



R-RANCH



ROUND-UP

NEWS FROM AROUND R-RANCH



Around R-Ranch



Headquarters: We've been busy getting our new Quickbooks program set up. If you sign up for emailed invoices, you can pay your invoice right from your email by ACH or credit card. Super convenient!

Stables: Spring is just around the corner and we are gearing up for a great riding season. With the spring mud the trails may be too slippery, so be prepared for a ride along the roads instead. You can reserve your trail or arena ride by calling headquarters or reserving online.



Klamath: We had a rough winter at the Klamath campground with high winds and frequent high water. Please bear with us as we clean up the debris in the campground. We are hanging yellow jacket traps already to catch the queens. We hope this will help everyone's stay be more enjoyable this summer!

Cottonwood: We hope you will all have a great time at the pool this summer with the new landscaping we've been working on. We are also trying to fix all the potholes and the irrigation system. Our goal is to have the campsites be green and clean this year.



Gun Range: We are getting everything ready for your summertime gun range experience. We have a great lineup of events, including dinners, competition shoots, and archery, so come try your hand at the Gun Range!



Sponsor a Horse

Do you love our horses? Would you like to spend a little extra time with your favorite horse, and ensure that he/she gets treats, supplements, and extra care? If so, please consider sponsoring one of our string horses.

It only costs \$50 per month to sponsor one of our hard-working furry friends. As a sponsor you get your name on our sponsor wall and you get first choice at riding the horse you sponsor on trail rides, arena rides, and stables events. (This does not guarantee you a space on the ride, but if you have a space and your horse is working that day, you can ride him.)

Sponsors can also spend extra pampering time with the horse they sponsor, giving pets, treats, love, and brushes, while getting horsey kisses in return. (Pampering time must be scheduled with a wrangler and is available during open stables hours only.)

Contact Headquarters to arrange a sponsorship. Our horses thank you!

Life is short. Hug your horse.

R-Ranch Calendar of Events 2025

**All activities and events are subject to cancellation or rescheduling due to weather, lack of participants, or staffing challenges. Please see flyers for each activity, more details and any applicable fees.*

April

4/18 Friday, 4pm. Dye Easter Eggs. Headquarters.

4/19 Saturday, 10am. Egg Hunt and Activities. Headquarters. **Egg Hunt is promptly at 10:05am.** Horse rides, crafts, and lunch to follow. Pants and close-toed shoes are required for horse rides. Horses must be led by an adult from your party.

May

5/3 Saturday, 9am. Scavenger Hunt. Stables. Ride horses to find the items on the list. Pants and boots are required.

5/11 Sunday, 9am. Mother's Day Ride. Bring a sack lunch. Mothers ride for free. Stables.

5/11 Sunday, 11am. Mother's Day Brunch. Cottonwood Lodge.

5/23-5/26. Half-Price for Guest Fees.

5/24 Saturday, 8am. Gymkhana #1. Stables.

5/24 Saturday, 6pm. Season Opening Dinner and Dance. Klamath Lodge.

5/25 Sunday, 1pm. Cornhole Tournament at Cottonwood Pool.

5/31-6/1 Overnight Horse Camp. Stables.

June

6/6-6/9. Family Weekend. Guest fees are half-price.

6/6 Friday, 6pm. Hot dog feed sponsored by the Cottonwood Club.

6/7 Saturday, Sunset. Movie Night at the Pool, sponsored by the Cottonwood Club.

6/8 Sunday, 1pm. Ice-Cream Social at the Pool, sponsored by the Cottonwood Club.

6/12, 6/13, 6/14 Thurs-Sat. 9am-1pm. Horse Day Camp. Stables.

6/13 Friday, 6pm. Hot dog feed sponsored by the Cottonwood Club.

6/14 Saturday, 1pm. Slip & Slide. Near Stables.

6/15 Sunday, 9am. Father's Day Ride. Bring a sack lunch. Fathers ride for free. Stables.

6/15 Sunday, 3pm. Father's Day Burn Your Own BBQ. You bring the meat to BBQ and the Ranch will provide the sides and desserts. Competition Shoot to follow at 5pm.

