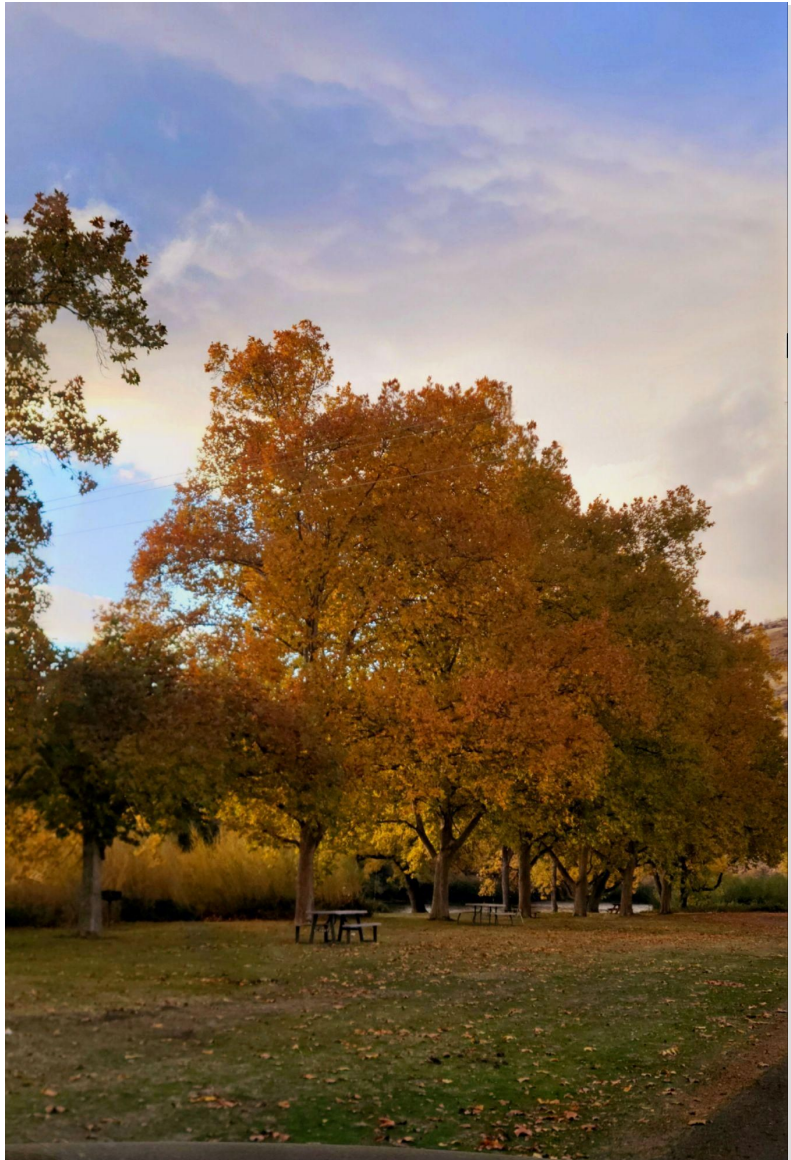




R-Ranch Round-up



4th Quarter 2024 Newsletter
11-2-2024



R-Ranch Calender

Holiday Potluck:

Join us for a Special Holiday Potluck! Dinner starts at 5pm, Saturday November 30th at the Klamath Lodge. We will be decorating the Christmas tree. Come and help decorate from 3pm-5pm. Bring food to share and come enjoy an evening of Thanksgiving with the staff and your fellow Owners. No cost for Owners or Associate Owners. Regular Guest fees apply for guests wishing to attend.

For details or questions call HQ 530-475-3495



**All events are subject to cancellation due to weather or lack of volunteers/participants.*

Green and Clean!

Our new motto amongst the Ranch Staff is “Green and Clean!” By the next busy season we aim to have everything cleaned up, green, and inviting. We have been working on several projects this fall, and have several more lined out for the winter. Here are just a few of our weekly wins for R-Ranch!

