

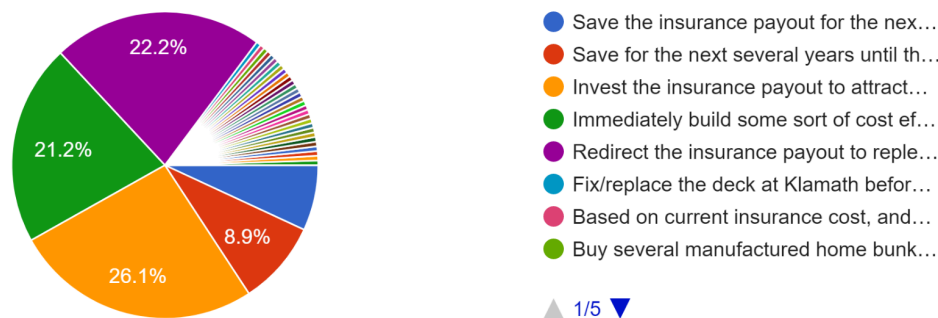
R-Ranch POA Rebuild Survey Results

Rebuild Related Questions Only

Question:

We have \$1,305,850 remaining from the insurance payout after the fire. The last quote that we got on the bunkhouse was 1.9 million dollars to build just a 10 room bunkhouse. Due to the increased cost of all construction, we anticipate a current bid will actually be much higher than that. Either way, we do not have enough funds to rebuild a bunkhouse at this time. What is your preference regarding use of the insurance payout funds?

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203 responses



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26.1% Invest the insurance payout to attract new owners by improving the existing facilities at R-Ranch, by building some new sleeping accommodations, and by moving \$300,000 of it to the Reserve Account.

22.2% Redirect the insurance payout to replenish the Reserve Account and fix up the existing structures at R-Ranch.

21.2% Immediately build some sort of cost effective sleeping accommodations instead of a bunkhouse.

8.9% Save for the next several years until there is enough to build just a 10 room bunkhouse.

6.9% Save the insurance payout for the next several years, and add to it with large special assessments, until the full 56 room bunkhouse with cookshack can be rebuilt.

14.7% Other Responses Below:

- Fix/replace the deck at Klamath before it falls through
- Based on current insurance cost, and dam removal in near future, is the Ranch sustainable?
- Buy several manufactured home bunkhouses
- Save the insurance and build a 30 Rm Bunkhouse with no large
- I would like to see a real bid along the lines of \$200 a ft. Not the company that was used at up to \$500 a ft. They are still building homes around at approximately \$150 a ft. Other than that I would say add more sleeping buildings and remodel the double wide to become a kitchen and bathrooms.
- Build tiny homes with volunteer labor
- Risk the insurance policy with the minimum as the monies that we will be saving will more than cover anything left to burn. Keep liability insurance though. NO SPECIAL ASSESSMENTS!!! DO NOT TAX THE PEOPLE!!! DO NOT BUILD ANYTHING UNTIL WE HAVE THE FUNDS TO PAY FOR IT.
- Save in long term account until future Ranch plans are developed and approved.
- Build some cost effective sleeping accommodations and a cook shack in the area of the line shacks.
- Partial rebuild of the bunkhouse to keep Share holders!
- Why does it have to be 56 room bunkhouse? How about 40? And what's cost of a line shack, cabin, tiny house, or a yurt & how long they last?
- Purchase 10-15 pull trailers or 5th wheels and put them at the three different locations for rentals for guest and for a minimal charge rental for owners that would give anybody that was staying at the line shacks a private place to stay.
- 10 room bunkhouse and cookshack
- With a cookshack
- Undecided
- Save the money, get competitive bids for estimates on all above mentioned items plus any other good suggestions
- My concern is if nothing is built, the funds are subject to IRS taxes. That would be approximately 30% or almost \$400,000 just gone. Have you considered building a cookshack/restroom/shower house hooked up to the bunkhouse septic system so that you could add line shack type buildings in the future or similar. The drawback here is it must be permitted by the State of California. But at least if you got that much done with the insurance money, I believe IRS then would give it a pass. If it's cash in the bank, they may feel differently.
- 1st choice is to work toward the largest feasible bunkhouse and cookshack; 2nd other sleeping accommodations with a central cookhouse.
- Fix the line shacks, insulate, drywall, dual paned windows, new beds and pads. Make them worth staying at instead of the condition they are in. Cabanas could be built, new decent picnic tables instead of the broken down crap we get now. How much would it cost to fix what we already have?

