



**R-Ranch in the Mountains**

**Board of Director's**

**June 17th, 2023**

**Agenda**

- I. CALL TO ORDER– Iris Koplen, President**
- II. OPENING PRAYER- Monica Hunt**
- III. PLEDGE OF ALLEGIANCE- Randy Mercier, Vice President**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING May 2023 BOD's Meeting**
- VI. APPROVE/AMEND/ACCEPT May 2023 BOD MEETING MINUTES**

**VII. REPORTS -- Attached where submitted**

- a. Financial Report- Blaine Griffith
- b. Executive Director's Report
- c. R-Ranch Grounds Report
- d. Stables report
- e. Sales Report
- f. Events Report
- g. Treasurer's Report
- h. President's Report

**STANDING COMMITTEE REPORTS – Attached where submitted**

- 1. Accommodations Committee
- 2. Covenants/Bylaws/Policy & Guidelines Committee
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee
- 9. **BOARD APPOINTED COMMITTEES**

**VIII. OLD BUSINESS**

- a) Re-up proposal by accommodations and P&G
- b) New playground- It is in place. Thank you to Lance Leuiett and Pete Stokes

c) Rv4 electric update- Materials are ordered. To be done the 2nd week of July (after 4th of July weekend)



**IX. NEW BUSINESS**

a) We are in need of another housekeeping van. The van is having electrical issues and on its last leg. We have had this used van for 6 or 7 years. \$3000 cash is needed since we usually buy from private sellers. Taking \$600 from 5 different accounts.

**X. OPEN DISCUSSION- Questions submitted by Owners**

**XI. ADJOURN GENERAL MEETING**

Time: \_\_\_\_\_

The next meeting of the R-Ranch Board of Directors will be held on July 15th, 2023 at 9:30 A.M. in the R-Ranch boardroom.

**XII. EXECUTIVE SESSION – No**

**XIII. WORKING SESSION – No**

**R-Ranch in the Mountains**

**Board of Director's**

**May 20th, 2023**

**Meeting Minutes**

In attendance: Iris Koplen (President), Randy Mercier (Vice President), Jaclyn Woodman (Secretary), Debi Chandler (Treasurer), Barry Uhl, Monica Hunt and Gabe Nurmi (Steven McDonald was in attendance online and via telephone)

**I. CALL TO ORDER**– Iris Koplen, President 9:30am

**II. OPENING PRAYER**- Monica Hunt

**III. PLEDGE OF ALLEGIANCE**- Randy Mercier

**IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**

Monica motioned to accept and approve-Randy seconded.

**V. SUSPEND READING April 2023 BOD's**

Debi motioned to suspend reading-Randy seconded

**VI. APPROVE/AMEND/ACCEPT April 2023 BOD MEETING MINUTES**

Debi motioned to accept and approve the April bod meetings - Barry second

**VII. REPORTS – Attached where submitted**

**a. Financial Report**- Blaine Griffith

Things to note-

-120,000 in assessments was received-less than normal because more was received in March, there is no grace period so late fees were greater than expected.

-Iris explained to the owners in attendance that how we went away with grace period and why.

-5,800 recovered in bad debt

-Weddings were booked-fantastic

-Owner 6110 questioned- Budget towards a new skid steer, Blaine doesn't feel it's the right economic time to purchase.

-Recovery of bad debt: 34,000 - which is 32,000 above projections.

-Weddings are performing well this year.

-The Ranch is being very conservative on costs.

Expense wise:

Cabin projects, above budget because of Chapel Hill electric. Almost \$20,000 over.

Material has been bought for 803-804 to try and get them back online.

Balance Sheet:

Things to note-

Owner 0466: Asked if the agenda packet is available to review, Blaine explained that it needs to be reviewed and approved for owners to see the following month.

**b. Executive Director's Report :**

Things to note-

-Online version will have updated with pictures of cabins when owners login to see what they look like.

-We will need to borrow \$30,000 from the lift station for the treatment plant. This will be repaid in 2024. - looking to schedule after summertime. They will have to bring in tankers to collect water. Project will take approx. 1- 1.5 weeks of downtime for the ranch- Ranch will stay functioning but the tanks will need to be brought in.

-Will need approx. \$15,000 to finished electric at cabins.

-RV 4 has 30 sites, we only have \$30,000 In the budget for electric so only ¼ will be completed at this time. .

-Iris asked about wiring being purchased. Blaine explained it has not but it is in stock at Dahlonga electric and will be purchased in June.

-0653: Asked about the design process and where this money is coming from. Iris let owner know it will be discussed later in the agenda.

-0442: Asked about the pool being in the works, Iris explained this has already been approved in a previous meeting and will begin after Labor Day.

-0445: Asked about the pump station (waste water treatment plant) .Blaine explained that this is for a total overhaul and it shouldn't have to be fixed again after the overhaul.