6/20 Friday, 6pm. Hot dog feed sponsored by the Cottonwood Club.

6/21 Saturday, 10am. Marketing Open House. Headquarters.

6/22 Sunday, 1pm. Ice Cream Social at the Pool, sponsored by the Cottonwood Club.

6/27 Friday, 5pm. Barrel Chicken Dinner and Competition Shoot. Gun Range.

6/28 Saturday, 8am. Gymkhana #2. Stables.

6/28 Saturday, Sunset. Movie at the Pool sponsored by the Cottonwood Club.

July

7/4 Friday, 7am. Decorating floats and horses for the parade. Stables and HQ.

7/4 Friday, 10am. Parade. Meet at HQ by 9:15 to be in the parade.

7/4 Friday, 1pm. Old Fashioned Games.

7/5 Saturday, 1pm. Annual Owners Meeting. Klamath Lodge.

7/5 Saturday, 6pm. Owner Appreciation Dinner. Klamath Lodge.

7/6 Sunday, 1pm. White Flyer Competition. Gun Range.

7/11 Friday, 6pm. Hot Dog Feed sponsored by the Cottonwood Club.

7/12 Saturday, Sunset. Movie at the Pool, sponsored by the Cottonwood Club.

7/13 Sunday, 1pm. Ice Cream Social at the Pool, sponsored by the Cottonwood Club.

7/18 Friday, 5pm. Baby Back Rib Dinner and Competition Shoot. Gun Range.

7/19 Saturday, 10am. Marketing Open House. Headquarters.

7/25 Friday, 6pm. Hot Dog Feed sponsored by the Cottonwood Club.

7/26 Saturday, 8am. Gymkhana #3. Stables.

7/27 Sunday, 2pm-5pm. Archery Competition. Gun Range.

7/31, 8/1, 8/2 Thurs-Sat. 9am-1pm. Horse Day Camp. Stables.

August

8/1 Friday, 5pm. Barrel Chicken Dinner and Competition Shoot. Gun Range.

8/2 Saturday, 1pm. Slip & Slide. Near Stables.

8/2 Saturday, Sunset. Movie night at the pool, sponsored by the Cottonwood Club.

8/3 Sunday, 1pm. Ice Cream Social sponsored by the Cottonwood Club.

8/8 Friday, 6pm. Hot Dog Feed sponsored by the Cottonwood Club.

8/10 Sunday, 2pm-5pm. Archery Competition. Gun Range.

8/15 Friday, 5pm. Enchilada Dinner and Competition Shoot. Gun Range.

8/15-8/16, Fri-Sat. Overnight Horse Camp.

8/17 Sunday, 1pm. White Flyer Competition. Gun Range.

8/22 Friday, 6pm. Hot Dog Feed sponsored by the Cottonwood Club.

8/23 Saturday, 12pm. Taco Feed Fundraiser for Stables. At HQ.

8/23 Saturday, Sunset. Movie night at the pool. Sponsored by Cottonwood Club.

8/24 Sunday, 1pm. Ice Cream Social, sponsored by Cottonwood Club.

8/29 Friday, 2pm. Archery Competition. Gun Range.

8/30 Saturday, 8am. Gymkhana #4. Awards ceremony to follow. Stables.

8/30 Saturday, 6pm. Season Closing Dinner and Pool Party. Cottonwood Pool.

September

9/5 Friday, 5pm. Spaghetti Dinner and Competition Shoot. Gun Range.

October

10/4 Saturday, 5pm. Happy Hour, 6pm. Dinner, Raffle. Oktoberfest. Owner Sponsored.

10/24 Friday, 5:30pm-7:30pm. Haunted Stables.

10/25 Saturday, 5:30pm-7:30pm. Haunted Stables.

November

11/29 Saturday, 5pm. Holiday Potluck Dinner. Cottonwood Lodge.



