

Camp Ground Committee Meeting

Date: April 9th, 2005. 11am

Location: Lodge

Attendees: Dan McCarthy (Chairman), Mike Moony (VP), Beth Amaral (Treasurer), Michelle King (Secretary), Alyce Cardinale (BOD), et al.

Areas of Concern

There are serious issues around the lack of campsite availability during the summer months. Three factors contributing to the current overcrowding problem

- 1) Additional RV camp-sites need to be developed to accommodate the current, and growing, number of owners with trailers.
- 2) RV storage needs to be developed so owners are less likely to use viable camp-sites to store their RVs when not in use.
- 3) Issues around how and when trailers are moved need to continue to be looked at (timing, cost, site availability, etc)

Agenda

1. **Splitting of existing Camp Sites**
2. **Development of New Campsites**
3. **On-Site Storage for RVs**
4. **“Owner on-site” rule for moving trailers**
5. **Temporary reduction of 90 days to 60**

Splitting of Existing Camp Sites

Discussion: The Ranch is allowed to develop a specific number of camp sites. By splitting larger camp sites into “A” & “B” sites we are creating a higher number of sites, but they are smaller, non-electric, and less desirable. In some cases RVs are so close together it is difficult to open awnings or use pick-nick areas when both sites are occupied.

Conclusions: The Campsite Committee is recommending that the sub-divided sites be restored to their original state and that “over-crowding” should be addressed by developing additional campsites in new areas (see **Development of New Campsites** below)

Action items:	Person responsible:	Deadline:
Present recommendation at the next Board Meeting	Dan McCarthy	4-16-05

Development of New Campsites

Discussion: We need to develop additional campsites to accommodate the growing number of owners who have trailers and RVs.

Proposal: Mark out (dry) campsites in Big Oak Flats to be used immediately. Develop a plan to run power and water to those sites for future use. There is currently power and water available in that area (near the old entrance).

Proposal: Develop campsites above/behind the old ranch house. The road will be re-cut as soon as the ground is dry enough, then the area can be evaluated to determine approximately how many sites may be developed. Additionally we need to calculate the cost of grading the area and running power & water to the sites. Rough estimate is that 15-20 sites may be ready by mid-summer.

Conclusions:

Action items:	Person responsible:	Deadline:
Present both proposals at the next board meeting	Dan McCarthy	4-16-05
Begin plan development and cost analyses	Campground Committee	Next Meeting

On-Site Storage for RVs

Discussion: Mike Moony has been in contact with the Senior Planner at the Napa Planning Office. Apparently the Ranch can obtain a permit to convert "pasture land" into "Temporary RV Parking" for a fee. Mike and several other Committee members have contributed funds toward the purchase of this permit. Current collection stands at \$800. The Committee will open a "non-profit checking account" to hold these, and any future, "Campground" funds. Checks will require two signatures: Dan McCarthy (Chairman), Beth Amaral (Treasurer), and Michelle King (Secretary) will be authorized signers. Some sort of fee for use of the temporary parking may generate revenue that could then be used to build and improve campsites.

Proposed Site: The meadow behind the Tennis & Volleyball courts, and just beyond the BMX track. The wild growth in this area is not suitable for grazing. It is proposed that 240+ "Parking" sites can be developed in this field area. Trees would need to be planted to soften the visual impact of the parking area.

Issues: The area would need to be amended, graded, and fenced off. Suitable access would need to be developed. Cost estimates and timelines need to be developed and funds need to be raised. A method for tracking use and collecting fees needs to be developed.

Conclusions: Additional funds need to be raised for the permit. The area must be evaluated and an action plan created.

Action items:	Person responsible:	Deadline:
Present "temporary parking" for board approval	Dan McCarthy / Mike Moony	4-16-05
Raise funds for permit	Campground Committee	ASAP
Purchase permit when funds are available	Mike Moony	
Begin plan development and cost analyses	Campground Committee	Next Meeting

“Owner on-site” rule for moving trailer

Discussion Mandatory “owner on site” rule creates a hardship for owners who try to come after work and arrive at the ranch late afternoon or evening. The Campground Committee proposes a slight “easing” of the rule to allow an owner 24 hours to check in with the office. This would allow the trailer to be moved by a contractor during the day, having it in place and “ready” for the owner arriving later. We also propose a daily fine for each day beyond the 24 hours that the owner does not check in with the office.

Conclusions: “Owner on site” rule seems stringent. Propose allowing a 24 hour “window”.

Action items:	Person responsible:	Deadline:
Present proposal at the next board meeting	Dan McCarthy	4-16-05

Temporary reduction of 90 days to 60

Discussion: During the summer months, when the Ranch is the most crowded, requiring trailers to be moved every 60 days will allow more opportunities for owners to bring their trailers up for part of the season. No one wants to reduce the limit, but everyone complains about overcrowding. Once new campsites are developed the limit could be returned to the 90 day rule.

Conclusions: The time limit should be put to a vote across all owners. Let the majority rule

Action items:	Person responsible:	Deadline:
Present proposal at the next board meeting	Dan McCarthy	4-16-05

Additional Information