#### c. R-Ranch Grounds Report

##### d. Stables report:

###### Things to Note:

-Blaine pointed out- The cupola was redone by an owner and is leaking and will need to be looked at.

-2 horses were rehomed. The ranch is looking at rehoming a few additional due to costs.

##### e. Sales Report:

###### Things to Note:

-Option program was explained. New sales only. Approx. 80% choose to stay.

-Blaine had a marketing meeting this week. They are going to push into google ads. They are looking into making a new video.

-Jaclyn: Asked about the marketing company quote that we have received, Blaine is going to look into getting 2 additional quotes because the range was so varied in the 2 current companies that quoted. Jaclyn and Blaine shared different opinions on The Edgy Agency.

-0466: Is a new sale a new owner that transfers in?

Blaine explained the difference. A new sale increases net owner count. Blaine said they give them all the information about new sales, new sale with option and transfers.

-1212: Met with the Edge agency, and they explained what they quoted. That they felt the other marketing company was overpriced.

##### f. Events Report:

##### g. Treasurer's Report:

Nothing to report.

##### h. President's Report:

Iris's goal is to be consistent and communicate.

**STANDING COMMITTEE REPORTS – Attached where submitted**

0466: Asked about what treasurer is responsible for- Iris explained they know the finances, they sign the checks weekly, and they match the checks to invoices to confirm that we are in line. Explained that the finance is a committee. Randy explained that the treasurer is the Liaison for the finance committee.

#### **1. Accommodations Committee**

**Committee Members:** Jeff Martin – Chair, Monica Hunt - (L) Tracy Hennessee, Kent Bliss, Christine Deos, Cindy Simoes, Johnny Hooper

0653-Gave the background that she led the accommodations team previously. Questioned stable house renovations and movement of items. This owner disagrees that the stable house is complete. She doesn't believe that the person doing work was skilled. Iris stated that she was unaware of what the owner was going to say. This owner continued on with an explanation that the stable house items were not completed to the plan she created.

#### **2. Covenants/Bylaws/Policy & Guidelines Committee**

**Committee members:** Bill Poole

Discussion over the re-up and reservations. Iris requested that anything proposed in changes to reservations and re-up be formally.

#### **3. Finance Committee**

**Committee members:** Christine Deos – Chair, Debi Chandler Liaison, Sue Burton, Kori Roddy, Johnny Hooper

#### **4. Land Use/Fire Wise Committee**

**Committee members:** Lance Leullette – Chair

#### **5. Marketing Committee**

**Committee members:** Stacey Howley - Chair, Gabe Nurmi -Liaison

Blaine explained that the sales person in the office attends events. We do not have a marketing person in the office. We are in need of owners to sign up.

#### **6. Owner's Concerns Committee**

**Committee members:** Tracy Hennessee - Chair, Cynthia Bradshaw, Barbara Bosanko, Sally Jo Schiff

#### **7. Nominating Committee**

**Committee member:** Cindy Manos - Chair

Committee is not active until closer to October. They will be active October-April.

#### **8. Strategic Planning committee**

No one is currently signed up. This committee looks at 5 year plans, missions and planning.

## **9. BOARD APPOINTED COMMITTEES**

**Accommodations: Committee Members: Jeff Martin – Chair, Monica Hunt - (L)**

Iris asked Cindy about being the chair or co-chair. Cindy asked for time to think about it.

**Owners Concerns: Committee members: Tracy Hennessee – Chair, there is no board appointed Liaison for owners concerns.**

Iris will confirm with Tracy that she will be the chair

**Strategic Planning:**

No one. Signed up.

**Marketing committee: Stacey Howley - Chair, Gabe Nurmi –(L)**

**Land use and fire wise: Lance Leullette – Chair, Steven Mcdonald- (L)**

**Finance: Christine Deos - Chair, Debi Chandler- (L)**

Christine asked for Iris to confirm with Sue first

**Cov. Bylaws / policy and guidelines- Bill Poole-Chair, Iris Koplen-(L)**

Iris will confirm with Bill about being the Chair

## **VIII. OLD BUSINESS**

**a) Rv4 electric update -**

Waiting until the 2<sup>nd</sup> or 3<sup>rd</sup> week of July. Hillside - running electric over to the new box to 50 amp. Blaine offered that the owners in the spots can move to the arena.

**b) Status of new pavilion and playground -**

Pavilion is there, waiting on the timbers. Pavilion was put up by Pete Stokes and Holly.

Playground- Money was raised by selling vegetables- Blaine will meet with Jesse to put a plan in place to get this complete. Timbers will be put in place and bark.

0442: Asked about the money for all of this. Blaine said it would come from the RV fund. Owner pointed out that the rv 1 picnic tables need to be replaced.

**c) Work orders-**

Gate arms have been ordered Blaine doesn't have an ETA but they should be in by rodeo.

