacements are needed on several buildings. They are starting work to clear out vegetation along the river and the creek as allowed by our permit with the Department of Fish and Wildlife.

12. Emilie shared a proposal from Owner Gary Thomas for the Ranch to purchase trailers and rent them out to Owners. Would provide additional sleeping quarters before the upcoming busy season. The proposal included purchasing 2 trailers and the supplies needed to set them up, projected costs of insurance, related payroll, and registration, and the projected income. It appears that within 4 years the trailers would have returned the initial investment. Discussion was held. Concern was raised about the durability of the trailers, and that non-trailer owners won't know how to use the trailer systems. The buildings on the Ranch are frequently damaged due to mistreatment, and trailers would not withstand that level of abuse. Emilie brought up that security deposits can be used to encourage treating the trailer right and to repair the trailers if necessary, and that walk-through manuals or videos could be created to show renters how to use the trailer properly. She also brought up that Owners deserve a place to stay at R-Ranch, since it has been nearly 5 years since we lost the bunkhouse. The Directors then discussed the possibility of placing portable line-shack style cabins in the campgrounds by summer so that Owners could stay in the campgrounds until the infrastructure at the bunkhouse area is completed enough to allow the cabins to be relocated there. There was a lot of support for this idea if Owners vote for one of the cabin options on the ballot. Heath is aware of some used cabins for sale in Ashland that could be in place very soon if desired.

13. Owner Comment Time: (Facilitator Emilie Simmons)

- a. Bob Coffin email: I would like members be able to bring dogs into vacation cabins. I can understand maybe not main cabin because of horses but others I would think would not be a problem. Majority of all hotels allow and it could be done with a security deposit with owner responsible if damage or extra clean up necessary. Personally we always leave cabin cleaner than when we get it. Maybe a 10.00 a night extra fee? Think of the rentals that would be generated example we would have rented twice in the next week as we are going back and forth to Oregon for funeral and instead have to use a motel. I saw a hotel add that stressed how little problems they ever had with dogs as opposed to issues and problems caused by people. Thank you, Bob Answer: the Board will discuss this further at the April meeting.
- b. Lester Lundgren: if you move the units on skids you will need a forklift and a flatbed trailer. Do you know the square footage of the roofs needing replaced? Answer: hopefully we can share that in the April meeting. Heath already has those numbers in his office.
- c. Lester Lundgren: I know Emilie went to the Medford and Redding shows, have we ever thought about going to the Sacramento show? Answer: yes, we thought about it, but we didn't have enough volunteers or employees available to do the one that was in January. We do have the possibility of doing that on the Marketing calendar for the upcoming year, as well as the one in Roseville in October. We are waiting to see how many shares we actually sell from the 2

shows that we already did, to determine if doing shows is worth spending money on. Lester: the marketing committee should reach out to Bob Myers because he has a contact that already has a booth at those shows and might be able to help us out. Answer: we will pass that information on to the marketing chair; Cathy.

- d. Mikela Ryan: Fire rebuild funds need to be used to rebuild, or else we may have to pay tax penalties on the conversion of funds if we try to repair something else with those funds. Penalties between state and federal could be 30-40%. As for the dog issue: some people are highly allergic to dogs, so we shouldn't allow them in all the rentals. Answer: Some rentals could allow dogs, and some could be dog free.
14. Discussion was held that Mondays are the General Manager's day off and that meetings should be held on a different day as a sign of respect. It would be easier for scheduling to just have a set meeting time. It was proposed that the first Tuesday of each month should be Executive Session at 5:30, and the third Tuesday of each month should be Open Session at 5:30pm. The Board agreed to try that for the month of April.
 15. The next Executive Session of the Board will be on Tuesday, April 4th, at 5:30pm via Zoom. The next Open Working Session of the Board will be on Tuesday, April 18th, at 5:30pm via Zoom.
 16. There being no further business before the Board, Robert adjourned the meeting at 7:44pm.