

Board Meeting Minutes  
July 17, 2004

Meeting was called to order on July 17, 2004 at 12:10 pm.

Roll Call:

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

Pledge of Allegiance

Treasurer Report:

Kathy Doulabi

Minutes:

Alyce Cardinale, Secretary  
Correction: Bands donated by owner #1514  
Quiet time is 10:00 pm

Stable Report

Janet Politi Stable Mgr.

41 Ranch Horses

Lost one to cancer, new horse Crissy  
New mister system installed by Steve & Vickie Love #373  
36 owner horses, 4 more coming on this week  
We saddle 30 to 39 horses each weekend  
Lots of new owners

AD Hoc: Janet Politi,

New Fence for grazing pasture, cut fields due to star thistle

Ranch Manager Paul Adams:  
Special Thanks: to Owner's  
Dan McCarthy: Repaired Wiring  
Kevin Turzer # 1139: Snow Cone Machine, Repairs all our  
broken windows,  
Steve and Vickie Love, Security cameras  
Bocce Ball Court is completed  
Need owner's to finish up and maintain it.  
Plastic fence will be installed after summer  
Problems on the ranch, holiday weekend went very well  
Snack bar wiring has been repaired, porch replaced  
All safety repairs are done immediately  
The ranch maintains snack bar, we were over budget  
By \$150.00 dollars, we saved \$11,000  
New State regulations water & waste mgt.  
Pete Politi has found a new source for propane,  
We pay \$2.37 per gallon New cost will be \$.99 per gallon  
We will save approx. \$20,000 per year with this change.  
We will move the station and up grade to new codes.  
We will also will check into fuel and diesel  
New Regulations water & waste mgt.  
Tim Jenkins #660 what type of license is required.  
Paul Adams, 480 question to pass the test for license

Collections: Terry Plank & Britt  
Collected \$211,162.63  
Candace: Late \$47,000  
Very active in the collections,  
Ken Cradle: figures are stabilizing on late collections

Committee Reports:  
CC&R no report  
Bonnie Eversol #13 Letter of resignation CC&R committee

Safety Committee: Vickie Love #373

Do we have a hazard kit for chemical waste? Small amounts we handle ourselves and for large amounts We call the Fire Department

Teen Committee: Kathy Doulabi

Will continue to work with the committee

Boat owner committee: George #601

We have a waiting list of 47 owner for boat storage, meeting

Was held to work on getting more boat storage

Having a hard time getting contractors to bid the job.

No list jumping if money is donated, make sure any one hired is insured

List of concerns to Paul Adams

Ken McArdle We don't have enough space for 47 boats

We may be able to develop 10 spots.

#64, gave up storage space, can we use grazing area

Ken McArdle: the county restricts us

Tim Jenkins #660 can we get a variance, has to be approved By the neighbors.

#687 owner to go to the county

#392 Joann Hyndman: safety issue on the pool area

Area is sinking and slippery, #660 Tim Jenkins use a mat on the area

Camp Ground Committee:

Dan McCarthy #630

Trailer parking area, will go down to Napa County and will go to Sacramento, develop the area behind the BMX tract

Put gravel, owners will pay for the gravel

Paul Adams: County has restricted our use of the land

#660 Tim Jenkins, we have organized a web site

Jan McCarthy #630 is setting up the site

Bocce Ball Committee: Lunge #564

Thank you Paul for the court, Ball is available and was  
Donated by Luigie #564

Collections: We are going to report late assessments  
On owners credit report's

Brandi #163, will owners be notified that credit will be  
affected. Candace will notify all owners' this will go into  
Effect at the end of October. Approx. \$500 to set this up.

New Business:

Assessment must be paid by July 22, 2004 to be eligible  
To vote in the election.

Paul Adams: Camp ground issues

Checked into what the other ranch at Horn Brook is doing.  
They are using State Campground Rules. Some Horn Brook  
Campground rules:

- A. Since 2002 over 200 families joined Horn Brook They  
have had to make campground changes. Some  
changes are the same as State Campgrounds. (Method  
of assignments)
- B. In one full calendar year after 30 days of use the cost is  
\$2.00 a day. (It helps to keep down ROA dues and  
they say it discourages squatters)
- C. RVs are to be pulled into or backed in straight. (no  
angle parking)
- D. There are sites for 120, 90 and 30 days.
- E. No park models
- F. Making 20 new sites with 50 amps. Service.

#797 Brandi, #204, owners at Horn Brook #393 Bone Yard is  
ugly, Kathy Doulabi, how large is Horn Brook? 5000 acres  
Ken Mc Arledle: owners can have a second site if available.

