

## **I. CALL TO ORDER**

The regular monthly meeting of the R-Ranch R.O.A. Board of Directors Meeting was called to order on August 15, 2009 at 9:35 a.m. by the President, Mindy Keheley.

### **Board of Directors Present At Meeting**

Board members present at the meeting included: Mindy Keheley, Larry Blaze, Richard Duceatt, Fawn Howell, Mary Sears, Don Hyatt, Gary Harden Wayne Hubbard and Bill Upton.

### **R-Ranch Owners Present At Meeting**

R-Ranch Owners who attended the meeting included: Barbara Brown, Patsy Bracy, Anita Curry, Diane Hyatt, Rick Keheley, Karen Meadows, Chris McKemie, Brenda Harned, Helen Fleeman, Dorothy Guier, Maurice Gooch, and Cecil Pacetti. (See attached sign in sheet)

## **II. OPENING PRAYER**

Rick Keheley led the meeting in an opening prayer.

## **III. APPROVE/AMEND AGENDA**

Larry Blaze made the motion to accept Agenda as written. Gary Harden seconded the motion. Motion carried. (See attached Agenda)

## **IV. READING/ACCEPTING MINUTES**

Fawn Howell read the minutes from the July 18, 2009 Board Meeting. Bill Upton made the motion to accept the minutes from the July 18, 2009 Board Meeting as written. Wayne Hubbard seconded the motion. Motion carried.

After Bill Upton requested a reading of the July 2009 minutes, and made the motion to approve the minutes, he brought up a Point Of Order regarding Old Business, Section d. Third Party Investigation, of the approved July 2009 minutes. He suggested that the motion to rescind the vote on the Third Party Investigation of the prior board was out of order in two ways, one being only the winning side of the vote can bring a pleaded motion back up to talk about it again and one that involves a prior board vote must have notice to all people involved, if that's going to be brought up in a meeting. Bill Upton stated that Richard Duceatt should not have been able to make the motion. Fawn Howell stated Richard Duceatt was at the meeting and could make this motion. Bill Upton stated that he stood corrected. Then he stated that this issue was out of order due to the fact that there was no notice given. Mindy Keheley stated that notice was given because this topic was on the Agenda for Executive Session and changed to open session. She also stated that Bill Upton had asked that this be put on the Agenda. Fawn Howell stated that this topic was not on or added to the Agenda. Mindy Keheley said it would have to be put on next months agenda. Bill Upton made a motion to suspend the rules and discuss this Third Party Investigation out of order. No one seconded the motion. However, Mindy



Keheley allowed the out of order discussion to continue. Bill Upton felt another vote should be taken. Richard Duceatt made the motion to rescind the vote on the Third Party Investigation. Fawn Howell seconded the motion. Roll call vote to Rescind: Richard Duceatt – Yes, Mary Sears – No, Fawn Howell – Yes, Bill Upton – No, Wayne Hubbard – No, Mindy Keheley – Yes. Once again, the three board members involved in this matter, had no participation in the discussion or the vote.

## **V. REPORTS**

### **a. Financial Connie/Richard**

Connie Clark presented the Budget and Expense/Income for the Seven Months Ending July 31, 2009 (See Attached). The total revenues for the month of July were \$54,112.30. The expenses for July were \$141,917.65. The expenses were high due to the fact that there were three payroll cycles instead of two payroll periods. Connie also indicated that the \$3,400 expense on page 4 under R/M Roads was actually for mulch for the playgrounds and should be under its own category. Connie Clark also gave a report of the R-Ranch bank accounts.

**Rodeo Update – Connie Clark** stated that the profit for the R-Ranch Rodeo was \$5,994.81. (See Attached Rodeo General Ledger)

**Projected Income August-December 2009 – Connie Clark** presented a Projected Income Report for the remaining months in 2009. (See attached) The assessment amounts were compiled from the invoices that are actually being sent out next week. Other projected revenues are based on the amounts from 2008.

**Active/Inactive Owners Report – Connie Clark** prepared a Peachtree Customer Account Status/Unit Status (See Attached). The owner numbers in August were slightly down from last month. Connie also updated the B.O.D that the Pilot Buy Back Program letter was sent out to 71 inactive owners on July 31, 2009.

### **R-Ranch Grounds Report – Steve Corbin**

Steve Corbin reported that the Pole Barn was not removed from the old location. The group that comes to R-Ranch to help with trails removed all the metal from the roof of the Pole Barn except for one piece. Due to other obligations, they have been unable to move the Pole Barn. Maintenance will start moving it next week. RV 6 – Steve reported that Maintenance has bush hogged and cleaned up the area at RV 6 to use for a temporary pasture. Horses are now in this pasture. Steve reported that he has put weed killer and fertilizer on the pastures. In regard to the Johnson grass, they are going to use the wick system to get rid of this grass. The Johnson grass was cut and baled so that it would not go to seed. Now the weed killer can be used with the wick system.

