

**R-RANCH AT THE LAKE  
MINUTES  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
JANUARY 19, 2008**

Directors present: Steve Pietrobono, President  
Ken McArdle, 1<sup>st</sup> Vice President  
Randy Apoian, 2<sup>nd</sup> Vice President  
Mark Bendick, Treasurer  
Laura Bohler, Secretary

Meeting called to order at 12:10 p.m. by President Steve Pietrobono.

Steve Pietrobono led the Pledge of Alliegance.

Minutes.

September 15, 2007 regular meeting: Randy Apoian made a motion to approve the minutes as read. Mark Bendick and Steve Pietrobono stated they wished some additional notes added relative to discussions. Mark Bendick made a motion to table approval of the minutes for further review. No second was received on the motion. Steve made a motion to approve the minutes as read. Steve stated there were no errors in the Minutes, but he may want to amend them at the April meeting if necessary. Laura Bohler seconded. Motion unanimously approved.

September 15, 2007 executive session: Ken McArdle made a motion to approve the minutes as written. Randy Apoian seconded. Minutes unanimously approved.

October 20, 2007 regular meeting: Ken McArdle made a motion to postpone approval of the minutes until further review of the DVD. Mark Bendick seconded. Motion passed unanimously.

October 13 and October 27, 2007 budget meetings: The date of the next board meeting will be corrected to January 19, 2008. Randy Apoian made a motion to approve the minutes as corrected. Ken McArdle seconded. Minutes unanimously approved as corrected.

November 17, 2007 executive session: Ken McArdle made a motion to approve the minutes as written. Randy Apoian seconded. Minutes unanimously approved.

December 15, 2007 special meeting: Ken McArdle made a motion to approve the minutes as written. Randy Apoian seconded. Minutes unanimously approved.

Treasurer's Report. Mark Bendick reported that the Operating Account balance is \$475,567.25, Reserves are \$337,834.73 for a total of \$813,401.98.

Mark Bendick reported that owners using credit cards to pay ranch assessments will be charged \$976.37 to defray costs to the ranch. Mark contacted the bank and Visa and reviewed California Civil Codes.

Mark also reported that the 40% cost charged to the ranch by the collections agency will be offset by getting reimbursement from the owner.

Steve Pietrobono reported that the 2007 budget was \$1,433,657, and the ranch spent \$1,428,229. We were under budget by \$5,428 and added \$8,953 to the reserves in 2007.

Ranch Manager's Report. Paul Adams reported that general repairs are being made due to storm damage, which was mostly erosion and trees. Wastewater and hazardous waste inspections have been made. Upcoming inspections include water, store, snack shack, lodge, kitchen and pool.

Stable Report. Jennifer Branagan reported that we have 47 ranch horses and 30 owner horses.

The barns were closed effective January 1, 2008 due to an outbreak of Strangles. One pony has been diagnosed with a minor version of the disease, which is not fatal. All horses are staying in their respective areas and sterile procedures are in place to protect the rest of the herd. There is a mandatory 30-day lockdown from the onset of the last fever. One of the horses had a fever on January 18, 2008.

There will be a shot clinic on January 24, 2008 which will include the Strangles vaccine, which will now be an annual requirement per UC Davis recommendation.

Equine Ad Hoc Report. Ken McArdle reported that the committee discussed at their last meeting the neglect of some owner horses. The committee agreed to pass on to themselves a fine for not taking proper care of their horses. Jennifer Branagan will track the fines.

Safety Committee. No report.

Teen Committee. Cheryl Adams, owner #1 and Jennifer Branagan provided the committee report.

Some ideas for future projects are revamping the BMX track, a mural for the teens to create in the teen center. They hope to get teens together for a meeting, possibly Easter weekend. Other ideas are fundraising activities, hikes, movie night. All teens and parents are invited. The meeting will be announced in the next newsletter.

Animals and Activities Committee. Robin Countryman-Valk, provided the report.

Both Maggie and Flower are bred, one is expecting twins, the other triplets. The future of the Kiddin' Korral program is uncertain.

After a discussion between directors and Robin, Mark Bendick and Steve Pietrobono requested that Robin bring the binder with documents back to the ROA for their review.

Robin requested an opportunity to address a misstatement made at a previous board meeting, and was told she was not allowed to discuss the issue.

Boat Committee. No report. The next meeting will be scheduled for April 2008.

Campground Committee. Mike Mooney, owner #235 provided the report.

Mr. Mooney reported that a campground committee meeting had been held that morning. At the meeting a suggestion was made by Ron Clark to issue campground permits for 30 days, and if the owner uses the ranch one time during that 30-day time period, it can be extended to the maximum 90 days. Randy Apoian requested that the board review this proposal at the next board meeting.

Mr. Mooney met with Steve Pietrobono this morning and reviewed some ideas for campground expansion. At the board's request, Mr. Mooney will provide further information at the next board meeting.

The next campground committee meeting will be the weekend of the crab feed.

Steve Pietrobono received a request from Pridmore (letter attached) to be able to haul trailers without the requirement that owners be present. After brief discussion, the board agreed that there was no need to change ranch policy at this time.

Cabin Committee. Ruth McCracken, owner #147 provided the report.

The committee has not had a meeting since October. The next meeting is scheduled for February 16, 2008 at 1pm. Ruth thanked the staff for being so helpful. Lots of small but very helpful things have been done already to help the cabin areas.

Horseman's Association. Nancy Pon, #1010, and Robin Snyder, #690, provided the report.

