

**BOARD MEETING MINUTES  
RRANCH AT THE LAKE  
OCTOBER 15,2005**

The Saturday board meeting was called to order at 12:04 by board president Ken Mcardle

Roll call was taken. Present were:

Ken Mcardle	president
Kathy Doulabi	1 <sup>st</sup> vice-president
Steve Love	2 <sup>nd</sup> vice president
Steve Pietrobono	treasurer
Nellie Cutright	secretary

Mike Mooney led the pledge of allegiance

Minutes from the last meeting were read. The reserve fund should read \$9000.00 funded monthly. The correction was noted and the minutes were approved and accepted.

**Treasurer's report: Steve Pietrobono**

Operating funds:	\$ 98,794.23
Reserve funds:	\$ 108,369.48
Total funds:	\$ 281,163.71

**Ranch managers report: Paul Adams**

The 806 tractor was replaced due to its untimely passing of old age.

The pump at well #3 was replaced and 170 feet of piping installed. We will have to take a serious look at well #1 next year.

We are looking at the gray surface between the lodge and the pool. We are having some contractors in to discuss how to repair the cracks. We should have some answers in January

Joe Adams was promoted to operations manager. He took mike eglers place when mike left the ranch.

**Stable report: Janet Politi**

We have 40 ranch horses 32 owner horses are being boarded on the ranch.

**Committee reports:**

**Equine ad hoc committee: no report**

**Canine ad hoc committee: no report**

It was recommended that the committee be dissolved due to lack of participation. Ken mcardle made the motion to dissolve the canine committee. Kathy doulabi seconded the motion and all board members voted to dissolve the committee.

**Safety committee:** Vicki Love no report

**Teen committee:** Kathy Doulabi

Kathy is asking for volunteers to help set up the haunted house.

**Boat committee:** Albert Sanchez no report

**Campground committee:** Dan McCarthy

Dan received approval from Napa County for an RV and trailer holding area. He needs an approval letter from the president of the board to continue this project.

Ken Mcardle said that with the approval of the board, he will sign a letter to pursue the permit.

A formal vote will be mailed to all of the owners stating exactly what is being proposed. The campground committee will pay all costs for the preparation and mailing of the letter.

**Old business:** no old business

**New business:**

**Contracts for the store, snack bar and campground host and hostess are coming up for renewal. Any interested party is urged to put in there bid for these contracts.**

A special assessment of \$ 44.00 per share has been imposed because of financial deficit for 2005. the due date for payment of the \$ 44.00 is October 24<sup>th</sup>

The 2006 board of director meeting will remain the same, as this year's meetings will be held on the 3<sup>rd</sup> Saturday following the end of the calendar quarter.

**Correspondence:**

Janet Politi stable supervisor suggests that we have two types of guest riding passes. The normal \$15.00 trail ride pass and the new \$ 5.00 arena riding pass for 15 minutes in the riding arena. A vote was taken of the attending owners and it was decided that there would be no free arena riding effective immediately.

A letter was received by Rayne of the snack bar. The letter stated that due to low ranch occupancy and forthcoming changes in the weather that, for the business to stay open the ranch needs to allow outside patrons to park in the upper parking lot.

Steve Pietrobono made a motion to allow non-ranch patrons to park in the upper parking lot from December thru March but with the provision that the patrons leave their drivers licenses at the office until their departure. Kathy seconded the motion. The vote was 3 to 1 with one board member abstaining.

**Open forum:**

Owner # 1679 requests that trail card testing be given more frequently.

Owner # 1002 wanted the \$312,000.00 accounted for

Owner # 101 Mark Bendix said that he had spoken with Levy and Company. The ranch CPA firm concerning the \$ 312,000.00. the accounting firm stated that they had made a mistake.

The board of directors meeting was adjourned at 2:50 p.m. the next meeting will be January 21<sup>st</sup> 2006

Nellie Cutright  
Secretary