

## Rranch at the Lake

Meeting called to order April 16,2005 at 12:07 p.m.

Roll Call:

Ken McCardle, President

Paul Adams, Vice President of Operations

Don Sanders, Vice President

Kathy jDoulabi, Treasurer

Alyce Cardinale, Secretary

Pledge of Allegiance

Minutes of prior board meeting read and accepted by board. With a correction of Ranch Horses was 47 should be 42, and Private houses was 32 should be 36.

Treasure:

Kathy Doulabi,

Total Operation Account: \$222,153.46

Total Reserves: \$181,381.40

Total Operation & Reserves: \$403,534.86

R-Ranch Manager Report  
Summer Projects

Paul Adams

1. Sewer equipment
2. Open Cabins and Bathhouses
3. Weed Spraying
4. Road work will start next week
5. Pool maintenance
6. Tot lot
7. Lot for carts only
8. A total of 800 letters mailed, regarding the cleaning of the storage problem area
9. New sign for the Country Store
10. Gravel to be shipped

Stable Report: Pete Politi

1. 42 Ranch Horses
2. 39 owner Horses ( two new owner horses)
3. Thanks to all the volunteers, who have helped
4. R-ranch trail is now open
5. Garden trail is still closed
6. Need to add 2 staff employees
7. Rebuilt paddock area

Collection: Terry Plank

1. 18 Foreclosures
2. Small Claims action report given
3. Reported to Equifax: Notified of Owners # 14 & # 251 are in collections

CC&R Committee: No Report

Safety Committee: Vicki Love #373

1. Golf Cart Problems: Riding on the back and speeding. Thanks to Paul, he Has helped to eliminate most of it.
2. Would like to have other owners join the Safety Committee
3. Parking lot Rule will be enforced by the Country Store
4. Owner # 705, Durelle Finister will review the Tot Lot area for safety, and assist in the use of the area, also she can do background checks if needed.

Teen Committee: Kathy Doulabi

1. 3 dances scheduled
2. Need Teens for Teen Board

Boat Committee: George Sanchez

1. Sanchez has resigned
2. Cleaning of the area has been addressed
3. Meeting of July 16,2005 they will elect a new president
4. Placing a hold on any new construction
5. Waiting list for boat storage will be posted in ROA Office

Campground Committee: Dan McCarthy

They will be focusing on more campsites. They have an area behind George's house. Will re-do road, and build new sites. This would give additional 14 sites. They will to bridge the area because of a leaching field in the area. Mike Mooney spoke with Napa County, it is a doable possibility to make trailer storage. Campground Ground Committee has established a bank account to collect money from owners for storage area. Have collected \$900.00 sofar, will cost around \$1100.00 plus gravel, would allow for an additional 240 storage sites. There would be a maintenance fee for storage and trees will be planted.

Candace: how are you going to monitor security? Sign a disclaimer  
Park at your own risk.

Owner #229: How are we going to keep this area from becoming a  
Junk yard?

Owner #274: The \$25.00 charge a week should be more to maintain  
Areas

Owner # 705: Need to charge more. How is the space allocated?

Ken McCardle: need to research more

Dan McCarthy: First focus is on the area behind George's house

Pete Politi owner # 1781 & Dan McCarthy need to review the on going Brown out situation in the campground. The area behind the Ranch House needs a PGE pole and then we can install meter panel cost is About \$4400.00.

Owner #189 Kathy: who will I make the checks out too

Ken McCardle: Are you keeping a record of who is giving you money

Dan McCarthy: yes

Owner 1781: Who is the treasurer

Dan McCarthy: owner # 666 Beth Carol

Owner 1781 : if horses are in pasture do you need to include wrangler

Kathy Doulabi: We need to see the use change

Owner #64: Won't the ranch generate more \$

Owner 1081 : Did you say trailer storage is 240 how many trailers are On the ranch, 435 are registered. If we have this storage how much is it Going to relieve the pressure in the camp grounds

Paul Adams: Cost for gravel in storage area would be around \$35,000.00

Ken: We need the gravel

Owner # 759: Charging for storage of trailers the other ranches were Sued. You're setting us up for a huge problem of law suites. The People who pay will have exclusive use of the storage area

Owner #834 : how many new campsites will we have.

Dan McCarthy: we would like to have at least 100 with no permits Necessary

Paul Adams: cannot do over a 5% grade, otherwise a permit would be Necessary.

Ken McCardle: we need to take step one before step 45. Lots of issues To address before we can move forward.

Bocci Ball Committee: Luigi

1. Ground needs to be even
2. Grass needs to be cut.

Old Business:

Owner #1287: Will we be able to tow our trailers during roadwork

Paul Adams: owners will be notified during the work. Road repair was Postponed due to the weather, but will start again on Wednesday.

