

## Minutes of Cabin Committee Meeting – 10/16/2010

Officers present:

Chair: Liz Spiker

Co-Chair: Cindy Lembkey

Secretary: Debi Adlawan

Treasurer: Mil Rossi

Board Rep: Paul Quarneri, Ranch Mgr.

Members present: All of the above and Sandy Rossi and Ken Adlawan

Meeting Called to Order: 10:15 am

Old Business: None discussed

New Business:

1) Approval of July 17, 2010 minutes:

Minutes of the July 17, 2010 meeting were approved prior to the meeting and distributed.

2) Schedule for mattress replacement and problems with owners moving mattresses:

There was discussion of how old the mattresses in the cabins were and if anyone knew when they were last replaced. Some thought the A cabins received new mattresses about 3 years ago. Many non-A cabins now need mattresses replaced. Torn, ripped and critters living in some of them. Covers need replacement also, some are ripped, too large, etc. Covers on the mattresses should be of better quality (stronger white vinyl with zipper) in order to last longer. The useful life and depreciation of the mattresses was also discussed as a guide to determine when they should be replaced. Paul Quarneri offered that the budget for the year should include details of an amount budgeted for mattress replacement. Another issue discussed was the practice of some owners moving mattresses off the beds onto the floor, bed platform, or sometimes other cabins. This creates a problem for Housekeeping as they have to move them back, and sometimes don't know where they belong.

Recommendation:

It was proposed that a \$25 fine be imposed on owners who do not leave the mattresses where they belong. This fee would be recorded to the Cabin Fee/Fine account.

Action Item:

It was decided that the Ranch would inspect each cabin this winter for mattress and/or cover replacement. Mattresses will be marked (on the cover) with the cabin number it belongs to. As new mattresses are purchased, the purchase date will be marked on the mattress cover. This will help with tracking the age of the mattress inventory and when they need to be replaced.

3) Permit information for A cabin replacement:

The Committee provided Paul Quarneri with copies of a 1992 permit for replacing 25 cabins with A cabins. Documents included detailed plans and original cost estimates. According to the permit, we have 10 "A" cabins and can still build 15 more. Cost of five new "A" cabins from 1992 was \$16,000.00 for all 5 cabins. Granted it's now 2010 and cost will definitely be higher. At some point in the future, the information and format can be used by the Ranch to apply to build more A cabins, when it becomes affordable. Also included in the documents were plans submitted to the County for turning some cabins into "cook shacks".

Action item:

At his next visit with the County, Paul will check if the permit is still valid or expired.

4) Update on shower head replacement:

Discussion of shower head replacements in bath houses in cabin area. The shower heads currently in the cabin bathhouses only have an off/on lever, and no ability to adjust the hot/cold temperature. The Committee asked if the Ranch could replace these shower heads with ones that have adjustable temperature, preferably this winter.

Action Item:

Paul will look into pricing and replacing these this winter.

5) Light above wash sinks at bathhouses:

The Committee discussed adding spot lights with switches above the outdoor dish washing sinks at the bathhouses in the cabin area. These are often used by owners after dark, when it is hard to see. Some people eat late and when washing dishes, need light.

Action Item:

Paul said he could install these this winter.

6) Update on cabin fees collected:

General fund for "A" cabins consists of \$2020.00 to date.

Other business:

1) Black-listed cabins:

It was noted that there are some cabins that have been closed for use due to woodpeckers filling the cabins with hundreds of acorns. Cabins with acorns inside need to be cleaned and holes need to be repaired so critters cannot get back in. Cabins will continue to deteriorate if not repaired. The possibility was discussed of residing these cabins with a "Trex" type composite material that may not be easy for the woodpeckers to make holes in.

Action Item:

Paul will look into this alternative, and/or simply patch up for now so that they do not deteriorate any further.

2) Vacuums for cleaning cabins:

The Committee discussed the purchase of two commercial-grade cordless vacuums that Housekeeping can use to vacuum the cabins with. The cabins would greatly benefit from regular vacuuming to remove dirt, dust, bugs, spider webs, etc.

Recommendation:

Search for two commercial-grade cordless vacuums with extra battery packs for purchase with an estimated cost of around \$250 each. Paul asked that we look for a model that will be dependable and long-lasting.

Action Item:

The Committee will do some research on finding one.

3) Carpet replacement:

Discussed the possibility of replacing carpets throughout the cabins with linoleum when the carpets need to be removed. Linoleum is easier to keep clean, mop, and is more sanitary than all the dirt and grime that gets imbedded into the carpets. The carpets usually only get swept with a broom by housecleaning.

Action Item:

The Committee will ask Gary to send an email to owners for donations of linoleum and/or include this request in the next newsletter.

4) New mops for "A" cabins:

Discussed the need to replace the 10 mops in the A cabins with Swiflers and replacement pads. The current mops are unsanitary, dirty and are always falling apart. With a disposable type of mop, there would be an easier clean up for individuals as well as housecleaning.

Action Item:

Debi Adlawan to check into the cost.

5) Wood Chipper:

Discussed purchasing or renting a used wood chipper for the Ranch. The wood chips could be used around cabins, plants and bathhouses to control dust and dirt. Wood is a plentiful resource on the Ranch.

Action Item:

Paul will look around for a used one that does a good job.

6) Community garden/pumpkin patch:

Suggestion of having an area to plant seeds to grow pumpkins, tomatoes, etc. past the tennis court area where the goats used to be. Cost would include a fence to keep deer and other animals out. Seeds could be donated and members can maintain area. The Ranch could grow its own pumpkins instead of purchasing them. It would provide a fun and safe activity at the Ranch, as well as beautify the area. Apparently the Ranch already has a rototiller. The cost would be minimal to the Ranch.

Recommendation:

Look into the purchase of wire fencing material, posts and a gate to enclose the area.

Next meeting to be announced.

Meeting adjourned: 11:15 am.

Prepared by Debi Adlawan, Secretary.