The December pot luck was a huge success. The next meeting will be held February 16, 2008 at 4pm. Laura Bohler is the new board representative for the association. Nancy and Robin expressed the committee's gratitude to Jenny for doing a great job.

Recess taken at 1:35 p.m. Reconvened at 1:50 p.m.

Old Business.

By-Laws Committee. Laura Bohler reported that two owners are interested in participating on the committee. We need more to begin.

Code of Conduct and Code of Ethics. Brief discussions were held about possible further revisions and review. Laura Bohler made a motion to accept the Codes as written. No second. Steve Pietrobono made a motion to table the documents to the next meeting for further review. There was no second. Paul Smoot agreed to review and comment at the next meeting.

Speed Signs. Laura Bohler reported the cost of radar speed signs is \$2,990 to \$3,545. After some brief discussion, it was agreed that Paul Adams will review the information and investigate rental of a unit on a trial basis to see if this would be effective in reducing owner speeding.

R-Ranch Web Site. Randy Apoian reported on the results of a poll taken on the Yahoo group regarding whether the owners want a separate log-in for information

specific to owners. The results are 88% yes (47) to a separate section and 12% no (6). Randy requested direction from the board on whether the group exploring the new web site configuration should design an owners only section.

Mark Bendick made a motion that any changes to the web site should be sent to Steve Pietrobono 72 hours in advance of publication. If there are no problems expressed by Steve, the items would be posted. Ken McArdle seconded the motion and it was approved.

By-Laws and Davis-Stirling Comparison. Steve Pietrobono has started on this comparison but has not completed his review. He will provide a report to the board at the next meeting.

#### New Business:

Movie Projector. Steve Pietrobono reported the staff has requested purchase of a projector, DVD player and sound system for indoor/outdoor movies for a cost of approximately \$4,000.

Mark Bendick made a motion to approve purchase of a sound and entertainment system for the lodge with an estimated cost of \$7,000, and proposed increasing budget from \$3,000 to \$7,000 to purchase the system.

After some discussion about increasing expenses early in the year that were not budgeted, Mark agreed to table his motion.

Paul Adams reported that the screen could come from operations and the sound system from reserves on the proposed \$4,000 movie system.

Ken McArdle seconded the motion to purchase the movie system and all approved.

Committee Correspondence. Steve Pietrobono requested that committee chairs provide information on what owners want, proposals, cost estimates, etc. Asked that committees get minutes to the ROA regularly so they can be posted and better notice of meetings, re-post notices if meetings need to be rescheduled. Steve asked that all committees send a list of officers to himself and Paul Adams.

Board Representatives. Laura Bohler is now the Horseman's Association representative. The other committee representatives are:

Cabin – Laura Bohler  
Campgrounds – Steve Pietrobono  
Animals & Activities – Randy Apoian  
Equine Ad Hoc – Ken McArdle  
Safety – Ken McArdle  
Boat – Mark Bendick  
Teen – Mark Bendick

Steve will provide a copy of the above list to Paul Adams.

Legal Issues. Steve Pietrobono reported that a complaint had been filed in a lawsuit and a hearing was going to be held on January 29, 2008. Insurance will provide an

attorney to the ranch. He indicated that it would be best not to discuss the lawsuit in open forum.

Correspondence. Laura Bohler read two letters, attached, from owner #1070 and #1404.

Open Forum.

Owner #1457 requested her letter to the board about dog fines be read because she paid the fine under protest. Paul Adams said he would look into the issue and her protest.

Owner #1696 asked if the board was going to vote on the request that incidents be reported in the ranch newsletter. Mark Bendick said no decisions will be made during open forum. Owner also asked about follow-up at a future meeting about the suggestion to lease option shares to bring revenue in to upgrade the ranch. Owner requested increase in budget for activities rather than require owners, especially teens, to fund raise. Owner requested clarification of the rules that all board meetings with few exceptions are to be open. Mark Bendick said this would be addressed at the next meeting.

Owner #235 spoke about the Napa Valley Ranch Club and credit card fees.

Owner #400 spoke in support of the 30/90 campground proposal.

Owner #752 asked when the owners will get more information on the lawsuit. Ken McArdele responded when it is concluded.

Owner #418 expressed disappointment the board is not working together.

Owner #673 asked the board to work together.

Owner #177 suggested that owners read the complaint which is public record.

Owner #1 requested that owners no shout from the audience during the meetings.

Owner #675 suggested the board find a way to compromise and find solutions.

Owner #989 asked the board to honor the vote of the owners on Kiddin' Korral.

Owner #664 asked why it's okay to buy a \$5,000 projector but shut down Kiddin' Korral that was approved by the owners and costs the ranch nothing and is good for kids and educational.

Owner #1495 said legal issues cannot be ignored.

Owner #1687 suggested if owners approve a project and an owner wants to maintain it and provide activities for children it should be allowed.

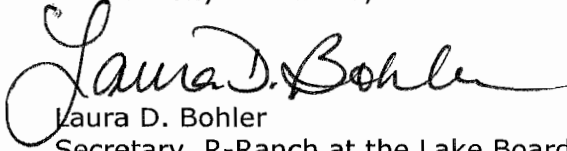
Owner #941 expressed concern about emergency issues and planning for when owners have problems such as she experienced during the storm.

Mark Bendick made a motion to adjourn the meeting. Seconded by Steve Pietrobono.

Meeting adjourned at 3:12 p.m.

Next board meeting scheduled for April 19, 2008 at 12:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura D. Bohler". The signature is written in black ink and is positioned above the printed name and title.

Laura D. Bohler  
Secretary, R-Ranch at the Lake Board of Directors