Wish List

We appreciate your generous donations! Here is our spring wish list:

- Men's Cowboy Boots size 12, 13
- Horse Riding Helmets all sizes
- Saddle blankets
- Bath Towel sets for the rentals
- Yellow jacket traps. We prefer the disposable bag style ones from Amazon. We are putting out the first ones now, and would like enough traps to continue placing them all summer.
- Grass seed. Drought tolerant mix Tall Fescue
- Shade trees.
- Park benches. For \$800 we can order a customized memorial park bench with engraved name. We would like to place these around the group fire areas at the pool and in the campgrounds. Please let us know if you would like to donate a park bench in memory of a special someone.
- Hoofpicks, horse brushes, mane & tail detangler, horse shampoo & conditioner

Hospitality Managers Report

This winter has been slow for the campgrounds as it usually is. However, behind the scenes has been busier than ever and our crew has been working exceptionally hard to make sure this season is an awesome one.

This last week we saw a lot of snow and employees out in the cold and wet for hours feeding horses or fixing broken pipes, so I just want to say to everyone that we are very fortunate that we have the team that we do. They are dedicated to R-Ranch and the Owners.

The phone lines have been a problem all winter and I assure you that we have addressed the situation, and it should no longer be an issue.

R-Ranch now has a contract with a remote professional bookkeeper that is training the office and setting up a new QuickBooks system. The new system will be up and running on March 1st and will allow Owners to pay their bills through an emailed invoice. It will also be set up to better track the payroll, all our financials, and ensure that we can create accurate budgets. This is not just a weekly win, but the win of the season.

Management worked overtime this winter finding documentation, taking pictures of the entire property, finding plot maps and doing everything they could to make sure that this year our insurance premium was reduced. I am delighted to report that the hard work paid off and this year we saved over \$100,000 on insurance premiums compared to last year, and we have more comprehensive coverage. This is a win for the year.

The Eugene Expo was fun, and we developed 366 leads from it that we will be contacting to set up tours. The Medford Expo is next weekend, and we hope that Owners will want to volunteer and show how much they love R-Ranch. As we all know, selling shares is our top priority and over the winter we only sold two. It's past time to make a move and find a new strategy, so I have been researching marketing companies in the area and have a free consultation with Juggernaut Marketing this coming week.

We have major plans for the stables this year and want to see us attract more owners and utilize one of our major assets to bring those owners in. This area will be going through a lot of revamping and so please be patient at this time and I hope you will be happy with the outcome.

We are working hard to improve the curb appeal and customer service here at R-Ranch, and we love owner feedback, so please do not hesitate to call or email with any questions or comments and my office door is always open.

See you back at R-Ranch!
Susan Brouillette

Interim General Managers Report by Andrew Pacheco

I would like to take this time to go over the projects that we have completed over the past three months.

Projects:

- Purchased and received new windows for the line shacks.
- Working with E&S Engineers & Surveyors and Pacific Metal Buildings on the Hilltop Project.
- 2 new stoves were purchased and installed in the Klamath Lodge, and the electrical was repaired and a new thermostat installed for the heating system.
- New washers & dryers were purchased and installed in the Cottonwood Campground.
- Painting was completed in the bathrooms at Cottonwood, Headquarters and Klamath.
- The 4 Red Trailers are registered, furnished and ready for use.
- Ponds at HQ were cleaned of debris.
- Trees along the river at Klamath were trimmed.

Volunteers:

- Our first volunteer program will be "Spring Clean with Staff" March 29th-April 6th at Cottonwood.
- Our second volunteer opportunity will be "Spring Clean with Staff" April 26th-May 4th at Klamath.

Owner Retention:

I have given much thought to this and I realize Owner Retention does not fall on one person; it is the responsibility of all. Just as it is in any family, we need to work together, support each other, value one another, listen to and value ideas and promote the Ranch in all its glory past, present, and future. The projects we are currently working on will bring much improvement, we will continue to make repairs and focus on the upkeep of the grounds. marketing and word of mouth will bring in new potential Owners and we will continue to focus positively on both.

It truly has been my pleasure to be here with all of you. I look forward to the thriving future of the Ranch.



President's Report by Mark Grenbemer

Howdy Pardners!

Winter is winding down and the hints of spring can be seen popping up. We are all excited for the upcoming 2025 season and are looking forward to seeing people returning to enjoy the abundant recreational opportunities we have to offer as well as renew friendships and forge new ones. It is going to be an amazing year!

