

Call Meeting to order-Joan Scannell

Called to order by Joan Scannell @ 12:15pm

Pledge of Allegiance

Completed

Roll Call of Board of Directors

Board Members Present: Treasurer Ken McArdle, 2nd VP Dan Wynn, and VP Joan Scannell

Absent Board Members: President Paul Smoot, and Director Mark Bendick.

Joan reported to the ownership that the BOD has made changes to the positions on the Board Of Directors. Mark Bendick is no longer the Treasurer an Ken McArdle has accepted this role, and Dan Wynn is now the 2nd VP. In an effort to improve the turn around time of the minute postings, the BOD asked Leslie St.Amant to be the secretary, and she accepted. Leslie committed to having the minutes available for the office to post to the website within one week of the meetings. However, they will still be pending approval at the next BOD meeting.

Introduction of General Manager

Joan Scannell reported that an offer had been made, and accepted for the position of General Manager to Paul Quarneri, and with that being said she introduced him. Paul spoke about what type of atmosphere he would like to create at the Ranch; which is a fun family atmosphere. He reported he has been coming to R Ranch since a young boy, and has lived in the local area for the past 22 years. He has a background and knowledge of the ranch since he had worked with previous Ranch Manager, Paul Adams. He told the ownership that he welcomes feedback and is looking forward to hearing suggestions/complaints. He committed to posting his e-mail on the website to contact him. He noted that his expectation of the personnel is to treat you like owners, and treat you like number one because you are the owner and this place belongs to you.

Minutes:

October 17, 2009, Meeting Minutes. Joan reported that there was a computer malfunction and they hadn't been completed as of yet.

Reports:

Maintenance update by Paul Quarneri: He reported that the following maintenance activities had taken place over the past few months:

- * He is currently working on getting a contractor out before Memorial weekend to assess and provide an estimate for the repair of the cracks in the pool.
- * Pine trees located throughout the campground area have been taken down
- * All year-end activities related to the septic water testing has been submitted to the State Water Resource Center.
- * He wanted to give a special thanks to owner Gary Shook for volunteering to work and help maintenance on fixing doors, locks and repairing a broken generator.

Housekeeping update by Deborah Cook: Previous activities that have taken place since the last meeting are as follows: Halloween was a success they had costume contests, The Thanksgiving dinner (first one she's ever done) was a success, and she wanted to give a special thanks to Nellie for helping. She also talked about the success of the events are contingent on the volunteering and how it is very important. She also thanked the owners that have volunteered at the different events. She reported that New Years was a lot of fun and family oriented. Upcoming events: The annual crab feed will be on 2/13, reservation and payment in advance is required, so be sure to contact the office. In an effort to help support the local school there will be a Silent Auction provided by Cappell Valley school, look for the date/time in the **next** news letter. Improvement projects that her staff is focusing on this winter is the Youth & Teen centers, and the band cabin to improve the décor. She is pleased to announce that Leslie St. Amant will be returning this summer to manage the activities. In closing she told the owners that she welcomes constructive criticism, so please contact her with comments and suggestions.

Stables Update by Jennifer Branagan. She reported that there is currently 43 ranch horses and 26 owner horses. She was pleased to report that they are 1.5 months into the season and there have been no strangles. They gave Strangle boosters in July and believe it has proved beneficial. The ranch lost one horse last month-unrelated to Strangles. All pipes have been fixed in the Stables and she thanked Wrangler Jose, and the maintenance staff. Alyce Cardinale had a question regarding bringing up your own horse during a stay, and the rules around that. Jennifer explained they can stay in the isolation area, and there is no charge if you feed and take care of it, and there is a charge per day if you want ranch staff to care for it. Current vaccination proof is required. She also noted they can ride with the trail rides but must keep a distance from the group.

Office update by Gary Huckaby: Gary acknowledged that owners checks for their assessments had not been deposited as of yet because they are updating the financial software in the office to QuickBooks 2010. They want to enter all the data in the new software during the initial setup. He expects that the deposits will be completed within the next three days. The office has also began a new "constant communication" program where you will be automatically e-mailed with the newsletters and Ranch updates. If you are interested in participating with this please log on to the ranch website for details and to sign up.