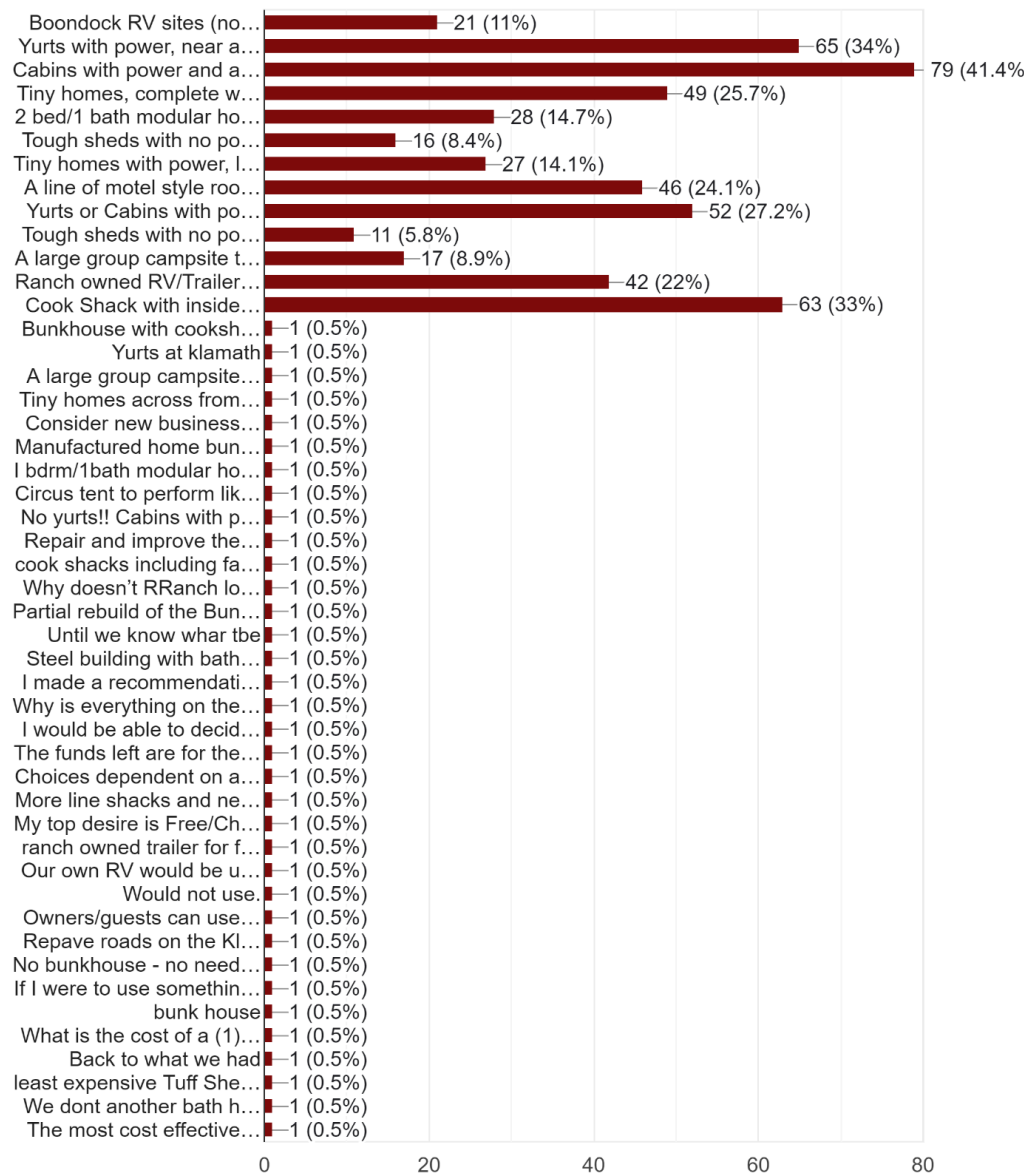
- Need to know tax implications for keeping or redirecting monies past the time they must be used. What does the accountant say? Going past the allowed rebuild window for the funds could cost close to half a million in taxes.
- A combo of 3 and 4 sounds good. Some new sleeping arrangements now is good.
- Be self-insured until we have enough \$ to build a place for overnight rooms with restrooms. Charge an overnight fee.
- Upgrade the Klamath Lodge
- Return it to the paying members
- Most people use their own trailers or tents; improve roads, update Klamath lodge, finish pool area, redo tennis courts.
- Build a bunkhouse now.
- Build as much as possible for \$1.3M
- We think the bunkhouse serves a purpose, but 10 rooms does not seem adequate, but 56 rooms does not seem feasible.
- I like the idea of looking into cost effective sleeping accommodations, but not immediately being built without options on what they are.
- Save the funds until the most cost effective sleeping accommodations can be determined.