Changing tone a bit, Owners are once again being subjected to the cries of "we need to save the ranch or it's going to be...destroyed, sold, ruined, mined, abducted by aliens..." (insert your favorite word or words). This seems to happen about every 5-10 years. Please do not buy it! It is just fear mongering, trying to generate a mob mentality, and going for a knee-jerk reaction. This toxic behavior doesn't help R Ranch; it hurts R Ranch and our community of Owners. It affects friendships, morale, sales, Owner retention, creates fiscal uncertainty and a loss of direction.

The Ranch does not need saving. What does the Ranch need? Continued stewardship. R Ranch needs informed guidance and care by a Board invested in preserving and improving R Ranch. R Ranch needs a caring and dedicated staff who understand the vision for the Ranch. Most of all R Ranch needs involved, informed, and supportive Owners to contribute their ideas, time, and passion to help move R Ranch forward.

At its simplest, the principle of stewardship entails the safeguarding of R Ranch for the future. It covers ideas like fiscal accountability, transparency in governance policies, and sound policies and processes. As a Board we have been working hard at stewardship; working to promote greater overall transparency and accountability, foster a culture of responsibility and accountability and increase long-term financial soundness.

Are we perfect? No, but we keep working hard and we are making sound progress and have positive results in moving away from the "loosey-goosey" practices of management and bookkeeping of the past. We are making great strides at modernizing our fiscal practices and accountability, including going completely online with QuickBooks bookkeeping, developing clear policies and procedures to ensure fiscal accountability and improving our payroll tracking and accountability. We found an insurance alternative that is saving us over 120k this year alone. Staff researched and correctly identified our employee types in our workman's compensation insurance and as a result, we are looking at saving around \$1k per month on workers comp, and anticipating a refund from overpayment of workman's comp for last year. Imagine the savings we could have enjoyed if previous management had taken these steps years and years ago! These are just a small example of the things we have taken on and the progress we have made. It does not happen overnight, and progress is not easy, especially when we are barraged by misinformation from a very small group of Owners who should know better!

R Ranch needs good owners to step up and volunteer for the Board this election. It is vital to have people with a passion for R Ranch and stewarding its recreational uses, who care deeply about our mission and vision and are willing to devote some of their time, energy, and skills to the board's work with a willingness to learn, openness to new ideas, feedback, and best practices and working in a group setting in a respectful, collaborative, and constructive manner. Please consider it.

I always invoke a familiar plea in my missives: Remember we are Owners, and this comes with a greater responsibility. This isn't a trailer park or an all-inclusive resort. Things do not happen overnight so please be patient, be supportive and be constructive. R Ranch is yours and as such it needs a higher level of involvement and attention from you.

We have an amazing place here and the Board needs Owners. We need your support, your positivity, your involvement and a willingness to provide solution-oriented input. The Board are the custodians of the Ranch, entrusted by owners to protect and entrusted with the management for the benefit of present and future generations of Owners. Help us be the good stewards that we are. In closing, be good to one another and be good to R Ranch. Remember, The Ranch is you. Make her proud!

~Mark Grenbemer

Staffing Updates:

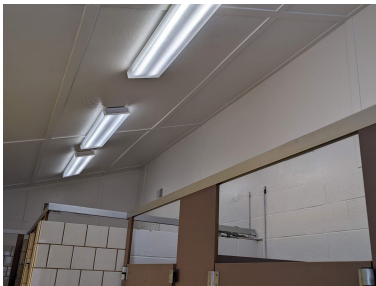
As we gear up for the busy season, you will notice familiar faces in new places. Some of our staff are changing roles or switching areas of focus. Susan is moving over to the General Manager position and will handle the maintenance and operations aspects of R-Ranch. Kristen has been promoted to the position of Hospitality Manager and will handle marketing and sales, as well as ensuring the quality of the Owner experience at R-Ranch. Andy has completed his time as Interim General Manager and we very much appreciate him working so hard in that position for the past few months. Andy is now working hard to get the gun range ready for the busy season as well as helping out with other projects. Makayla and Grace are gearing up for a busy season at the Stables. Cory, Benny, Josh, and Justin are continuing their tireless efforts to maintain and enhance R-Ranch as our maintenance crew. Danielle is cleaning up the lodges, bathrooms, and rentals. Paula is our AP/AR Specialist (Accounts Payable/Accounts Receivable), with support and oversight by licensed Bookkeeper Bre Baker. Athena helps out at the front desk and housekeeping as needed. Emilie serves the Board as Executive Assistant. We are now conducting interviews for Camp Services and a full-time Front Desk Associate. We also anticipate hiring one additional wrangler for the busy season. Please smile and wave if you see our hard-working staff helping make R-Ranch the amazing place it is.

