

R-Ranch at the Lake  
Board of Directors Meeting  
January 21, 2006

The meeting was called to order by 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

Steve Pietrobono led the Pledge of Allegiance

Minutes from the last meeting and Budget meeting were read and approved.

Treasurers Report

Operating Funds	\$487,041.79
Reserve Funds	\$190,741.14
Total Funds	\$677,782.93

Ranch Managers Report-Paul Adams

We had extensive damage from the recent flood. We lost the water main from well house 2 and 4 which we can fix ourselves. Several trees fell, three blocking the cement bridge requiring the cat for removal. A pine tree fell and took out the 200AMP service in the 400's which has been repaired.

Now that 2006 is here we have to think about replacing our ancient tire changer which is a necessity for the ranch and its owners.

Well #1 will be scheduled for overhaul.

Stables Report

We have 29 owners and 39 ranch horses. In 2006 we will be looking for 2 trail ponies and 1 large horse.

Committee Report

Equine Ad-Hoc No Report

Safety Committee

Paul Adams reported Napa County did an inspection of the employee mobile home housing. Eight small repairs were cited. All repairs have been done.

Teen Committee

Kathy Doulabi reported that the Crabfeed is coming up February 11, 2006 and we are looking for teen servers.

Boat Committee

Dan McCarthy reported that everything is going well. He suggested the ranch carry tarps for sale for owners so they can replace the torn ones.

Campground Committee

Dan McCarthy is seeking checks to apply for a permit for the trailer holding area. When he receives 725 checks we will try to seek a permit.

## Old Business

None

## New Business

Newsletter-Ken McArdle made a motion that the next newsletter going out informs the owners that the newsletter will now be available on the website only and those without computer capabilities can request one from the office. Seconded by Kathy Doulabi and all Board members approved.

Snack Bar-The snack bar contractors have not shown up to run it since before Christmas. On January 4, 2006 a letter was sent letting know that there contract has been terminated and that they have 30 days to remove all their personal property.

Lodge Gray Area- Paul Adams stated that we have contacted four contractors for bids. Three bids for cement and one asphalt.  
One asphalt which is easier for us to maintain will cost \$23,000 for sealing all the cracks and coming in with colored asphalt.  
One cement with the help of three of our employees will cost \$26,000.  
Paul has not received the other two bids at this time.  
Paul would like to get this project done next month.

Office Upgrade-We have an opportunity free of charge to get a mobile home 55 to 60 feet long and it's in good condition. It will be used as a business office for financial matters freeing up the present office for checking in and out. The set up cost is approximately \$3000.00. Ken McArdle made a motion giving Paul permission to get the mobile home, seconded by Steve Pietrobono and all approved.

Financial Secretary Position-Ken McArdle recommended that Mark Bendick #101 be appointed to a position of Financial Secretary to work with the treasurer of the board. Ken made a motion that the position be established, seconded by Nellie Cutright, all approved. Mark Bendick excepted the position.

## Correspondence-None

## Open Forum

Owner #1002 inquired about the \$44.00 special assessment and if the balance owed yet is from old delinquent owners or if we have new owners not paying. Candace Shook the Office Manager informed him that most are the old delinquent owners and some are owners that paid there 2006 assessments but failed to pay the special assessment. She informed the owners at the meeting that we are currently calling these owners and sending them letters letting them know that they need to pay this special assessment.

Owner #53 Suggested a sign up sheet be put in the office notifying owners of the newsletter change and allowing them to sign it if they don't want the next newsletter to be mailed.

Owner #147 expressed his disapproval for trailer holding area on the ranch. He showed a land usage map of what the ranch is designed for.

The meeting was adjourned at 1:15 PM

The Next Board Meeting is scheduled for April 15, 2006.