

# DRAFT

## R-RANCH AT THE LAKE MINUTES SPECIAL MEETING OF THE BOARD OF DIRECTORS DECEMBER 15, 2007

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

Meeting called to order between 10:00 a.m. and 10:15 a.m., when the Secretary arrived.

The Directors reviewed photographs that had been taken in the Snack Shack on December 5, 2007.

The meeting was recessed to allow the board members to visually inspect the Snack Shack.

The directors discussed progress that had been made, some had areas of ongoing concern, and the challenges recently faced by the contractor.

Ken McArdle stated that it is standard procedure to notify the owners when contracts are due for renewal and invite anyone interested to submit an application. This includes the snack shack, store and the position of campground host.

The board determined that such notice will be provided to the owners by posting at the ranch, in the next newsletter, and in these minutes that the contracts for the snack shack, store and campground host position are up for renewal.

The board asked that the contractor correct the following areas of concern: clean the shelf of chocolate spills, address food storage concerns, and maintain appropriate standards of cleanliness.

At 10:50 a.m. the board adjourned to executive session to discuss personnel issues.

The meeting reconvened at 11:00 a.m. Ken McArdle announced that in executive session he resigned as President of the Board of Directors for health reasons, and that the board agreed he would assume the title of 1<sup>st</sup> Vice President, and Steve Pietrobono will take on the responsibilities of President.

Mark Bendick read two letters, dated November 29 and December 13, 2007 from attorney Brian Bonney about the Kiddin' Korral project. Copies of those letters as provided to the board are attached to these minutes.

The letters were discussed by the board.

At 11:30 a.m. the meeting adjourned to executive session to discuss legal concerns.

The meeting reconvened at 11:55 a.m. Robin Countryman-Valk responded to several questions from Mark Bendick about the questions raised by the attorney.

Randy Apoian made a motion to table this decision to January to allow the board to provide further information to the attorney and get his opinion based on full disclosure. Laura Bohler seconded the motion. The motion failed 3/2 with Steve Pietrobono, Mark Bendick and Ken McArdle voting no.

Mark Bendick made a motion that based on the letters received from the attorney that Robin Countryman-Valk and the Kiddin' Korral Committee be given 30 days notice to remove all property and animals from the ranch. Ken McArdle seconded the motion. The motion was passed 3/2 with Steve Pietrobono, Mark Bendick and Ken McArdle voting yes, and Randy Apoian and Laura Bohler voting no.

Steve Pietrobono, Ken McArdle and Mark Bendick adjourned the meeting to executive session to draft the notice to Robin Countryman-Valk and the Kiddin' Korral Committee. One of those directors will provide minutes of that meeting.

Respectfully submitted,

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