

R-RANCH AT THE LAKE

Board of Directors Meeting

January 18, 2003

Directors in Attendance: President Ken McArdle, Vice President Don Sanders, 2nd Vice President Paul Adams Operation, Secretary Alyce Cardinale

Absent: Kathy Doulabi

Minutes of November 16, 2002 approved as read by Alyce Cardinale

Treasurers Report: In the absence of Kathy Doulabi, the report was read as printed by Ken McArdle. There were no comments on questions.

Ranch Manager's Report: Paul Adams referred to the lengthy printed report and added:

- there is work being done on the wooden handicap ramp
- the pool deck lanai is being removed and replaced with a more durable material and being inspected for dry rot
- soil around Ranch is still too soft after all the rains to upgrade any areas
- Paul met with the neighbors in regard to the placement of our R-Ranch sign on their property. The husband has been reluctant to comply while the wife is more interested and willing to work with us. Ken McArdle and Don Sanders met with the family and feel that they are more inclined to cooperate although the issue of money is still a possible problem which the Ranch does not want to offer a monetary fee.
- Paul is working on the cart storage area and finds through the attorney that we will need to have a contract signed by each person wanting to store their cart. More to come on this issue and it may be spring until it is resolved.
- There are four new vehicles (one of which was owner donated). All vehicles used on public roads will have the R-Ranch advertisement on the doors.
- The ice house has been upgraded (\$8,000)
- The lodge fireplace needed repair to fix the smoke problem.
- West barn drainage work in parking lot has been completed
- 100 smoke alarms have been installed in all cabins and ranch buildings.

- Lodge furniture will be replaced or re-upholstered
- Yearly inspections and upkeep/repair of septic tanks and fire extinguishers have been completed.
- Lodge carpets have been shampooed
- The county is working on the exterior entrance road due to erosion
- Pictures of the removal and replacement of the water tank, new horse fence panels and gates were being displayed at the board meeting

Stable Report:

Janet reports 39 string horses are now on the Ranch. Three horses were moved to the Don Sanders pastures in Yuba County as they had ringbone, night blindness and two of them were basically too old to be used. Janet gave a lengthy report on the reasons she would like to have the rules of the trail card clinics changed. Basically trail card renewal is time consuming for the wranglers who are very busy on weekends helping owners. A new testing schedule for the trail cards will be publicized. This new schedule should stop complaints by owners who said that wranglers were not able to accommodate them at the stables.

Ad Hoc: No committee member present

Safety Committee: Karin Vestola discussed lodge fire alarms. Paul said that battery alarms will be replacing the current electric alarms which had been malfunctioning. The faulty wiring which caused the malfunction has been replaced and repaired. Karin talked of soil erosion of cabins around the creek. Board and Karin to inspect this area and look for solution to erosion. Paul said that until storms cease, nothing can be done about the erosion. He went on to say that the Fish and Game Department has quite a bit to say about anything that is done in the creek area so there isn't really a fast fix on this problem. Karin went on to say that at one time she did not feel the Ranch hosts were necessary, until here lately when she needed them.

Teen Report: Committee member not present

Old Business: Boat shelters were reported on by Paul Adams who said that since there are several types of shelters this area could possibly look bad. All over opinion that this idea is not a good one because (1) all shelters are not the same (2) shelters require more room (3) the backing in and out will not be easy with the shelters in place (4) weather/wind damage is most probable which several people acknowledged. The board was motioned by Alyce and seconded to not have boat shelters in the storage area.

Ken said that he hoped the new updated by-laws would be available soon for all to inspect

Alyce reported that Ed Rabinowe and Ron Rosenberg have come on board to sell shares. Barbara stated that there were 101 shares which the Ranch needs to sell.

Paul reported that the beautiful new signs donated by Albert Sanchez (#274) were ready to be put up. One will go at the entrance at the office and the other is still under investigation.

Correspondence: no correspondence received.

Open forum: Paul explained laws of the Fish and Game in relation to the creek areas around the Ranch.

Owner #1358 commented about ranch operation costs and assessments. Suggested publishing a brief budget review for the owners in the newsletter. He felt that owners need more budget information in order to understand why assessments need to be increased annually. Paul stated that in the past assessments were kept so low that it has hurt the Ranch.

Suki Jackson #1633 remarked that assessment going up is necessary to keep the ranch in top condition. Value one gets is up to those who use their ownership. Suki commended the board for a great job. She has not been able to use the Ranch lately and sees the improvements and maintenance that has been done.

Karin Vestola wished to thank the employees. She said that they have to put up with so much from the owners....Paul threw in his thank you.

Next meeting 3-15-03

Meeting adjourned