Question:

Several ideas have been suggested for alternate sleeping accommodations. If the Ranch was to build something, which of the following would your family/guests use? (Check all that apply.)

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191 responses



41.4% Cabins with power and a half bath (toilet & sink), near a new bath house and cookshack, located on the site of the former bunkhouse.

34% Yurts with power, near a new bath house and cookshack, located on the site of the former bunkhouse

33% Cook shack with inside kitchen and outside screened porch with seating and a firepit, located at the site of the former bunkhouse.

27.2% Yurts or Cabins with power, located near a new bath house in Lower Cottonwood

25.7% Tiny homes, complete with mini-kitchen and bathroom, located on the site of the former bunkhouse.

24.1% A line of motel style rooms, located at the swimming pool

22% Ranch owned RV/Trailers available to rent in each campground.

14.7% 2 bed/1 bath modular homes installed on the site of the former bunkhouse

14.1% Tiny homes with power, located in upper Klamath, in place of a couple of the electric campsites.

11% Boondock RV sites (no hookups) located across from the line shacks

8.9% A large group campsite that could host 50-100 people.

8.4% Tough sheds with no power, located in the shade in upper Klamath. These would have screens on windows and doors for ventilation and would have bunks inside.

5.8% Tough sheds with no power, located in the shade in Cottonwood. These would have screens on doors and windows for ventilation, and bunks inside.

Other:

- Bunkhouse with cookshack
- Yurts at Klamath
- A large group campsite at Klamath
- Tiny homes across from the line shacks with full hook-ups
- Consider new business model with income
- Manufactured home bunkhouses