Ranch Broker Update by Alyce Cardinale: Alyce asked for the support of both the BOD & office to ensure she is the initial contact for the distressed shares so she has an opportunity to "straighten things out." She states that in previous years it wasn't unusual to sell 60 shares a year and now it has "dwindled down" due to lack of communication from the office. Joan Scannell asked what is the current price for shares and Alyce noted they range from \$1,000 - \$1,300. However, it's been under minded by owners selling them for even less. **She has requested to meet with the BOD** to strategize how to resolve the current issues. **Dan committed** to the ownership that he will post the outcome of there meeting and outline the plan of action moving forward.

Committee Reports:

Adhoc horses; No current Adhoc chair, however Ken McArdle updated that there are currently 23 horses boarded at the Ranch, which is down from 27, and welcomed anyone who is interested in boarding their horse at R Ranch.

Boat Committee Albert Sanchez, not present, therefore no update provided.

Cabin Committee Liz Spiker #328 reported that there was no meeting held today, since it was only officers present, and it wasn't communicated to owners that there would be a meeting. However, she asked **Gary to send an e-mail post** for next time She mentioned that they would like to develop a priority list for the cabins.

Jim Gondola reported that there was no update from today's meeting.

Treasurer Report:

Ken McArdle noted that he had just assumed the role today, and needs to come up to speed. However, looking at the report handout he shared his concerns of what the report was showing and committed to reviewing the data, and actively working as the treasurer. He mentioned that there has been some changes made as far as adding reports etc. to give a more accurate detailed snapshot of the finances, and he will be reviewing those.

Old Business:

Joan Scannell updated that she is now the BOD representative for the Cabin Committee and Dan Wynn for the campground committee.

New Business:

Site to Site Program: Joan reported that it has been approved to run this year, and all participating owners names are listed on the back wall. There are *61 owners participating this year. She encouraged those that have enrolled and believe they are on the list to review it and if you find any discrepancies to work directly with the office. She noted that highlighted names on the list identify owners that have followed the guidelines and are approved for the program. * At the time of the meeting the number reported was 59, however, after a reconciliation of the paid owners the final number is 61.

Deed back Program: Joan Scannell reported that the BOD had met and reviewed the deed back program and the number of shares returned and as a result suspended the program effective immediately.

Horse Board Assessment Increase: Joan Scannell reported that the previously announced increase is placed on hold pending further review. Ken Mc McArdle noted that evaluations have not supported this increase, and that Steve Pietrobono had completed an independent evaluation and it validates the original evaluation that it doesn't support an increase. His report can be made available for your review. He also wants it noted that no one is more qualified to determine a cost assessment than Stable Mgr. Jenny Branagan, and any changes made should be supported by her.

Open Forum:

Owner Ray Borg asked what the site to site guidelines are, and specifically asked about the rule of partnering up with other trailers between sites, ultimately occupying them for the entire year. He noted, that if the rules were publicized it would help even those owners that aren't in the program, so they know what to expect. **Dan committed** to posting the site to site rules within the next week. Joan noted, that after reviewing the posted guidelines, if you'd like to propose revisions please contact the Campground Committee chair, Jim Gondola with your proposed revisions, and he will notify the BOD.

Diamond Trammel #508 Commented that she sees the employees as part of her family, and when they come up and an employee is gone, it's as if they disappeared. She said that **owners need to have some kind of closure** related to the staff of R Ranch. She said that she wants to make it known that there is an atmosphere with the Ranch employees that they are afraid to talk when asked about personnel changes. She also asked for clarification from the BOD about when deciding on cutting back on staff due to the economy; doesn't seniority play a role in the decision. It was discussed about confidentiality, but the BOD did agree to coming up with a way to communicate employees leaving..

Terri Heart #709 Voiced her opinion that if an BOD member was voted on by the owners they can vote them off. Joan did confirm that according to the By Laws owners do have that right. Joan reiterated that the BOD can not vote a fellow board member off the board. It can be done by the owners as a recall. Terri also shared an experience about an incident at the stables where she received conflicting information on which trail was open for her to ride on, and then received a written warning related to the trail she did ride based on what she was told by a wrangler.

Secretary Notes:

Meeting Adjourned at 12:52pm

Published Agenda indicated in bold.

Items indicated in red have been captured as action items requiring follow up, and have been assigned and distributed the BOD & staff by the secretary.