

R-Ranch POA Board of Directors
Board Working Session Minutes
Monday, 6/19/2023 6:00pm
Via Zoom

1. Mark Osborne called the meeting to order at 6:06pm
2. Mark O read the following into record: **This meeting is being recorded. By attending, you are consenting to being recorded. Recordings can be made available to owners in good standing.**
3. Roll Call was taken by Mark Osborne
 - Mark Osborne: President
 - Mark Grenbemer: 1st Vice President
 - Robert Tennes: 2nd Vice President
 - Jason (Jay) Adams: 3rd Vice President
 - Travis Morgan: 4th Vice President
 - Curtis Hancock: Treasurer
 - Emilie Simmons: Secretary

Heath Kauffman, General Manager, also in attendance.

7 Directors Present, Quorum is established.
4. Hearing no objections, Agenda was set as presented.
5. **Travis made the motion to approve the 5/20/23 minutes with the following corrections: Robert, Travis and Mark G attended via Zoom, and Mark Grenbemer's name needs to be spelled correctly. Mark G seconded the motion. Motion passed unanimously.**
6. Emilie read the following Announcements:
 - a. 7/1/2023 at the Klamath Lodge and via Zoom:
 - i. 10:00am Financial Review with Treasurer Curtis Hancock
 - ii. 11:00am Strategic Plan Presentation with Mark Grenbemer, and polls open for ballots
 - iii. 1:00pm Annual Owner's Meeting. Ring the Bell and Moment of Silence, announce election results, open discussion amongst Owners.
 - iv. 2:00pm Organizational Meeting of the Board
 - b. Saturday, August 19th, 3rd Quarter Board Meeting. 10am in the Klamath Lodge and via Zoom.

7. Executive Meeting Report by Mark Grenbemer. The Board met in Executive Session on June 5th to discuss contracts and legal matters, and on June 11th for a Disciplinary Resolution.
8. General Manager Heath Kauffman provided updates: Staff continue to move irrigation water to the ponds and throughout the Ranch. Lawn mowers keep breaking down. Currently at 20 employees. Got a lead for selling off the old equipment parked around the maintenance shop.
9. Hearing no objection, the discussion on repaying the pre-pay account funds was tabled until a future meeting.
10. Discussion was held about having a family guest rate option. **Mark G made the motion to adopt the new rates of \$10 per adult guest, and \$5 per child guest ages 6-17. Guests 5 and under will continue to be free. Travis seconded the motion. Motion carried with 6 votes in favor (Mark G, Travis, Emilie, Jay, Curtis, Mark O) and 1 vote opposed (Robert).**
11. Discussion was held about allowing Pets in the Rental Homes. Concerns were expressed about having pets in buildings with carpets, or too close to high-activity areas where barking may be a problem. By general consensus, the topic was tabled until the new cabins are built. At that time there will be more lodging options, and it may be possible to allow dogs in some units.
12. The Advisory Committee (Barbara Dalmau, Cathy Macay, Emilie Simmons) presented an overview of the new format of the Owner's Handbook (previously known as the Brown Book). Handbook has been reformatted for ease of use, updated to remove facilities no longer in existence, and brought into compliance with our CC&Rs and By-Laws. Questions were asked about policies throughout. Advisory Committee will continue to work on the Handbook and will present a final draft for consideration in July. Fines will be put on agenda for July.
13. General Manager Request for Reserve Funds for repairs/replacement of capital improvements, including water pump (\$346.57), saddles & tack (\$5,000), paint (\$5,000), gravel for potholes (\$1500). **Robert motioned to use up to \$10,346.57 from the reserve account for those needs. Jay seconded the motion. Motion passed unanimously.**
14. Further discussion was held regarding the Draft Policies and Procedures for Contractors/Vendors Selection. It was determined that the Vendors need to be removed from the policy so that it is for contractors only. Will be added to the agenda in August.
15. The Rebuild Committee submitted quote and photos of pre-built, completely finished cabins that would be built in Oregon and delivered to R-Ranch to be placed in existing

campsites until the line-shack area was ready for them. Discussion was held. Majority of the Board decided to wait to get cabins until the build site is ready for them. No temporary placement in the campgrounds.

16. The Strategic Plan Committee submitted the Mission and Vision statements for review.
Mark O made the motion to adopt the Mission and Vision statements for R-Ranch as written. Travis seconded the motion. Motion carried unanimously.

Draft Vision: To create the best vacation destination for current and future owners by offering a diverse range of quality recreational activities.

Draft Mission Statement: To provide the highest quality recreational experience for owners by ensuring a broad spectrum of activities in a fiscally responsible manner, to preserve existing ownership, attract the next generation and encourage active owner participation.

17. Owner Comment Time: Owner Barbara Dalmau thanked the Board and commended them all for working so hard.

18. Hearing no objections, the meeting was adjourned to Executive Session by Mark Osborne at 9:24pm

Approved by unanimous vote of the Board on 7/25/2023
Respectfully Submitted by Emilie Simmons, Board Secretary

Emilie Simmons