- 1bdm/1bath modular homes
- Circus tent to perform like the bunkhouse until monies are obtained to build a proper bunkhouse
- No yurts!! Cabins with power, located near a new bath house in Lower Cottonwood.
- Repair and improve the existing roads and facilities on both Cottonwood and Klamath. Also the laundry room and equipment needs improving or replacing.
- Cook shacks including facilities with cabins placed at each campground
- Why doesn't R-Ranch look into taking out a construction loan?
- Partial rebuild of the Bunkhouse or look into having two 5 bedroom homes with a common area connection across from the old bunk house area/ cook shack area, leaving room for a future replacement of the bunkhouse.
- Until we know
- Steel building with bath n showers
- I made a recommendation above hopefully it went through
- Why is everything on the lot with the old bunkhouse? Can't we work our way up the hill across from the line shacks? There's already a bath and shower there. How about an Air B&B style situation so people passing by can rent one over night? Possibly become owners.
- I would be able to decide on these ideas if a price tag was attached to each of them. Cost is more the factor on deciding which avenue is best.
- The funds left are for the Bunkhouse, anything else would require a vote.
- Choices dependant on available septic. What's the condition of the septic at the bunkhouse location? That location could save money if the septic is okay.
- More line shacks and a new bathroom.
- My top desire is Free/Cheap cabins/yurts. I don't want to pay hotel prices for a house for my small family. But I don't have a trailer/RV and don't want to tent camp. Some cabins and/or yurts with some insulation, heat and A/C. Especially AC. Space heaters can be brought by owners. A/C needs to be mounted.
- Ranch owned trailer for family/friends to rent would be nice BUT they would need to come with a large deposit for any damages.
- Our own RV would be used the most.
- Would not use.
- Owners/guests can use their tents/RVs. Redirect money to improvements.
- Repave roads on the Klamath; add hook-ups along the Klamath; finish pool & structures at pool, get rid of the horses & stables, update the Klamath lodge.
- No bunkhouse- no need: Repave road by Klamath, provide hookups for along Klamath, sell or get rid of trailers just sitting there, have money raising events, get rid of stables and horses.
- If I were to use something other than my trailer it would have to be something with power. The addition of something at Klamath and/or near the pool sound like they would be the most attractive locations.
- Bunkhouse
- What is the cost of one line shack?
- Back to what we had

- Least expensive Tuff Shed, cabin, or yurt with power at both campgrounds
- We don't need another bath house up at old bunk house. The Cottonwood area only has one bath house. So add on to the one up at line shack for now.
- The most cost effective way to house as many as possible. Perhaps a combination of more than one of the above.

Other comments and suggestions related to rebuild pulled from throughout the survey:

- "Owners" generally do not pay "Rent" to use the facilities they "own." Just utilities.
- We must recognize that R-Ranch cannot survive with loss of some many amenities, future loss of Klamath (Iron Gate Demolition) as well as all costs skyrocketing!.
- I don't want immediate housing options if there is a nightly fee attached to them. It needs to be like the bunk house where you don't pay a nightly fee
- Why don't we fix up all the line shacks and add some more and create a nice park like area for familys. I do not think we will have very many new members if they have no where to stay. The private line shacks or cabins is much better than the bunkhouse.
- Don't obstruct the few from the line shacks with other buildings or campsites.
- Borrow money to build a decent bunkhouse
- I don't mind paying for a cabin or yurt or something as long as it is still a great deal on top of assessments.
- Rent yurts, teepees or tiny homes by the week with checking Friday or Saturday (assigned by units). Cluster these in villages in cottonwood and at bunkhouse.
- Only put moveable abodes in Klamath in case the dam is removed. It is all subject to flooding if removal happens!
- Love: The old bunkhouse. Lot of memories there.
- I liked the ability to stay at the bunk house since i do not own a trailer and have not been able to stay at the ranch since the fire occurred. if the no sleeping quarters are provided then im selling my share
- Love: Bunkhouse and quiet
- I personally need more non-camping stay options in order to continue as an owner.
- Love: It was the Bunkhouse and Cook shack, and the interaction of Partners; you get this in a Hostel too.
- Love: Location, land, river, and previously the bunkhouse and cook shack
- Overall I would like to see the ranch go back to the way it was before the fire as close as possible. But if not, maybe a scaled down version of the things there used to be.
- 10 line shacks, cookhouse and some sort of bunkhouse even if smaller.
- I know money is tight and everyone is trying as hard as they can to make it all work.
- Thank you.
- I think if we want to entice any new owners we need more to offer them.
- Line shack #8 needs to be replaced we have the insurance money and we are not short.
- I have a major concern, and take issue with the \$500,000 fire sprinkler estimate that is being presented as fact for the bunkhouse. My husband does not buy that amount, he is familiar

with construction & inflation, and we know that an owner that is in the fire sprinkler industry, has asked to give a bid and has been ignored by the board?

