

R-RANCH AT THE LAKE

Board of Directors Meeting

May 17, 2003

The Meeting was called to order at 1:00PM.

Directors in Attendance: President Ken McArdle, Vice President Don Sanders, Vice President Operations Paul Adams, Treasurer Kathy Doulabi, Secretary Alyce Cardinale

Pledge of Allegiance led by Michael Mooney.

Ken McArdle began the meeting by reading a letter from the R-Ranch attorney which explained why R-Ranch at the Lake is not a Common Interest Development (CID) and confirming the validity of procedures we are using to update the By-Laws. This letter will be attached to the ROA copy and be made a part of these minutes as a permanent record.

The meeting was then opened to owners for discussion of the proposed By-Law amendments prior to final voting.

John Lowe #1022, questioned who was on the board of directors in 1999 and who amended the public report deleting reference to R-Ranch as a CID. Ken responded that the change was made by the Real Estate Board, not the R-Ranch directors.

Jim Hart #0671, quoted information contained in a letter from the Dept of Real Estate from 1991 which Ken stated was no longer relevant. Mr Hart also stated he did not have a current copy of the By-Laws and felt that there were some problems regarding the new proposed By-Laws.

Rosemary Epler #0101, questioned the By-Laws which led to a lengthy discussion in which several owners participated. It was recognized that there have been two versions of the R-Ranch By-Laws issued to owners, both dated Jan 1982, but with different provisions in some areas. Ken stated that the CC&R committee had been unable to locate records of any owner approved change to the By-Laws and could not explain why there was two versions being issued, both showing the same effective date.

Syd Hildum #678, Commented about the attorney's letter, Ken explained background and why a written legal opinion was needed for the record.

Paul Adams advised owners that a new, updated rule book would be available to all owners in two weeks at the ROA office.

John Bazzani, #0178, thanked the Board for all their work and wanted to know when the ranch became a business. It always was.

Ken called a 15 minute break to allow owners that had not previously cast their ballot to do so.

Following the break, Secretary Alyce Cardinale read the minutes from Jan 18 and Mar 15, 2003 which were approved with minor changes.

Treasurer's Report: Kathy Doulabi read the financial report and explained an error that was shown on the report. Report approved with explanation.

Ranch Manager's Report: Paul presented a written report detailing the past two months work and discussed several projects, some completed and some in progress.

Stable Report: None

Equine AD-HOC Report: None

Safety Committee: None

CC&R Committee: No report as committee were counting ballots for the amendments to the By-Laws.

Teen Report: Kathy Doulabi announced a teen dance and requested volunteers to help.

Old Business:

1. Boat Storage: Ken McArdle reported on the boat owners meeting held May 10<sup>th</sup> in the Lodge. The boat owners present were enthusiastic about erecting permanent shelters. It was explained to them that it would require participation and contributions from them for this to happen. They formed a committee to look into the possibilities. Unfortunately, none of them showed up for the Board meeting.
2. Tennis Courts: Of the 6-7 companies contacted, two came out and gave Paul a Bid. One bid was for \$56,000. Another company bid \$8800 for repairs with a 2 year guarantee, the bid included two new nets Motion was made and approved to accept the \$8,800 bid.

## New Business:

1. June 15<sup>th</sup> was established as the deadline for owners to declare their candidacy for

the August election and have their name(s) preprinted on the ballot. Two candidates will be elected this year. Don Sanders and Alyce Cardinale declared their intention to seek re-election.

2. The new Office Manager, Candace Patterson, was introduced

## Correspondence:

Alyce read a letter from Owner 1309 stating her objection to the 90 day rule for RV's in the campground and requesting signs regarding herbicides being sprayed on R-Ranch.

A letter from the Head Wrangler, Janet Politi, explaining our Vet's objection to using our string horses in gymkana type events due to age and condition. Our horses are acquired for primary use as trail horses and, due to lack of training, could injure themselves in such events. Due to Dr Kerr's recommendation, we will not be using ranch horses for gymkanas. Janet, along with the Horsemen's Association, will arrange other types of fun horse activities.

## Open forum

Owner #103 requested a change in the wording of the 90 day rule in the campground. Paul explained the basis for the rule and the wording.

John Low #1002 talked about the financial statements concerned about what he sees as a shortage in summer months. He foresees and approves of having a special assessment for special repairs. Ken responded special assessments would be considered in emergency situations only.

Mike Mooney #325 stated his disagreement with a special assessment except in emergencies. He went on to compliment the board and various employees on the maintenance and improvements on R-Ranch.

Scott Argus #1208 spoke about the change in the balloting system and the quorum. Ken explained that the changes were in the minutes and in prior amendments approved by the ownership in March 2002 and that the quorum requirement had not changed. It remains the same as always.

Dan McCarthy #0630 reported that we had a quorum and would begin counting the ballots for the By-Law Amendment.

Jim Hart #0671 spoke about the number of employees living on the ranch and why can't we get locals who live off the ranch to work here. Ken explained the difficulties in hiring help from locals.

Tanya Michaelis #0240 stated employees are working very hard and taking care of the ranch as best they can but can always use volunteers around the ranch and in the restaurant. Employees need as much respect from owners as is expected from them.

Scott Argus #1208 talked again about quorums. Ken suggested he discuss it with our attorney.

John Low #1002 questioned why we want to purchase a van. Paul explained that a van is more secure when shopping in town.

Meeting adjourned

Next scheduled meeting, July 19, 2003

Respectfully Submitted,

Alyce Cardinale, Secretary