

R-Ranch Cabin Committee Meeting

Minutes

Date: April 7, 2007

Attendance/Officers Present:

Chair: Ruth McCracken
Co-Chair #1: Cindy Lembley (not present)
Secretary: Unfilled
Board Rep: Steve Love

Members Present:

Gene McCracken, Randy Apoian, Laura Bohler, Richard Henley, Don Sanders, Marita Nickison, Robin Countryman-Valk

Meeting called to order at 12:20 p.m.

Nomination of Officers:

Richard Henley was appointed Treasurer, and Marita Nickison was appointed Co-Chair #2. A regular secretary is still needed. Minutes were taken for this meeting by volunteer Laura Bohler.

Minutes:

After review of the minutes of the meeting held on February 10, 2007, a motion was made by Ruth McCracken to approve the minutes as written. Seconded by Marita Nickison. The minutes were unanimously approved by vote of the committee.

Old Business.

1. A secretary for the committee is still needed.
2. The current list of cabin repairs were reviewed in detail and a priority list completed as follows.
 - A. The items listed on the attached "Work Order List for Steve Love" will be submitted to Director Steve Love. He will prepare the work orders needed to begin these items.
 - B. A request that cabin picnic tables be leveled will be submitted to the Board of Directors.
 - C. The items listed on the attached "Requests for Board Approval" list will be submitted to the Board of Directors with a request for approval of these projects/improvements.
 - D. Gene and Ruth McCracken will submit a list to Paul Adams of cabins and bath houses that are in need of additional gravel around the buildings.
 - E. The committee agreed to defer checking to see if fireproof insulation could be added to some of the cabins, possibly the cabins that will have electrical posts installed near them. Also deferred was investigating the installation of fans in cabins.
 - F. Richard Henley will research the County requirements to expand A cabins, or to possibly upgrade some cabins to a "B" status, with light, power and heat, but no bathroom.

- G. Richard Henley, Gene McCracken and Steve Love will arrange a walk-through and review of all cabins.
- 3. The ROA office is now able to track cabin usage and should be able to provide a report next year on which cabins are being used the most. This report will be reviewed by the Cabin Committee to see if a determination can be made as to why and see if cabin usage can be balanced by potential improvements to unused areas.

New Business:

- 1. Additional ideas for cabins:
 - A. Ruth McCracken will draft a proposed checklist for staff that will help maintenance in identifying necessary repairs to cabins.
 - B. A suggestion was made to investigate whether another or larger refrigerator could be installed in the lodge kitchen for cabin users to utilize during stays at the ranch.
- 2. Usage of A Cabins. Limiting reservations for A cabins to once in a 30-day period can create difficulties for owners, and may not be necessary year-round. A suggestion was made to that increased usage could be allowed January through April and October through December.
- 3. Committee members will review the current ranch rules concerning cabin usage and bring proposals for revisions to the next committee meeting.
- 4. An owner noted that there are several signs missing at the cabin BBQs warning that charcoal only is permitted in the cabin BBQs. This item has been added to the "Work Order List."

Next Meeting Date.

The next meeting will be held May 26, 2007 at 12:00 p.m. in the Lodge. There will be meeting notices posted in the ROA office and Lodge, and on the Yahoo e-mail group.

The meeting was adjourned at 1:25 p.m.

Laura Bohler, Substitute Secretary

Work Order List to be Sent to Steve Love

1. Drilling holes in the tables for umbrellas.
2. Fixing holes made by woodpeckers in cabins.
3. Repairing screens that have broken or torn sections.
4. New curtains in some cabins.
5. Repairing shower handles and checking for bugs in shower heads.
6. Replace missing “charcoal only” signs at cabin BBQs.

Requests for Board Approval

1. Expand existing storage lockers by approximately 18 inches.
2. Add a second sink outside each bath house for cleaning staff to wash their equipment. Since many owners use these sinks to wash dishes, this is a health and safety issue.
3. Upgrade current dishwashing sinks at each bath house to include a small shelf next to them as a work area, and a light over the sink for use after dark. Such a shelf has already been installed at Bath House #1.
4. Install fire extinguishers at each bath house, with the exception of #7 and #8, as they already have them.