Klamath Area: The Klamath River house now has WiFi. We’ve also been working on minor repairs throughout the rental house and addressing the safety concerns. Outdoor lighting has been installed, the steps are being repaired, the chimneys were swept, and carbon monoxide detectors have fresh batteries. The upper Klamath Campground restroom has a brand new water heater. The Klamath Lodge will be closed for the months of January and February for interior maintenance as well as deck repair. If you would like to use the Lodge during that time, please make arrangements at least one week in advance through Headquarters. Thank you.



Line-shacks: We have placed new mattress covers on most of the beds, and we have been working on deep cleaning the line-shacks. The interiors of the line shacks have been insulated and new wall board is in place. We’ve taken measurements for real windows with screens that can be installed in a couple of months. We’re in the process of ordering some new beds and heaters. The line-shacks are so much nicer to stay in with all these upgrades, still pet-friendly and available for only \$5 per night for Owners.

Green and Clean!

Cottonwood Area: The new sod and gravel have been placed around the pool to complete the landscaping. A new router has been installed with guest Wi-Fi. In the spring we will place fire pits/bbqs and picnic tables in the pool area. We hope adult Owners will enjoy the Adult-Only hang out area we are putting together on the far side of the pool fencing. In the campground, we are working to winterize and repair the sprinkler system. When spring arrives we will heavily seed and water the campsites to make them green and inviting. Please help us keep the lawns nice by not driving or parking anything on them. Cottonwood Campground laundry also got new washers and dryers.



Stables Area: We have already repaired and painted the white fence near the barn. We also installed Wi-Fi in the stables so that the Wranglers can access our reservation programs (plus the Owners can upload those horsie-selfies!) The wranglers will be working on the wire fences during the off season, as well as clearing the horse trails. We need to paint the stables and barn, and patch the roofs too. If anyone has any great ideas on cost effective ways to do that, we would appreciate the ideas.



Green and Clean!

Headquarters Area: We got a new network system installed in Headquarters that resolved our printing issues. We also got in our new inventory of shirts and hats. Check them out! We are also beaming a new Wi-Fi signal to the A-Frame to enhance your next stay with us. The A-Frame has been cleaned and has new pillows and sheets, and the deck has been scraped. We just need the temperature and the weather to cooperate so we can get the deck and railings painted.



Ponds: In November and December we will be clearing a lot of the vegetation from around our fishing ponds. We are committed to keeping several access points clear of vegetation throughout the year so that Owners can enjoy fishing for bass, bluegill, perch and crappie.

New Washers & Dryers at Cottonwood



Exciting Stuff at R-Ranch!



Our thanks to the generous donations, many volunteers, and dedicated staff that helped make this year's Haunted Stables a success.



Vending machines for the lodges. Sodas and snacks.



Red Trailers #1 and #2 are now available to rent. Sleeps 4 with a queen bed and a full size futon. No smoking, no pets. Has microwave and mini-fridge.

PRESIDENT'S REPORT

Howdy Partners,

On behalf of the Board, I want to wish everyone a happy Thanksgiving and a very merry Christmas and a New Year full of wonder and opportunities. May the holiday season be filled with family, friends, and good cheer! And do not forget R Ranch during this festive time. Whether it is relaxing and celebrating with loved ones, taking advantage of skiing opportunities at local ski areas, off-roading through the wilds, or just horsing around, R Ranch is here!

I am extremely excited for next year and looking forward to an amazing 2025. I am thrilled with the expectation of seeing R Ranch transform over this next year under the guidance of our two managers and our amazing staff. They are pouring their hearts into the work, and it shows! And I can't say this enough, my deepest and sincerest "Thank you" to our employees who believed in R Ranch and stuck with us through change. You have been simply inspiring in your dedication and support.

