

R-RANCH AT THE LAKE
BOARD OF DIRECTORS MEETING
JANUARY 20, 2007

The meeting was called to order by president Ken McArdle. At noon.

PRESENT;

Ken McArdle	President
Mark Bendick	1 st Vice President/Treasurer
Steve Love	2 nd Vice President
Randy Apoian	3 rd Vice President
Nellie Cutright	Secretary

Mike Mooney led the pledge of allegiance.

The minutes from the last meeting were read. Mark motioned to approve the minutes, Steve seconded and all approved. Randy brought up that the minutes of our executive meetings were not presented in full detail I only give a brief description, the full minutes are available on request.

TREASURES REPORT;

Operating	402,086.30
Reserve	301,032.93
TOTAL	704,006.67

Our reserves are at there highest in 10 years.

Mark introduced to us our new CPA firm Ulrich and Delevati. Partner Tony Delevati spoke to the ownership.

RANCH MANAGERS REPORT;

PG&E was out looking at the area in the loop. We can save money if we trim our own trees so they can string the wire.

We have a couple of cracks in the pool and are looking into getting them sealed.

I have to get bids to do the surrounding surface of the pool and seal the edges.

We worked on the ranch house making several repairs and improvements so it can be used again.

The crew has been working in pastures F&G. We installed over 100 panels, 50 posts and 6 gates. We were hoping for volunteers, which didn't happen.

We opened up a new riding trail around the ranch, which was cut off before.

We are looking for volunteers for repairs to the wooden Lani at the pool, general spring clean up and landscaping. Randy stated they were putting a landscaping committee for the spring.

With the New Year here, all the State and County inspectors converge on the ranch for their annual inspections. We have always been fortunate to be one of the best-operated places around the lake.

The lodge bridge needs to be replaced. We will save over \$1000.00 on beams that were donated to the ranch years ago.

STABLES REPORT; None

SAFTEY; None

TEEN;

Due to Robin's absence, Randy read a written report by Robin listing all the improvements done at the goat area and improvements being requested. Randy made a motion to approve the request for electricity at the goat pen, Nellie seconded the motion and approved by all.

CAMPGROUND COMMITTEE;

Dan was unable to attend. He called Ken and said there was nothing to report.

BOAT COMMITTEE; Albert Sanchez

There was no meeting; this is the off-season for boaters. He stated they have some covered boat space for lottery draw. The money would go to the ranch Board and can be used to repair the Lani. Paul stated he has all the parts, he needs the help and the know how to do the job.

RULES OF THE LOTTERY DRAW;

The person being drawn will pay \$1000.00 for the covered area. If they do not want to pay another name will be drawn. Mark stated he would draft a letter of rules and present to the boat committee and the Board. Albert will contact all owners in non-covered storage and ask who wishes their name placed in the lottery for future drawings.

HOLDING AREA COMMITTEE; John Scannell

A written proposal was distributed to the Board for RV and Trailer holding ages. The entire committee agreed to present this proposal to the Board and ask for approval to put it out for election to the ownership. The committee is prepared to fund the election now. Randy stated he would like to bring up something brought up at the meeting. When the ballot goes out, to the ownership, it should have pros and cons. John stated he did not object as long as it's within reason. Mark suggested the cons send their own mailing. A list of owners can be obtained from the office.

Mark made a motion that we not approve this document but that we approve the holding area committee to proceed to the ownership for their approval and where this document which is the proposal or draft ballot is in the needs of additional paragraph clarification

regarding cost and cost per owner for the number you anticipate. Approve the request to go forward to the ownership with the stipulation this document be resubmitted within three days. With the additional verbiage which will then need to be approved by the entire Board.

Ken seconded the motion and extended the three days to when they were ready.

OLD BUSINESS;

CONTRACTS;

All contracts have been approved for next year with the same contractors. Steve made a motion to continue with the contracts. Ken seconded, all approved.

R-RANCH RULE CHANGES;

No hunting or discharging of firearms. The reason this was put on the agenda was because of all the comments on the e-mail groups regarding the alleged hearing of a mountain lion. Many owners were talking about shooting and hunting them. The rulebook says no hunting or discharging of firearms; no bows and arrows are allowed on R-Ranch. It does not specifically prohibit guns. Ken made a motion to change the rulebook to include the probation of all firearms. The motion was seconded by Steve and all approved. Paul stated the ownership needs to be informed before the rule can take effect.

Mark proposed some rule changes. Mark made a motion that owners that run for the Board cannot be ranch employees. Contractors are self-employed and are not considered ranch employees. Any R-Ranch employee wishing to run must resign from employment. Ken seconded the motion and all approved.

Mark made a resolution that reads as follows. Based in part on information previously provided by the Dept. of Real Estate, the R-Ranch attorney, and the previous Board, that the R-Ranch at the Lake is not a common interest development (CID) and accordingly is not subject to the Sterling Davis Account.

Due to the frequency of changes that are routinely made to the Sterling Davis Account, the ROA would become increasingly more dependent on outside legal services. In order to simply comply to the ever changing account the ROA has and will continue to identify and develop adequate internal controls to contribute to the long term financial success of the R-Ranch. Through proactive financial management, the ROA without additional regulatory requirements will effectively manage and protect the financial interests of all R-Ranch owners. Ken seconded the resolution, four voted yes and one no.

PROTOCOL FOR BOARD MEMBERS;

Ken discussed establishing a protocol for Board members.

OPEN FORUM;

Owner # 147

In a major land use change proposed by the Holding Area Committee, what is the percentage of vote required to pass. Ken stated he believed it was a quorum but this would have to be checked into more carefully. A letter or rebuttal was spoken about

being sent out with the ballot. Ken stated the board was not involved with the mailing, and the opposing group would have to work directly with the holding committee.

The meeting was adjourned at 2:55 PM. The next meeting will be on April 21, 2007.

Respectively
Nellie Cutright
Secretary