New Business: Ken McArdle

Our Ranch Counsel Division- with other ranches they want to look into getting better rates for insurance, buying of supplies collectively, legal issues.no on co[op use. The purpose to save money. Need a representative if we decide to entertain this idea.

Don Sanders: motion to look at this idea

Paul Adams: second and all agreed

Snack Bar:

Ken McArdle: We have new contractors. The ranch lost 25 to \$30,000 Last year to run the snack bar. They were just signed this morning.

Owner# 1287: concern about the public coming in would rather See the restaurant closed and the store also. Is their anything in the Contract that said the public can come in

Don Sanders: Due to the liquor and food license, we must be open to the public,

Ken McArdle: Contracts are negotiated and all owners can see the Contracts.

Candace: minors come on the ranch age is 16

Owner # 1287: Can we get a committee from the board to address the Public on the ranch

Ken McaArdle: I feel that is an inconvenience to sign in at the office

Owner #64 : keep the cars off the ranch. Let them walk in

Owner# 705 : you should charge them a fee to come on

Owner# 114: do the signs have to be on the road

Ken McArdle: They removed the sign that was on the easement

Don Sanders: will look into the matter

Ken McArdle: makes a motion to have non-owners to park and have Wrist bands.

Jan McCarthy: Can we put a different rate for the non-owners

Owner# 64: Do we have security to accommodate the non-owner Traffic

Ken McArdle: we only have after the incident if, the security was good

Paul Adams: we have to get the bugs out

Ken McArdle: we communicate at least 3 to 5 times a week. The public should wear a wristband.

Pete Politi: If they do not have stamp on hand they are sneaking on the ranch and there is a \$100.00 fine

Owner # 705: this is my first meeting are the decisions made only at the Board meetings.

Correspondence: Alyce Cardinale: Letter from Joe Broderick

Open forum:

Owner #666 .Ken please explain the housing as well as the snack bar and Store

Ken McArdle: store and snack bar are a convenience for the owners.

A non-profit for the ranch to share. Store owner lives here the rest of the Contractors do not.

Don Sanders: last five snack bar owners did not make it because they had No business during the winter months. Again not enough \$\$ and profit

Paul Adams: First opened we charged them 3-5% we stopped it because they could not make it during the winter months. All left because of no profit.

Owner #1781 Pete Politi: Snack bar and store uses people to help are family members to keep the costs down. In order to keep snack bar open we had to hire double shifts we ran a negative of 25-30%. Open to the public are the other issues. Do you want to put it out to 1500 owners to approve the additional costs of workman's comp and overtime issues

owner #1358: April 9<sup>th</sup> to set up a kennel for the dogs. Also open up the cabins. Will we pay for the cost to poll owners for the dog kennels.

Paul Adams: I have a place we can use for a kennel. Owners need to see Paul to put it together. We had to raise the fine for dog waste.

Don Sanders: Can Laura start a dog committee? Laura agreed to start a dog committee.

Owner #589 I am for the kennel, dog run you would have to be with your dog.

Owner #114, did we negotiate with the pridmores or are we locked in

Paul Adams: for years we tried to get more sites, we would not sign a contract with them.

Tanya and Scot are leaving the ranch. Is anyone else available to move trailers?

Ken: no. Ranch has nothing to do with it.

Ken : we do not have any say about their rule, it came as a total surprise to them.

Don sanders: has anyone considered talking to Pridmore to get a better price. invite Clint to discuss his new rules

Pete politi: there is no reason you can't talk to Pridmore regarding our contract with them.

Paul Adams: George was told he cannot split sites.

Owner # 843: elaborate on land use.

Ken mcardle: we were told if we wanted to change the use of the ranch we could be subject to more inspections by the county. The planning commission told the board that we have specific land use. The planning dept declined Pridmore's negotiation for the \$180,000.00 with us.

George Sanchez: parking for cars only in picnic area.

Owner # 518: limit 160 night on the ranch

Ken Mccardle: we don't have people living on the ranch. Over two years ago no more exception. The concern is not the five day it's the 30 days we can always change it back if we need too.

Paul Adams: we had 10 people, now we only have one.

Owner #1287: the 160 days, I think was 160 with weekends?

Owner #666: the citations, who handles them management or security?

Where does the money for the tickets go also incident reports?

Candace: 10 to 12 tickets per year money gets invoiced and the owner can not use the ranch if they do not pay.

Jim & Rose: if owner is late with assessment they should not use the ranch.

Owner Jim hutchsin: how do you calculate the days?

Ken Mcardle: computer does the calculation for those days.

MEETING ADJORNED AT 2:50 PM

NEXT MEETING JULY 16<sup>TH</sup>, 2005