- IMO, this "feels" like mis information to support a narrative to not use insurance monies received for a bunkhouse rebuild.
- Don't put money into to Klamath camp ground because of the dams coming out and there will be a potential for flooding
- Making use of all member volunteers to offset labor costs when rebuilding or improvements as much as possible. We need to take advantage of that more.
- Without decent accommodations for family and friends, our time at the ranch is severely limited and may warrant us to leave the ranch (as sad as that would be).
- Most important, we need a place that will attract new owners. To get them, we need money to make improvements.
- If we self-insure, saving \$300,000 a year we could build a few rooms and restrooms and add more rooms in the future
- If new and existing partners paid several years assessments in advance and received benefits such as free use of a bunkhouse room for a week, guest passes, 30 days free site electricity, etc. for each year prepaid as an incentive.
- We should build a cookhouse, restrooms and a few guest rooms with provisions to add rooms as we can afford it. The cookhouse could be a shell with a few appliances. Sheetrock & more appliances could be added as needed and what can be afforded. Heating & air conditioning could be installed at a later date.
- Any partner donating funds to install a heat pump in a room will have the room named after them and may have use of an air-conditioned room for a week without paying an extra fee for an air-conditioner.
- Honker & Cottonwood Ponds should have a place for parking, a floating pier and a portable outhouse. All ponds on the ranch should be "catch & release." Headquarters pond could have planted trout, one fish limit, for kids under 10 years old.
- The least expensive way to build a bunkhouse would be one long single story building with rooms on both sides of a center hallway and provisions to add more rooms in the future, as needed.
- I have my own RV, but like the idea of several "clean" RV trailers for temporary accommodations of those who of us that may be traveling through the area and don't have time to stay too many nights or are not traveling in their own RV's. A bunkhouse just appears to be way out of line as an expense that would seem to be never-ending. With building codes, inspections, licenses, insurance and upkeep, I think there would be no end to the costs. RV trailers, Tiny Houses or very small cabins would seem to be much more efficient. There could be adjacent tent spots for the kids that want to fight off bears at night or star-gaze.
- I would love to see the adult/teen rec areas back at cottonwood. I want a place to go hang out and play games/cards etc that isn't picnic tables in a giant sterile room.

- Line shacks are occupied more with no buckhouse. Some new accommodations will spread out this use and help prevent full occupancy so places to stay are available when requested.
- need for cook shack and about 20 rooms available for owners during slow season at least
- (1) Put an adequate playground structure at Klamath for kids (Slide, climbing structure, adequate and non -rickety swings, etc.) (2) Picnic tables for each campsite. Get rid of all the broken ones and make sure each campsite has at least one table. (3) Update water spickets along Klamath River. Make locations underground at every site to avoid them being run over and having hoses stretched across multiple sites. (4) Make each river site a desirable one instead of having all the desirable ones being taken up by empty trailers holding spots for weekenders. (Ex. each site should have river access, a river view, "landing" closer to the water to put chairs on) (5) If the dams are coming out, the Klamath will need more recreational activities since the primary recreation (the river) will be different. Maybe Klamath will need a pool or some way to keep cool in the summer. Add a pickleball court to the Klamath too, not just Cottonwood. (6) Air conditioning in the lodges (7) Wifi boosters/extenders throughout Klamath campground (I don't know if Cottonwood has this problem or not, but if they do, fix it for them too)(In the event of an emergency/fires/etc, we had no way of keeping updated because we did not have service in the campground.) Even though I said a Bunkhouse serves a purpose, if I had to choose between a Bunkhouse and all the improvements I've mentioned here, I think the ones I have mentioned on this question are more valuable and will add a needed draw to the Ranch. I think money should be spent on these kinds of things to do them right. We should always be having people repaint or fix fences. Those things should just be an automatic thought of how to keep things looking nice. It should be part of yearly maintenance.