The Board is committed to seeing the continuation of staff efforts to spruce up our exterior and make sure that things not only look great but are also working to maintain and improve them. This is vital along with rebuilding and regrowing a solid financial foundation for R Ranch's future. The Board is dedicated to seeing and supporting R Ranch to move forward and prosper. We are committed to make this a wonderful place to work for our employees and an amazing place for our Owners to visit and enjoy recreational opportunities! We hope you will join us here in the coming year. Safe travels and be well!

R Ranch is each one of us! Make her proud!

Sincerely,

Mark Grenbemer



OPERATION MANAGERS REPORT

I would like to update you on progress and find a path to peace. We have experienced some great moments and challenges in my first month and a half here.

First, it's great to be here and serve the Ownership. I want to thank the approximately 750 owners that love, enjoy and speak so wonderfully of our beloved R-Ranch. I would also like to extend an invitation to Owners to set up a meeting with me when you have questions about what is going on at R-Ranch instead of relying on rumors.

On a positive note, what is going right?

- We now have new washers and dryers at Cottonwood!
- The fences are getting painted and almost done!
- Part of our roads in camp are getting patched up!
- We have a great looking grass lawn at the Cottonwood pool!
- Gravel is in at Cottonwood to accommodate the next phase!
- The Rolling Red Cabin trailers are mostly done, some have been rented!
- The river is getting better!
- We have been meeting with Eagle Ranch Construction for the Hilltop Project!
- I have been working towards saving us money on our insurance cost, stay tuned!

My greatest goal is to keep our staff motivated and protected from those who call or come to the office and are abusive towards them. That will no longer be tolerated at all.

We have an amazing office staff, stables staff, gun range staff, and maintenance staff. Just look around and you can see the improvements because all the staff work in harmony with getting the work done together.

So, what is on the Horizon?

- Getting the owners to be positive and supportive; make that appointment with me.
- Finishing the area around the Pool.
- Evaluating the Hilltop Project and providing the owners with viable options.
- Getting more affordable insurance in place.
- Growing the base of ownership.
- Taking steps to reacquire the deceased/missing owners shares.

Let's make the R-Ranch once again the most desirable place to be.

Sincerely,
James Wheeler

INTERIM HOSPITALITY/SALES MANAGER'S REPORT

As my time in this position comes to a close, I just really want to thank the staff here at R-Ranch. Every day they amaze me with their loyalty to the ranch, their willingness to embrace change, and their capacity and eagerness to learn new skills and take on more responsibilities.

My goal when I accepted this temporary position was to train myself out of a job, and each week I have made progress on that front. When I first started I was needed to do the bulk of the bookkeeping, but Susan and Paula quickly demonstrated that they were capable of taking on most of those tasks and I have been able to step back out of that area. Between the two of them they have the knowledge needed for every aspect of the office operations! James has been striving to get the improvements completed and to reduce some of our major expenses. We have Mikela Ryan to do the monthly account reconciliation and work with the CPA on our audit. Tatyana is quickly finding her stride as a marketing and sales team member and has sold 5 shares! Athena has been working hard to clean and improve our rentals and line-shacks.

Makayla and Amanda are absolutely rocking it at the Stables. You'd never know it was our off-season because the stables have been staying so busy! As usual, Andy at the gun range is providing excellent customer service and accommodating Owner requests for shooting times. Cory, Benny, Josh and Justin have been hard at work with all the upgrades, upkeep, and everything it takes to keep this place going on a day-to-day basis.

R-Ranch is in good hands with the employees that chose to stick it out with us. We have the right people in the right positions. These employees stayed, helped us out, and have demonstrated their loyalty to the Owners of R-Ranch. I'm excited to watch them continue great work with their new manager.

Thank you very much for the opportunity to fill in as your Interim Hospitality and Sales Manager.