Weekly Wins at R-Ranch



We've painted the interior of Klamath Lodge and will be shampooing the carpets and waxing the floors next.

We've been trimming brush along the ponds and river. A lot more shoreline is accessible now.



Painted the interior of all bathrooms in Klamath, Cottonwood, and Headquarters.

Put new beds in 2 of the lineshacks. Line Shack #1 has a queen bed and sleeps 2. Line Shack #2 has a full size bed plus a set of bunk beds and sleeps 4.



We hung yellow jacket traps to catch the queen bees throughout both campgrounds and at the headquarters and stables areas. We happily accept the donation of more traps and refills.

KRRC Dam Removal Settlements

The dams are all gone now, and the river is recovering. The heavy winter rains really helped to flush the river out. As you know the dam removal project was several years in the making and went through a number of different agencies and organizations. To protect themselves from litigation related to the dam removal, the original agencies and organizations turned everything over to Klamath River Renewal Corporation (KRRC). KRRC became solely responsible. Several years ago a different agency had visited the ranch and walked through making a lot of verbal statements about what they would do for us, but nothing was in writing, and when KRRC was formed, all the previous agencies ceased to be responsible in any way. Basically, what was originally "promised" verbally was completely invalid. We had nothing in writing guaranteeing any of it.

A huge factor in what we were able to get for settlement is that the Klamath Campground was built on the 100-year flood plain, and the dams were not built for any sort of flood control. Because we were in a 100 year floodplain already, we were not eligible to have KRRC provide for 100% of the work. The most we could get from them was 50% of the costs of flood mitigation efforts, which include things like raising the power pedestals, installing backflow preventers, securing the septic tank, and installing a power kill switch outside of the floodplain.

The Board was able to get 3 separate agreements with KRRC:

One agreement is that KRRC, at their expense, will place and remove our irrigation pump in the river, provide filtration for our irrigation system, and maintain the depth of the hole in the riverbed where the pump is located. Applies through 2026.

The second agreement is that at their expense, KRRC will test the sediment deposits on our shores, campground, and boat ramp and remove sediment that comes from the dams. We will be having them come out before the busy season to deal with the sediment that accumulated during the winter. Applies until 2029.

The third agreement was for flood mitigation. The Board had to get bids from different contractors, and the most that KRRC would pay was 50% of the lowest bid. The Board did include the need for water pump trailers to help with fire prevention. R-Ranch received \$400,000, and it is all sitting in the savings account until the Board decides in open session how to proceed. Some of that will be used to purchase the water pump trailers and a generator so that we can access water during power outages. Please keep in mind that these funds are only about half of what would be needed to actually raise the power pedestals, and we don't have an extra \$400,000 sitting around to cover the rest of the expense, so it is unlikely that we will be able to do the full project. We may need to install the power-kill switch, septic tank cover, and backflow preventers, and put the rest into the reserves to use towards flood recovery if damage happens in the future.

There were no funds available for loss of business revenue related to the dam removal, or decrease in property value, or loss of recreational opportunities, or health effects, etc. We will have to sue to get any funds for those types of things, and we will need legal advice on whether it will be advantageous for us to pursue that route.