Blaine thinks camera should be put on the gate .They are \$850 per arm, and need to be replaced because owners have hit and damaged them.

**d) Rv5 fireplace-**

Blaine will look into this. Owner commented and it has been fixed this week.

**d) Status of Security Truck -**

It is being fixed. Currently at a mechanic. It should be back in next week. Security is using the maintenance truck in while it is being fixed.

**e) RV 7 timbers -**

Blaine will walk this with Steve and put a work order for them to be completed.

**f) Status of 803-804:**

Currently putting in new flooring/support. Jacob will come in and run the electric. Approx. 4-6 weeks. It will look similar to 801/802. They will try to soundproof the walls between the 2 complexes. Hoping to have it back up and running before 4th of July.

Owner 0442: Asked if it will be a magnetic stovetop. Suggested the ranch supplies pots and pans.

**Blaine addressed Cabin details:**

They are standardizing all cabins. Everything is in cabin 949. They will inventory and label items to go back into the cabins. Plans to have it all back by next weekend.

Owners are fined for mis-use or dirty cabins. Actively working on standardizing the cabins.

Chapel Hill: There is no running hot water so kitchen supplies will not be added to these cabins. Will potentially add packages of linens and kitchen supplies. Owners requested that they be notified when changes like this are made but the staff. Randy asked about cottages and stable house as well. Blaine said those would eventually be done also.

**g) Carpenter bees-**The current treatment is working. After this year we should be able to skip to every other year. The next step will be to restore and fix the logs as budgetary restraints allow.

Owner brought up treating the stables as well and requested that be kept an eye on.

Owner 0442: Asked about money coming from other accounts can go to Rainbow Lakes Cabins. Blaine said yes. He is hoping this year that we hit \$200,000 in the lodge and that there would be money left over after needed fixes. Blaine referenced the importance of supplemental income.

**h) Rodeo-** Randy is concerned about the signage in town. The sign has to be placed where is currently is, it has to be moved back. Currently have 4 signs out.

Blaine is looking at new places to put rodeo signs.

## **IX. NEW BUSINESS**

**a) Chapel Hill 970 being prepped for new siding -**

Almost finished, back still needs to be completed. Stephen McDonald informed the board that 970 is not complete because they are waiting on a larger window to come in.

0442: All construction trash was out into the regular trash and not the construction dumpster. Blaine has been made aware and will follow up as to why it was out into the incorrect dumpster. Shingles need to be replaced eventually.

Inside will need to be rehabbed after 803/804.

Debble: Asked about leveling cabins, we currently do not have money to level any. None of the cabins in the lottery are dangerous. We currently have 40-50 that still need to be leveled. They are approx. \$2000 each to level.

Revisit of the re-up program:

Owner 1212: Owner stated the amount of sites that were open during Easter and Owners weekend. He stated the concerns from several owners about the change in the re-up program. Owner has a difference in opinion with the amount of electricity is being used on a nightly rental site from Blaine. Blaine doesn't believe changing it back is a good business decision. Jaclyn stated the difference in the amount of people at the Ranch now in comparison to last year. That both Blaine and the owner are correct for the times in which they counted the amount of open sites. The owner will get with P&G and formally bring this to the board. We will put this in old business for the June meeting.

Extension after the adoption:

It is not in writing - owners will need to get accommodations about writing this out. A current issue is the communication and consistency within the office. The front office is allowing extensions for some owners. Blaine explained the arena storage. Iris would like to see where this is in the P&G.

Owner concern: Owner made a reservation extension but was able to get her spot in the lottery again so the reservation was no longer needed. She would like the \$140 refund. After discussion the office has always placed this money on the owners account for future reservations. Iris told owner this will be discussed privately through email.

0445:

Questioned making a reservation 30 days out? Would like to know the difference in her and someone else. Blaine: Rules state that they need to have 3 days off and not a consecutive reservation. Suggests the verbiage be put in the adoption paperwork not the P&G.

Iris explained the proposal brought to the board to level off the sites month to month. Suggested accommodations and P&G work together. Jaclyn brought up that this had not been discussed since August 2022. Randy circled back and agreed that accommodations and P&G need to formally bring something to the board.

Owner brought up a missed lottery site in the June Lottery. Asked about site 704 being added to the lottery sheet. Vince will look at it and be taking over. A suggested was made that accommodations begin to look over the lottery again.

Owner 0757: Asked about the flag being taken down and would like to see a new flag put back up. Blaine will ask why it was taken down.

**X. OPEN DISCUSSION- Questions submitted by Owners**

**XI. ADJOURN GENERAL MEETING**

**Time: 12:07pm**

The next meeting of the R-Ranch Board of Directors will be held on June 17th, 2023 at 9:30 A.M. in the R-Ranch boardroom.

**XII. EXECUTIVE SESSION – yes**

**XIII. WORKING SESSION – No**

**There is no packet for June. Meetings are normally not held in June due to the Rodeo.**