Sincerely,
Emilie Simmons

HILLTOP PROJECT UPDATES



There is a lot of misunderstanding and misinformation going around about the rebuild project. R-Ranch is permitted to operate as an RV Park, also known as a "Special Occupancy Park", which is a subcategory of Mobile Home Park, which are permitted by the California Department of Housing and Community Development (HCD). They consider our entire property to be an RV Park, and they handle all permits for any construction or remodeling that we do anywhere on our property. Every year we have to pay them for our licenses to operate. One license covers the Klamath campground and connecting property. The other license covers Cottonwood campground and our other property in that area. According to the health and safety code, 18862.43. "Special occupancy park" means a recreational vehicle park, temporary recreational vehicle park, incidental camping area, or tent camp."

To build up at the former bunkhouse area, we have 2 choices. We could do it as an add-on of Cottonwood Campground RV Park license, or we can seek a new separate RV Park license. There isn't a cost difference between the two options as far as permitting goes, but seeking a new license for that area means we won't have to do any upgrades on the Cottonwood campground and whatever is already there stays grandfathered in. Another benefit of seeking a new license for the former bunkhouse area is we are going to try to set the "boundaries" of the RV Park to be just that portion at the line-shack/former bunkhouse area in an attempt to get HQ, the A-Frame, and the Stables all under permit from the county so that when we need to do the major repairs on those buildings we will be able to work with the local county agency instead of trying to deal with the state. It might not work, but it is worth a try. Also setting the boundaries of the RV park to be just in that area should keep us from having to put lighting along every road in the HQ/Stables area. Campgrounds/RV parks are required to have lighting along roads and walkways.

The state will not ever allow us to rebuild a bunkhouse. RV Parks (which is what we are already) are not allowed to build permanent sleeping quarters unless they are for employees only. They told us we couldn't even rebuild Line Shack #7, and that we couldn't build permanent cabins with a 1/2 bath. If we wanted something with a half-bath our only option was some sort of trailer. We started calling it the Hilltop Project because it will never again be a bunkhouse, and calling it "the former bunkhouse area" is just confusing to new owners and a mouthful to say.

We are still in regular contact with Tuff Sheds, and working towards getting the Tuff Shed cabins without bathrooms like we originally were wanting. The state will require that the Tuff Shed cabins be placed on an RV pad, with water spigot outside, and a power pedestal to plug the cabins into. The cabins have to be built on skids, not a foundation, so that they can be moved if necessary and so that they are not considered "permanent". The state requirements for RV pads is that they have access from the front of the pad to a road, and that the pad is large enough to allow parking. It might be a possibility to ask for an exception to have walk-in to the cabins, but Josef at HCD made it sound like that request would most likely be denied. He recommended re-drawing the plot plan so that each cabin would have parking at the cabin, and that would fit their requirements so we would be able to get the permit. Meanwhile the cabins are at the mercy of the State Fire Marshal. Since we voted on the options, CA has passed new requirements making it mandatory for anything over 10x12 foot to have a fire suppression system. We are asking the Fire Marshall to grant an exception and allow us to have just a fire extinguisher and smoke detector in each unit. If he grants it, he will include conditions such as it is for temporary occupancy only, no cooking allowed inside the unit, and whatever other conditions he places on our use of the cabins.

Owners voted to build additional sleeping quarters with the fire funds. The winning option was a small clubhouse with kitchen and bathrooms, 10 Tuff Shed style cabins without bathrooms, and 4 cabins with half-baths. One of the first steps needed was to redo the road and building pad. That has been done and came in way under what we budgeted. Next we got the 4 red trailers with half baths to serve as the 4 cabins with half-baths because the state flat out said that we would have to get some sort of trailer if we wanted plumbing inside. We went with the most sturdy and cost effective option we could find, and the 4 trailers also came in below what was budgeted. The trailers will not be parked next to the clubhouse, but will be in that general area. They can be placed farther away from the clubhouse because they have their own bathrooms. What we discussed in the Board meeting was the next step, which is to have an engineer draw up the plans for the clubhouse and the RV pads where the cabins will be placed. The engineer provided a bid for how much he will charge to do the surveying, draw up the plans, and work with the state on our behalf to pull the permits so this project can get going. He knows that we want the project completed before next busy season and feels he can stick to that timeline. We also found a local contractor that is willing to build the clubhouse within the timeline, and he is working on 3 bids so we can choose the options that will fall within budget.