### **b. Committee Reports**

**- Marketing Committee Report** (See Attached). The Marketing Report for July 2009 was approved and will be posted on the website. Wendy Wood announced that the Marketing T-Shirts would be available for sale very soon. Wendy Wood discussed her concerns



about potential owners taking a tour of R-Ranch, then purchasing the ownership outside of the office. There is now a policy in place for potential owners to sign agreeing to pay a fee for touring the R-Ranch if they purchase the ownership outside of R-Ranch. - Accommodation Committee Report/Barbara Brown - Barbara Brown presented her Accommodations Report (see attached). She also stated that her committee is still working on receiving roofing quotes for the Rustic Cabins. Barbara Brown brought in some Damp Rid for the B.O.D. to see. These containers can be placed in the cabins to remove the moisture in the air thus removing mold and mildew in the cabins. The cost is less than \$100 for 20 cabins. After about a month, depending on the amount of moisture, a refill can be purchased for \$20.00 which will refill all twenty cabins. Connie Clark asked Barbara Brown about her committee preparing a "Compliance Check List for RV Sites and Cabins". This Compliance Sheet would be based on the lease contracts, as well as the Policies & Guidelines. After the list is compiled, Connie would like Security to go around to the sites/cabins and see who is not in compliance with the list. Then after Security gets the data on compliance and violations, the Accommodations Committee and Connie Clark will need to see which policies need to be kept and enforced or changed and removed. Patsy Bracy, of the Accommodations Committee, asked for approval by the B.O.D. to have volunteers paint the inside of cabin 901. Approval granted. Anita Curry gave a summary of the improvements made to the cabins by her group. Cabin 926 cabinets are being completed and will be back on-line soon. Her group will be starting on Cabin 918 soon. Anita Curry's group will also complete Cabin 912 for rehab. This is in addition to the four cabins they were slated to complete this year, so this group will have renovated five cabins in one year. Richard Duceat complimented this group on their efforts saying that they have done more to improve the cabins in the past year than he has seen in his twelve years of ownership. - Finance Committee Report/Rick Keheley - (See Attached Report) Rick Keheley reported that his committee will have a Proposed 2010 Budget by the October 2009 Owners' Meeting. Rick also asked the B.O.D. to consider having the By-Law 4.11 brought back into compliance and followed. This By-law states that two Officers of the Association sign checks over \$500.00. His committee would also like to increase the electricity fee from \$1.50 per day for non-metered or non-leased sites in order to offset the deficit in this area of expense. Rick also recommended some stipulations for contracted work at R-Ranch (See Attached). To cut costs at the R-Ranch, his committee is recommending that the grill be closed as it is losing money. The Grill is over \$3,000 in the hole. He also recommends cutting security hours to save money. The other recommendation is that no further unbudgeted money be spent for the rest of the year. Mindy Keheley stated that the R-Ranch has to pay 2% - 3% to allow owners to pay with credit cards. She suggested that we ask (not require) owners to pay their assessments, leases, electricity, etc. with a check rather than a credit card to reduce this cost and save money for the R-Ranch. Fawn Howell made the motion to raise the \$1.50 electric fee to \$2.50 for non-leased or non-metered sites or cabins effective September 15, 2009. Bill Upton seconded the motion. Motion carried.



*- Owners Concerns/Chris McKemie* - Chris McKemie discussed an Owner's Concern that had been sent to Connie Clark and the Owners' Concerns Committee simultaneously. This is not the proper procedure to follow an owner's concern. However, Chris did feel that he should contact the owner to see if he/she was satisfied with the response from Connie Clark. He contacted the owner and the owner removed the concern.

## VI. OLD BUSINESS

### a. Rainbow Dam Update - Larry Blaze

Larry reported that the R-Ranch survey on the website regarding Rainbow Dam would be ending soon. Ten to fourteen percent of the owners responded to this survey. Of those that responded, about 60% were in favor of breaching the dam. We have had no more communication with the DNR. Larry Blaze reported that on Steve Gooch's recommendation, he wrote to a Georgia State Senator, Chip Pearson, for whatever assistance he could offer R-Ranch. Larry also met with an independent consultant who had contacted Larry. This consultant looked at the dam with Larry and Larry gave him some of the data regarding the dam. This consultant thought it would be best to repair rather than sleeve the dam. He will get back with Larry Blaze in a couple of weeks. Larry reported that a couple of owners had contacted Larry asking about getting grants from the government to repair the dam. Larry is looking into this and will be contacting the owners for their input on this matter. There was also discussion about the lake being used to fight forest fires. Larry will send a follow-up letter to the senator to inform him that the lake is used for this purpose.

