

R-Ranch Cabin Committee Meeting

Minutes

Date: 10/20/07

Officers Present:

Chair: Ruth McCracken

Co-Chair #1: Cindy Lembkey

Co-Chair #2: Marita Nickerson (not present)

Secretary: Dawn Clark

Treasurer: Rich Henley (not present)

Board Representative: Laura Bohler (not present)

Members Present: Jeff and Cindy and Jeff Lembkey, Dawn Clark, Liz Spiker, Gene and Ruth McCracken, Valerie Figueiredo, Barbara Elmgren

Meeting: Called to Order at 11:00 am in the Lodge.

Minutes: The Minutes of the 8/4/07 meeting were read and approved as written.

Treasurer's Report: Rich Henley was not able to attend the meeting, no report.

Old Business:

1. The Chair reported on the Requests for Repairs Funding that were presented at the Board of Directors meeting on 7/21/07. After being tabled at that meeting, they were given approval at the 8/18/07 Owners meeting. All of the following items have now been completed:
 - a. Funding for Electrical Poles that were approved in 2006.
 - b. Sinks at the Bathhouses for the Cleaning Staff.
 - c. Fire Extinguishers for each Bathhouse in the Cabin area.
 - d. New Double Mattresses sets for the current 10 "A" Cabins

New Business:

1. Proposed Budget Requests for 2008 were discussed. The Office Manager had asked the committee to prepare the figures earlier as the 2008 budget was being developed.
 - a. 200 Twin bed mattress covers to replace current torn covers, or covers that are open at one end. (This is a Health and Safety Issue since torn/open mattress covers cannot be sanitized between owners, and could spread germs and bugs.)
 - b. 90 Brooms and clip on Dust and for the Cabins. (This was a request highly rated on the Owners Survey and would give the cabin users more responsibility for sweeping out cobwebs and the floors
 - c. Two additional clusters of 7 cabins each, for a total of 14 more cabins with electrical posts.

NOTE: The budget request for these three items listed above was \$6,594.40

- d. The request for 5 more “A” Cabins will be submitted at a cost of approximately \$14,000 each for a total of \$70,000. This item will need strong support from the board to be approved.
2. Late Check Out Procedure:
 - a. The Chair talked to the Office Manager and confirmed that check out time for all cabins is for 12:00 noon. Late Checkout is for 3:00pm.
 - b. The owner must set up the Late Checkout when reserving the cabin, and must confirm Late Checkout when confirming the cabin.
 3. Review of Cabin Surveys: The Survey results are listed at the end of these minutes.
 - a. The Cabin surveys showed a high ranking for more electrical cabins and brooms for the cabins. The budget requests were based on these higher ranked requests.
 - b. Many owners wrote in a request for more “A” cabins and the committee believes these might increase the number of ownerships by having more modern cabins.
 - c. Valerie said that she would check with some mattress companies to see if we can special order a mattress to fit the size of the current “platforms” in the cabins, which are smaller than a double size mattress.
 4. Discussion of Cabin Checklists:
 - a. The committee reviewed the few that had been turned in and work orders will be submitted for items suggested such as holes in screens and smoke detectors on the shelf with no batteries in them.
 5. Discussion of Trailers in cabins during past summer:
 - a. Numerous complaints were heard about the larger than 20 ft trailers that were parked in the cabin area during the summer months. The biggest concern was the loud generator that one of them ran during the day and into the night. Several owners asked to have the generator shut off, and it did not happen until Security was called. Apparently these were trailers that were guests of the owners and had been approved by Candace, the Office Manager.
 - b. The committee would like to have the rule enforced for no RV or trailer to be allowed into the cabin area longer than 20 ft. Guests can stay in an extra cabin if needed.
 6. Discussion of Dogs in Cabins during past summer:
 - a. There were several incidents of dogs reported in the cabins during the summer. They were asked to leave by Security, although one owner stayed on another day. The committee would like the \$25 fine increased to \$100 per day for dogs brought into the cabin area.
 - b. There should be a subcommittee formed to explore the request for the possibility of special cabins to be reserved for owners who wish to bring their dogs.

Next Meeting: The committee agreed to meet the day of the Crabfeed which is usually held in Mid February. The time and location will be announced at that time.

Submitted by,

Dawn Clark, Secretary and Ruth McCracken, Chair

NOTE: See Results of Cabin Survey on next page.

R-Ranch Cabin Committee

Results of Cabin Surveys Returned with Ballots on 8/18/07

326 Surveys Returned with Rankings

+ 38 Surveys Returned without Rankings = Total of 364 Surveys Returned

NOTE: 5 = Highest Ranking and 1 = Lowest Ranking

<u>Item Listed:</u>	<u>#5</u>	<u>#4</u>	<u>#3</u>	<u>#2</u>	<u>#1</u>
Electrical Outlets:	196 60%	44 14%	15 5%	21 7%	42 3%
Mattresses on Platform:	90 28%	78 24%	47 14%	59 18%	35 11%
Brooms in Cabins:	115 35%	102 31%	63 19%	46 14%	3 .01%
Additional Shelving:	42 13%	64 20%	79 24%	65 20%	52 16%
Storage Lockers:	47 14%	70 21%	64 20%	39 12%	60 18%
2 Resin Chairs:	34 10%	35 11%	43 13%	42 13%	83 25%