Rule Reminders



1 RV: each campsite can only have 1 vehicle that is an RV, whether or not it is plugged in. If you have a second RV for storing items in, you will need to store it in the trailer storage area or pay for a second campsite (cargo trailers parked on the gravel are ok in your campsite.) Handbook Section 12.4a

Dog Rules: Well behaved dogs are welcome at R-Ranch. They must be on a leash or contained at all times in the campgrounds and developed areas of R-Ranch. Do not tie dogs to trees. Dogs are not allowed in any buildings except for the line-shacks. You must clean up all of your pet's "deposits". Handbook Section 14

Park on the gravel only: Please do not park anything on the grass (except in non-electric sites). We are trying to keep the campsites nice and green, and driving or parking on the grass damages it, damages the sprinklers, and makes it hard to water the lawns. If your off-road toys, extra vehicles, or cargo trailers cannot fit on the gravel parking area in your campsite, please park them in the overflow parking or storage areas (with a storage agreement).

Leaving Overnight: You must stay overnight for at least the first 2 nights when you place your RV and/or camping gear in a site. Anytime you will be gone from your camp overnight, you need to submit a blue card. Blue cards allow you to be gone from your camp up to 5 consecutive nights. Upon your return you need to submit a new registration card. You must stay overnight at least 2 nights between uses of a blue card. Handbook Section 12.16



Our General Manager is Susan Brouillette. Susan has been with R-Ranch for over 2 years now, and has worked in a variety of positions making her uniquely knowledgeable about all aspects of the operations. Susan is a hard-worker and is always willing to dive right in and get things done. Susan came to us with over 6 years of experience as an assistant manager, as well as running her own small business and assisting her husband with landscaping, irrigation and maintenance work. Susan is the driving force behind our "Green and Clean" efforts. We are so excited to see the curb appeal of R-Ranch continue to improve with Susan's attention.

You can reach Susan at:
530-598-4408

gm@r-ranchca.com

Meet Your Managers

Our Hospitality Manager is Kristen Fowler. Kristen has been coming to R-Ranch for the past 40 years, and has spent the last 3 months working for R-Ranch and providing excellent customer service by phone and at our front desk while cross-training in reservations, marketing, and sales. Her love of our ranch is apparent to everyone who talks to her. Kristen comes to us with over 10 years of management experience, and over 20 years of professional and customer service experience. Kristen has been placing flyers and brochures about R-Ranch at many of the Rogue Valley area businesses and did an amazing job in generating interest about R-Ranch in our marketing booth. She has recently promoted to Hospitality Manager and we are so excited to see R-Ranch thrive and grow under her care.

You can reach Kristen at:
458-220-8297

hm@r-ranchca.com



Mission, Vision & Goals

R-Ranch Management Goals

1. Retain the Owners that we have.
2. Recruit new Owners.
3. Generate new revenue streams.
4. Provide an excellent experience for Owners and Guests
5. Green and clean.
6. Have fun!

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.



R-Ranch Property Owners Association

225 Ditch Creek Road, Hornbrook, CA 96044

Financial Report: 02/15/2025

Bank Account Balances

Account	01/31/2025	10/18/2024	08/22/2024	3/31/2024
Operational: #9622	198,158.11	40,828.12	154,338.10	418,915.11
Trailer Storage: #9609	64,881.90	55,988.37	55,988.37	46,920.27
Cattle Lease Pre-paid: #8782	20,000.00	30,000.00	30,000.00	30,000.00
Savings: #2641	502,294.42	40,154.39	121,531.38	121,411.79
Card Expense: #6936	14,982.49			
Reserve Acct, E.J.M.M	62,200.69	61,246.85	61,246.85	56,100.44
Fire Insurance Payout: E.J.Fire	755,061.62	983,498.01	1,053,498.01	995,903.62

Status of Shares

Status	02/15/2025	10/18/2024	08/22/2024	11/27/2023
Current	767	775	740	873
Delinquent	227	237	293	221
Collections, Deceased, etc.	539	555	535	533
Owned by R-Ranch POA	967	933	932	873
Total Shares	2500	2500	2500	2500

Number of Shares Sold

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2020	0	0	0	0	3	1	5	3	1	1	0	1
Total: 15												
2021	2	2	0	1	0	2	2	1	3	1	0	0
Total: 14												
2022	1	3	3	1	6	4	1	4	7	6	2	0
Total: 38												
2023	1	0	12	8	1	5	3	5	1	1	4	0
Total: 41												
2024	1	0	0	2	4	9	7	8	2	4	1	0
Total: 38												
2025	2											
Total: 2												



Important Notices

Records:

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.

