

R-Ranch at the Lake
Board Meeting Minutes
September 18, 2004

Meeting was called to order on September 18, 2004
At 12:05 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

Secretary,
Alyce Cardinale, Minutes read, Board Meeting
May 15, 2004, No corrections, approved and
accepted.

Treasurer

Kathy Doulabi,
Total operations account: \$94,612.30
Total Reserves: \$168,926.87
Total Operation & Reserves: \$263,539.17

Vice President of Operations

Paul Adams,

Groups start in October and we will bring in more revenue.

Stable Report

Pete Politi,

41 Ranch Horses

36 Owner Horses

Pancake fund raiser was a success.

Purchased dirt for the horses at no expense to the ranch.

Boat Storage

Pete Politi,

105 Boat storage spots

30 On the waiting list

25 owners need to respond to the registration & rules guidelines. If owners do not respond they will lose their boat storage.

#64 Cortez

You do not have to sign out your boat to go to the lake.

President

Ken McArdle

The boat committee set up rules

Paul Adams asked if the board behind this.

Board responded yes.

Need to establish a impound area and this will have a daily fine of ten dollars until they comply. A registered letter will be sent with a return receipt.

#564

Luigie:

Need to be operational with currant Registration

Vice President of operations

Paul Adams,

We have an owner who has a towing service

Who will help us with the boat problem?

Vice President

Don Sanders,

Did not agree to the \$10.00

Should be more.

Collections:

Terry Plank,

22 lien packages for foreclosure were sent out.

Add Hoc:

No Report

CC&R:
No Report

Safety Committee:
Paul has the list.

Teen Committee:
No Report

Boat Committee:
No Report

Campground Committee:
Steve Love #373
Trying to get them on tract.

President
Ken McArdle

We will send a letter to Dan McCarthy
requesting a schedule of meetings and a list of
their officers.
Need to get organized or abolish the committee.

Vice President Of Operations
Paul Adams:
We have to organize it or the board will institute
the guidelines.

Letter from Dan McCarthy #630
President of the Campground Committee
Next meeting will be announced on the web site.
Committee wants a storage area for the trailers.

Vice President of Operations

Paul Adams,

Campground changes will be tried through
the winter.

Voted in by the board effective November 1
2004:

1. Owners must be present and personally sign their RV onto the ranch and when moving the RV from one site to another, they need not be present if they authorize someone else to remove their RV from the Ranch.

2. RV Owners, effective November 1 2004:
The length of time and RV may stay on R-Ranch is changed from 90 days to 3 months. That is, when an RV comes onto the ranch it will be due off exactly 3 months later. Regardless of the day of the week that date falls on, i.e. coming on Monday November 1 2004 due off date will be Tuesday February 1, 2005.

3. All Ranch Owners, effective January 1, 2005: In any one calendar year (1/1-12/31), any owner or guest who is on the ranch for more than 45 nights excluding weekend nights (Friday & Saturday nights) and the following holidays- January 1, Presidents Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas, will pay \$25.00 per day, in advance, for each day thereafter.

Additionally Section V1 Sub paragraph B has been changed to delete that part which allows an owner to occupy a second campsite for themselves or their guests. The limited number of available campsites compared to the number of RV owners makes that provision impractical at this time.

Owner #13 Bonnie

I have an all day drive: It's hard for me to comply with the rule. It would be a hardship.

#64 Cortez

Can we accommodate the elderly and handicapped?

President,
Ken McArilde
We will handle on a case-by-case basis.

Pete Politi #1781
We need to adjust for the whole.

Luigie #564

We need to make a trailer storage area.

Treasurer
Kathy Doulabi:
Campground users need to put up money for
expansion.

Five-Minute Break

Vice President of Operations
Paul Adams
Squatters, more people living on the ranch.
Policy voted in.

Old Business:
Will use the credit reporting policy for
collections.

New Business:

Assessments will no longer be credited for owner sale referral.

Correspondence:

None

Open Forum:

Bonnie #13

Jazz Concert Fundraiser

Calendar is full for October Groups.

Pete Politi #1781

Bulletin Board.

Ranch Sales posted on the board are a conflict with the sales department.

We need to make sure that guest passes and horse riding passes are numbered.

Budget Meeting will be October 18, 2004

President

Ken McArdle

Board meeting to be every three months.

Meeting adjourned at 2:25

Next Meeting:

January 15, 2005

Respectively yours, Alyce Cardinale, Secretary