

**R-RANCH AT THE LAKE
MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
March 15, 2008**

Directors present: Steve Pietrobono, President
Ken McArdle, 1st Vice President
Mark Bendick, Treasurer
Randy Apoian, 2nd Vice President-Absent
Laura Bohler, Secretary-Absent

Guests:

Norm Fox-Jenkins/Athens Insurance
Carol Trimble- Jenkins/Athens Insurance -Sacramento office
Dana Thompson - Athens Insurance -Sacramento office
Paul Smoot-Legal Secretary
Lou Biggio- Matt Bishop Attorney

Business: Legal Issues, Store Contract Hours, Insurance

Legal concerns discussed by Board:

One lawsuit brought by 2 directors against Ranch
2 pending lawsuits
Recall petition has required obtaining of Attorney
Need attorney to counsel on interpretation of By-laws and CC&R's.

Attorneys for the Recall committee as well as Laura Bohler and Randy Apoian stated that they felt a conflict of interest in utilizing the Ranch's insurance paid attorneys. As such the board needs to seek additional legal advice at R-Ranch owner expense.

Toni Delevati-Ranch Accountant- All legal fees must be paid out of operations budget. May need have special assessment for legal fees. May need to increase budget for legal expenses in future years.

Mark Bendick motioned for approval of \$20,000 for retainer of Attorney Mathew Bishop of Napa California. Ken McArdle Seconded. All approved

Mark Bendick motioned that Steve Pietrobono is to be single point of contact and as CEO of R-Ranch will determine the legal issues to be presented to the Attorney. Ken McArdle 2nd. All approved.

Steve Pietrobono motioned that \$15,000 be reserved for paying insurance deductible for existing and pending lawsuits. And that and additional \$5,000 be considered in the event the Recall committees brings legal action. Mark Bendick Seconded, All Approved.

Snack Bar contractor declined position. New contractor Marty Blocker was approved by all.

Store summer day off of Thursday that was approved on February 16, 2008 was approved by all to be changed to Mondays, except holidays.

Representatives of R-Ranch insurance carrier presented concerns of present legal actions and activities of an individual board member.

Respectfully submitted

Steve Pietrobono
President R-Ranch at the Lake Board of Directors