Minutes:

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.

Letter from Attorney:

The attorney for R-Ranch has provided his legal opinion to the Owners of R-Ranch on a variety of topics. If you didn't receive a copy of this letter in your mail, it is available by contacting Headquarters.

Assessments:

If you chose the 2-payment plan, your second payment is due on May 31st, 2025 and late if not paid by June 15th, 2025.

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 Owners Only" 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.

Contact Us

R-Ranch Emails:

gm@r-ranchca.com General Manager: Susan
hm@r-ranchca.com Hospitality Manager: Kristen
billing@r-ranchca.com Accounts and Billing: Paula
stables@r-ranchca.com Lead Wrangler: Makayla
gunrange@r-ranchca.com Range Master: Andy
board@r-ranchca.com Board of Directors

Headquarters: 530-475-3495

General Manager Susan: 530-598-4408

Hospitality Manager Kristen: 458-220-8297

Gun Range Andy: 458-274-7203

After Hours Owner Services: 530-598-6079

www.r-ranchca.com

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facebook.com/rranchsiskiyou



R-Ranch POA Board of Directors Election Information for 2025

The R-Ranch Board of Directors elections will be held on July 5th, 2025 at Klamath Lodge. Candidate Registration forms are available at Headquarters, on the website, and in the 1st quarter newsletter. Three (3) Directors will be elected this year. The Board has contracted with Ballot Box for their election services this year.

Important Dates:

March 22, 2025:

Applications for Board Candidates will be available at Headquarters, on the website, and will be distributed in the 1st Quarter Newsletter.

May 2, 2025:

Applications must be received by the Ballot Box by noon on May 2nd, 2025. See candidate registration form for details on how to submit your registration to the Ballot Box. Anyone running for the Board of Directors must be an Owner in Good Standing and current on all assessments, special assessments, and fines by 4:00pm on Friday May 2, 2025 to be eligible to run for the Board of Directors as stated in the R-Ranch Bylaws (Redbook, Article 4, Section 4.3)

June 5th, 2025:

All Owners wanting to be eligible to vote in the election, must be an Owner in Good Standing and must be current on assessments, special assessments and fines by the **Date of Record, which is 4:00 pm Thursday, June 5th, 2025**. Anyone not in good standing by this date will not be eligible to vote.

July 5th, 2025:

The annual Owner/Member's Meeting will be held on Saturday, July 5th at 1:00pm in the Klamath Lodge. **Signed ballots can be turned in to the Ballot Box Representative between 12:00 noon and 1:30pm on July 5th** at the Klamath Lodge, or mailed in ahead of time to the Ballot Box address. Late ballots will not be counted.

Please contact the R-Ranch Headquarters at hq@r-ranchca.com

or 530-475-3495 with any questions.

Information for Candidates of the R-Ranch Board of Directors

Your Ranch Needs You! R-Ranch couldn't exist without the dedication and service of involved Owners such as yourself serving on our volunteer Board of Directors. Now more than ever we need Owners with innovative ideas and a passion for ensuring the future of R-Ranch. If you are interested in running for a Board position, please read through this list to ensure that you meet the minimum requirements and will be able to perform the duties needed. Additionally, it is your responsibility to carefully read the Red Book which contains our CC&Rs and By-Laws to familiarize yourself with the governing documents of the ranch, and ensure that you are committed to overseeing the affairs of the ranch in accordance with our governing documents. Please contact HQ with any questions at 530-475-3495.