Brandi #163: motion to delete extra site form information booklet for guest. Candace will change booklet  
#64 can we get a count on sites  
Brandi #163 cabins are exempt.

Ken McArdle made a motion to eliminate guest having his or her own site.

Noland #1354 people living on the ranch, quazi employee Mark moves every 90 days. And Gary Shook also moves.  
#687 some one should live in the camp grounds for security.  
Frank Brandi #797 what is the number of employee sites.  
We have 26 sites.

Gary Schook save the ranch a lot on money maintaining all The ranch vehicles, we have two people in the summer  
And one in the winter.

Ken McArdle: owner request additional phone line in the lodge area for computer use.

David Brandi #163 can secure for a flat monthly fee and will research it and volunteer his time.

Owner Correspondence:

Betty Bortin # 1175, regarding storage lockers.

Owner's #660-385-633-392-271-797-1314-1516-1672-1191-725-1354-1710-817-227-296-738- regarding campsites.

Owner #1069, regarding pool hours.

Owner #1258, regarding smoking at the pool

Open Forum:

#660 Tim Jenkins What kind on insurance do the trailer Contractors have. How come the ranch does not profit from this.

Ken McArdle: It is in the ranches best interest not to be involved in this for liability reasons. Jenkins #660 check

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Brandi #797 cards are advertising the movers.

Blanch #1159 costs for variance approx \$100,000,00  
For permits and neighbors approval. We are one entity  
The Planning Dept has informed the present  
Board the we are restricted as per the Land Use Map  
Located in the lodge.

We need more money to move forward. Owners need to  
realize that for a lot of years we did not keep up the ranch.

Bonnie #13 Horn Brook has 500 acres be careful with the  
cc&r that is our guarantee for us not to dictate to each other.

We don't have enough space raise assessment's to \$1,000

Judy Brandi #797 we need to try and alleviate the shortage  
Problem.

Ray #160 Stop sales and set up a plan for growth  
Felipe Riley #633, Stop using the ranch for storage  
Against the CC&R

#233 Owner for 1 1/2 year, will the assessment go up and  
when will we be notified.

Ken McArdle, we want to get accurate figures from the  
insurance cost to decide the assessment increase.

The Board has to know what you want

Felipe #633 we can store my trailer down their if our  
assessments were \$1,000

Mooney #235 on site storage for trailers

#229 most of the problems to many sales, can we stop  
Selling the shares, this will cause the cost of the  
assessments to go up more.

#232 can you include a weekend for the time off.

Paul Adams and Alyce Cardinale would like to see

A motion from the owner's for a seven-day off.

Luigie #564 you want to change all the rules, Keep five days

Mike Mooney #235

The benefit of the owners, Public report states from a to z need to read the public report, How to spread out the excess Electrical is not adequate, dividing up the camp sites, don't Cut down the trees, Planted in 1995 took ten years to grow. Overcrowding campgrounds, can we use pastures to park trailers.

Electricity: Paul Adams, we need to fix what we got.

Robert #924

Boat storage, regulated house keeping on boats not being used. Candace: Letter's to owner's responding to abanded boats. Golf carts, some have been addressed, focused more on the boats. Paul Adams. The owners need to be responsible for there personal property.

Pete Politi #1781 we sent out 103 letters only 26 responded.

Tanya #240 owners have lack of respect for each other and the board. Owners have been rude; owners have broken the rules. All owners have a responsibility to each other.

You have bought homes not camp trailers. Some owners cannot move their own trailers. Where are the parents, you have the complaints, but you don't help with the solutions.

Where are the volunteers? We do the towing.

The insurance we have is for the liability and any damage.

You are responsible for yourselves.

Charles Aiman #725, we need more sites.

What can we do today to help with the problem?

#274 Albert Sanchez, #660 Jenkins, #633 Riley, owner

Had a large trailer, Candace organized the site to be held?

#189 there is a misunderstanding regarding the site. We were trying to help the neighbors the was next to. #633 site was held for owner.

#1781 Pete Politi: Thank you for your interest, well too  
See everyone. We have a planning issue.  
The message in the past was if you want to get elected don't  
raise assessments.  
The old board voted to put it aluminum wiring to save  
money, this is not adequate. We have to be realistic. We  
know we are short on camp sited. We sold over 60 shares  
last year. We have a water system that is antiquated. Sewer  
system, a clamp to fix a leak cost \$300. How come the value  
dropped? If you want a nice ranch you need to understand  
what is going on. This all takes money and  
We could keep cost down if more owners helped.

Meeting was adjourned at 3:10  
Next meeting will be August 21, 2004

Respectively yours,  
Alyce Cardinale, Secretary