The link to the regulations for building within an RV Park are included below for your reference. We are still very much trying to press ahead. Everytime we run into an obstacle, we have to find a work-around. Working with the state is especially aggravating because they send us to other agencies for portions of it, like getting the county planning department to sign off on the project, and getting the local fire jurisdiction to sign off on it. But our local fire department refused to sign and told us we have to go through the state fire marshall for that sign off, so that is where it is now. We hope to have more progress to report soon.

Here is the link to what is required to build a new campground or alter an existing one:
<https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-parks/park-construction-and-alterations>



R-Ranch Property Owners Association

225 Ditch Creek Road, Hornbrook, CA 96044

Financial Report: 10/18/2024

Bank Account Balances

Account	10/18/2024	08/22/2024	3/31/2024	01/31/2024
Operational: #9622	\$40,828.12	\$154,338.10	418,915.11	\$418,245.94
Trailer Storage: #9609	\$55,988.37	\$55,988.37	46,920.27	\$23,809.57
Cattle Lease Pre-paid: #8782	\$30,000	\$30,000	30,000	\$30,000.00
Pre-paid Assmts. & Cell: #2641	\$40,154.39	\$121,531.38	121,411.79	\$58,375.57
Reserve Acct, E.J.M.M	\$61,246.85	\$61,246.85	56,100.44	\$47,916.98
Fire Insurance Payout: E.J.Fire	\$983,498.01	\$1,053,498.01	995,903.62	\$1,336,594.54

Status of Shares

Status	10/18/2024	08/22/2024	11/27/2023
2024 Paid in Full	680	651	824
Payment Plan	95	89	49
Delinquent	237	293	221
Collections, Deceased, etc.	537	526	533
Misc.	18	9	
Owned by R-Ranch POA	933	932	873
Total Shares	2500	2500	2500

Number of Shares Sold

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2020 Total: 15	0	0	0	0	3	1	5	3	1	1	0	1
2021 Total: 14	2	2	0	1	0	2	2	1	3	1	0	0
2022 Total: 38	1	3	3	1	6	4	1	4	7	6	2	0
2023 Total: 41	1	0	12	8	1	5	3	5	1	1	4	0
2024 Total: 37	1	0	0	2	4	9	7	8	2	4		

BOARD BULLETIN

We have tasked the new Managers with three priorities.

1. **Retain the Owners that we have.**
To meet this goal we have authorized some minor spending on updates and maintenance throughout R-Ranch. We have also asked for an increase in the quality of customer service offered, and encouraged the managers to answer the questions and concerns that Owners may have.
2. **Recruit new Owners.** To meet this goal we have approved a marketing and sales budget, and have emphasized the importance of a robust marketing and sales program. There are now dedicated staff for the sales and marketing efforts of R-Ranch.
3. **Generate new revenue streams.**
To meet this goal we have adopted a budget that includes funds for the purchase of merchandise and vending items. Management has also been working on improving our rental options in an effort to keep the rentals occupied by satisfied Owners. We look forward to other income generating options that management will develop for our review.

We are excited to see all the progress so far, and are optimistic about the future of R-Ranch with management focusing on these priorities.



R-RANCH VISION:

R-Ranch is an enjoyable destination where people will be able to experience quality outdoor recreational activities in a family friendly atmosphere.

R-RANCH MISSION:

To enhance the quality of owner experiences by ensuring there is a broad spectrum of activities while maintaining the ranch's fiscal integrity for generations to come.

Important Notices:

Where to Get the Scoop:

1. The Bulletin Boards at R-Ranch
2. The website at www.r-ranchca.com. Updates are posted in the “Recent News” section. We also have an online calendar.
3. The “R-Ranch Siskiyou Information Group” on Facebook
4. Your email. Please provide your email to HQ and add hq@r-ranchca.com to your contacts. Our emails end up in spam folders frequently, so please check there and move our emails to your inbox to help you get them in a timely manner.