- Board members will need to make reasonable decisions for the betterment of R-Ranch. The “business and affairs of the Association shall be vested in and exercised by the Association’s board of Directors.” (By-Laws 7, 9, and 11)
- All Board positions are filled by volunteers. Board members do not receive any compensation for their time serving on the board, although they may be reimbursed for actual expenses incurred during their service.
- Most Board meetings are held via Zoom or teleconference call only. Board members are encouraged to attend the 4 quarterly meetings per year in person at R-Ranch.
- Board members should plan on spending a minimum of 10 hours per month on Board business.
- It is recommended that applicants have experience using the facilities and amenities at R-Ranch so that they have an adequate understanding of R-Ranch.
- Prior experience with boards, management, or leadership is ideal.
- Board member candidates should attend the July 6th meeting in person, as the organizational meeting of the Board will immediately follow the announcement of the election results.
- At the Organizational Meeting of the Board of Directors, the new and continuing Board Members shall decide amongst themselves who will serve in the roles of President/CEO, Vice-President, 2nd Vice-President, 3rd Vice-President, 4th Vice-President, Treasurer, and Secretary. Descriptions of these positions and the duties required for each are found in Article XI of the By-Laws.
- Candidates are encouraged to submit a statement with a photo of themselves on one side of an 8 ½” x 11” sheet of paper. The statement must be submitted to the Ballot Box at the time the candidate registration form is submitted.
- Candidates can get a candidate registration form at Headquarters in person, request one from HQ via email, download it from the ranch website, or use the form provided in the 1st Quarter Newsletter.
- ***Thank you for your willingness to serve!***

R-RANCH PROPERTY OWNERS' ASSOCIATION Candidate Registration Form

The R-Ranch Property Owners' Association will be holding its Annual Meeting in July to elect a Board of Directors. The Board of Directors is the collection of volunteers who make decisions for the Association. The Ballot Box has again been hired to conduct this election. Three (3) Directors will be elected this year.

Are you interested in volunteering time to serve on the Board? Want to have a say in what goes on at the Ranch? Can you commit to attend meetings regularly? Can you make reasonable decisions for the betterment of the Association? If yes, you may complete this registration form and return. Please note that it is your responsibility as a candidate to review the Bylaws & CC&R's carefully to ensure that you meet the criteria and are committed to volunteering the time needed to serve on the Board. In order to be eligible to be a candidate, all assessments and fines must be current as of May 2, 2025.

Candidates **MUST** be registered by no later than **May 2, 2025, by NOON (12:00 pm)**. This form may be returned by mail to the address noted below, or via fax 1-866-648-7869 or email at info@ballotboxservices.com. Each candidate may submit, along with this form, a statement of no more than one (1) side of an 8 1/2" X 11" sheet of paper. The statement may include your photograph. The statement will be copied and mailed with the ballots mailed to the membership exactly as submitted. Regardless of whether or not a statement is submitted, this completed application will not be mailed with the ballots. You will receive a confirmation notice of receipt of registration and another when your candidate eligibility has been verified. *It is your responsibility as a candidate to ensure that your candidate registration form and candidate statement is received by The Ballot Box by the deadline date. If you do not receive a confirmation, we did not receive your registration.*

I ACKNOWLEDGE THAT I HAVE REVIEWED THE ASSOCIATION'S CANDIDATE ELIGIBILITY CRITERIA AND THAT TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA. I HAVE ALSO REVIEWED THE OBLIGATIONS AND REQUIREMENTS OF BOARD MEMBERS AND AM PREPARED TO FULFILL THOSE OBLIGATIONS TO THE EXTENT OF MY ABILITIES IF I AM ELECTED.

First Name: _____ Last Name: _____

R-Ranch Share Number: _____

Are you currently a member of the Board of Directors? ☐ Yes ☐ No

I have included a one (1) page statement to be mailed with the ballots*. ☐ Yes ☐ No

Signature: _____ Date: _____

THE FOLLOWING INFORMATION WILL NOT BE PRINTED ON ELECTION MATERIALS (AS THIS FORM WILL NOT BE MAILED) AND IS FOR OUR USE TO CONTACT YOU IF WE HAVE QUESTIONS REGARDING THE INFORMATION SUBMITTED ONLY. YOUR INFORMATION IS NEVER SOLD OR USED FOR ANY OTHER PURPOSE.

Phone: _____

Email: _____

*optional statement must be submitted with the application. Late statements will not be accepted.



3315 E. Russell Rd #A4156
Las Vegas, NV 89120
Fax (866) 648-7869
info@ballotboxservices.com

Remove this page and return it to Ballot Box if you are interested in running in the 2025 Board of Directors Election.

R-Ranch Property Owners Association
PO Box 71
Hornbrook CA 96044



www.r-ranchca.com

facebook.com/rranchsiskiyou



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