

**R-Ranch at the Lake
Board Meeting
May 15, 2004**

Meeting was called to order on May 15, 2004 at 12:07 pm.

Roll Call:

Ken McArdle, President
Paul Adams, Vice President of Operations
Don Sanders, Vice President
Kathy Doulabi, Treasurer
Alyce Cardinale, Secretary

Pledge Of Allegiance

By Law Amendments Discussion:

Owner #64 Cortez, Do we have to have a specific amount of the ownership's votes to change the by laws?

Ken McArdle responded, we need approximately 25% we did receive approx. 50%

Owner #0671 Jim Hart

Regarding collection policy:

R. Ranch is a common interest development.

Owner #64 Cortez, What guide lines do we use.

Ken McArdle responded, Our Attorney guided the board regarding by law changes, 25% is needed to make the changes, Approx. 400 owners. We received a response of Approx. 700 owners. Votes are being counted and we will have a decision today.

Sean #224

What are the five Items we are voting to change.

Alyce Cardinale, Secretary

Minutes were read and approved

Kathy Doulabi, Treasurer

Account Receivable collections are very strong

Paul Adams, Vice President of Operations

- All cabins are ready, bath houses are wheel chair assessable.
- Maintenance Shop is painted
- Pool Table was donated to the teen ctr.

- New security equipment was donated to the ranch by owner #373 Steve and Vickie Love
- Areas are, teen ctr., pool area, road office
- Oak tree fell and damaged pole by pond, has been repaired replace 1200 feet of new plastic fence
- Pond is stocked, Hired New Employees, Stables, Security, Restaurant. Activities Director. Rose is leaving.
- RV sites, to date we have 42 sites
- Bochie Ball Ct. is in the works.
- Pete Politi is on medical leave.
- Stable Report:
- Paul Adams reported for Janet Politi:
- New Pony Named Zach
- Cat is working and horse trails are all in good shape.

Collections: Terry Plank

To date: From October to May 2004, we have collected \$196,934 great job done.

- Skip tracing program is working. 25 cents per name.
- Approximately 13 owners are deceased.
- Approximately 101 owners are on payment plans.

Committee Reports:

Equine Add Hoc: No Report

CC&R: No Report

Safety: Vickie Love

- Snack Bar Power line is exposed
- Big Lawn, wiring needs to be replaced
- Employee housing back porch needs to be replaced
- Golf carts need to go slower.

Teen Committee: Kathy Doulabi. We will have a new teen board.

Dan McCarthy #630

By Law changes:

#1 Yes won

#2 No's won

#3 No's won

#4 Yes won

#5 Yes won

Thanks to Jan and Dan McCarthy #630 for counting the votes.

Boat Committee: No Report

Ken McArdle: Regarding owner horses.

Add Hoc committee was formed, money was collected for improvements for the private owner horses, rules to govern this area were formed. We now have a Boat Committee to address the area. They collected money to build the covered boat area and rules were approved to govern this group.

Old Business:

Dog Run: owners who were interested have not responded.

New Business:

Paul Adams, Holiday wrist bands. We are looking into this for the three major holidays.

Owner #189 will owners turn in the bands.

Paul Adams, we will use different colors for each holiday.

John Low #1002, would like to use bands at all times.

Board voted to do just the three major holidays at this time.

Cortez #64, have employees wear them to.

Dan McCarthy #630. They are used in most resorts now.

Candace: Office Manager, Gate will be down at all times,
Exit Gate will be open.

Correspondence:

Alyce Cardinale: no reports.

Sales: Alyce Cardinale,

Sales plan is to sell the ranch in phases. First block to be priced at \$3750, Second Block \$4750, etc. Goal is to see the ranch price to increase up to \$10,000. Owner's your friends and family make the best partners.

Open Forum:

John Low #1002

Regarding Payment plan. How much is collectable. Are reserved being funded. Kathy Doulabi, answered yes, we are on target. \$210,000 came in and also approx. \$700,000 in assessments.

Cortez #64

Do we have recycle bins, Paul Adams responded that we have a large container by the maintenance shop. 11:00 pm is quiet time. New security is being trained now. We can make more trailer sites. Cost is expensive and we will have fish and game involve as well as engineers. Owners Living of the ranch. We are watching this very closely.

Jim Hart #671

Horn Brook, 30 days free, after that \$1.00 a day charge.

Scott Argus, #1208

Keep 30 day rule, only use two times a year etc. two week stays per year. Boat owners cover letter. did not like the wording in the letter. June 15, 2004 is the deadline to notify the ranch if you want to run for the board.

Meeting adjourned at 1:37 pm

Next board meeting July 17, 2004

Respectively yours.

Alyce Cardinale, Secretary