The records of R-Ranch, including the names and addresses of the Owners of R-Ranch, are stored in the Headquarters Office located at 225 Ditch Creek Road, Hornbrook, CA 96044.

The minutes of the open session Board Meetings are available in the Owner Portal of the website under the Board Information tab, or by contacting Headquarters.

Wishlist:

- Outdoor Welcome Mats for the Line-shacks
- Men’s size 13 or larger cowboy boots
- Queen sheet sets for the rental houses
- Rolls of smooth fencing wire for the gun range
- Serving spoons and tongs for our event meals
- Financial donations. We are currently accepting donations for 1. Volunteer Projects, 2. Stables Fundraiser, 3. Gun Range Equipment, 4. General Funds. If you would like to make a donation to one of these funds, please write on the memo line of your check which fund you would like the donation applied to. Thanks Pardners!



Info

Gate Access: We continue to have problems with the number keypads at our gates. We requested replacement keypads over a month ago, but as of today only two of the 3 has been replaced. We do have gate cards available at HQ for only \$10 per card. Gate cards are an affordable and reliable method for accessing our gates. Please come by Headquarters to purchase yours.

Lower Campgrounds Closing Date: November 9th. The Lower Campgrounds will close on Saturday, November 9th, weather permitting, so that we can winterize the pipes before freezing weather hits. At Cottonwood, please move to any available site up on the hill. At Klamath please move to electrical sites numbers 1-24, or non-electric sites 200-220. The lower campgrounds will re-open in late spring.

Klamath River Update: The dams have been completely removed and the water is finally starting to clear up. It has a long way to go, but conditions are improving. One of our Owners even saw a salmon at our Klamath campground today! In November the dam removal company is sending a contractor to remove the silt and repair our boat ramp. We look forward to watching the river recover.

Updating Your Contact Information: Please be sure to let us know when your address, phone number, or email address changes.

THANK YOU!!

hq@r-ranchca.com
gm@r-ranchca.com
reservations@r-ranchca.com
billing@r-ranchca.com
stables@r-ranchca.com
board@r-ranchca.com

Headquarters: 530-475-3495

**After Hours Owner Services:
530-598-6079**

R-Ranch Ownership and You!

As a shared ranch, R-Ranch is truly whatever we as Owners make it. We depend on Owners to help our Ranch in a variety of ways:

- Serving on committees
- Serving on the Board of Directors
- Donating funds and materials
- Financially sponsoring our beloved string horses
- Assisting with activities and events
- Working on projects at R-Ranch
- Attending Board meetings to stay informed and express your opinion
- Promoting R-Ranch on social media and by word-of-mouth
- Voting in elections to help direct the future of our Ranch
- And so much more!

We are at a critical time in R-Ranch history. We've been open for over 50 years and many of our original Owners are aging out or sadly passing away. Our Ownership numbers have been steadily declining for the past decade. Our buildings are older and in need of some love, attention, and upkeep. Our CC&Rs and By-Laws were written years ago and do not work as well in this day and age. **WE NEED YOUR HELP!** As an Owner you have the right and privilege to enjoy this beautiful place, but you also have a responsibility to help us succeed. In recent years we have not been getting enough interest in serving on the Board or even getting enough Owners to participate in the vote. In the next few months very important decisions will be placed before you as an Owner to vote on. In the next year, several Board members will be completing their term and needing a replacement. Over the next several months we are making a huge effort to improve the curb appeal of our beloved property and catch up on a lot of deferred maintenance. Please turn out and vote when it is time. Please consider running for one of the positions on our volunteer Board. Please make an effort to help us complete our projects.

R-Ranch is our Ranch. Let's all show some pride in Ownership and work together to make this bit of paradise truly amazing!