### b. Required Number of Stays for Leased/Adopted Sites/Cabins

Connie Clark gave to the board members data compiled on One Year Site and Cabin Leaseholders and Five Year Leaseholders (See Attached). This information showed the number of stays for each leaseholder for the time period of 7/1/2008 to 6/30/2009 for Five Year Sites, and for One Year Leases begins at the leaseholders lease date to present or one year. There was much discussion by the Board about whether a minimum stay was necessary. The Board was divided and unable to come to an agreement on this issue. Bill Upton made the motion to table this issue until further notice. Wayne Hubbard seconded the motion. All board members except Richard Duceatt (who was opposed) were in favor of this motion. Motion was carried.

## VII. NEW BUSINESS

### a. RV One Completion

RV One Creek side sites are not equipped with electric and sewer. Because of this, the sites are not being utilized. Connie Clark presented quotes to the board for the completion of the RV sites located on the creek (See Attached). Mindy Keheley discussed offering these sites as Five Year Sites to pay for the sewer and electric on these sites. There was also discussion about lengthening these sites. The board discussed the cost involved to complete these sites. They also discussed when to begin leasing the sites and collecting the money for the leases. Mindy Keheley recommended all R-Ranch projects be overseen by a board member. Don Hyatt volunteered to work with Steve



Corbin on this project. The board agreed that Don Hyatt would be the board member to work with Steve Corbin on this project. Steve Corbin will be making the necessary day to day decisions on this project. Don Hyatt made the motion to move forward with the electric and sewer in RV 1 Creek side Sites upon the successful leases of seven sites via lottery (one site on creek is presently leased and will be upgraded for a total of eight sites). These sites will be available in the October 3, 2009 Lottery. Richard Duceatt seconded the motion. Vote was unanimous. Motion carried.

#### b. Long Term Lease Discussion

The board opened with discussion about the five year sites that are coming open in the coming months. All of the five year sites in RV 5 will be ending in April 2010. Mindy Keheley is open to ideas from the owners. There will be a pole on the website to gather owner feedback. These five year sites may be changed to 1, 2, 3, or 5 year leases. Wayne Humbarnd believes that one to two year leases would benefit the R-Ranch to bring a steady flow of revenue into the ranch. There was also discussion about having 1, 2, 3, or 5 year leases in the Rustic Cabins. The board discussed what repairs/improvements or additions would be made to R-Ranch with the revenues from the leased sites. The board also discussed how to make these sites available to owners. The board felt that all sites/cabins should use the current lottery system rather than a first come first served basis. Mary Sears made the motion that all future long term leases (sites/cabins) will be leased using our current lottery system with no right of first refusal by current leaseholders. Gary Harden seconded the motion. Roll Call Vote: Richard Duceatt – Yes, Mary Sears – Yes, Don Hyatt – Yes, Larry Blaze – Yes, Mindy Keheley – Yes, Fawn Howell – Yes, Gary Harden – Yes, Bill Upton – Yes, Wayne Humbarnd – Yes. Motion Carried.

In order to determine how many leases and the length of leases to sell, the board of directors asked Steve Corbin and Connie Clark to obtain three quotes to repair the lodge and office. The bids for the lodge will include flooring (carpet, hardwoods, and acid wash), gutters, ceiling fans, and tinting the windows, along with any other repairs Steve Corbin deems necessary. They will also obtain three bids to make repairs to the office. The board also asked for three bids to repair the roads and repair the electrical in the Chapel Hill cabins.

On a related subject, Connie Clark brought up the request by an owner on Site #106 to have the R-Ranch buy back the lease (which has 15 months left on it) and have it placed in the lottery for re-leasing. The board agreed that this site could be placed in the October 2009 lottery for a lease term of 15 months.

#### c. P & G/Stables – Owners with Horses

Tim Wingo presented to the board proposed revision for Policies and Guidelines Section 8.4 Personal Horses. (See Attached). He also proposed adding a new section 8.6 Owners' Pasture. Bill Upton moved to accept both sections as written, with the exception of the word "only" and "designated" being added. Larry Blaze seconded the motion. Motion carried. The approved verbiage is listed on the next page:



(Revised Section 8.4 August 15, 2009)  
Section 8.4 PERSONAL HORSES

Owners may bring personal horses to the R-Ranch, but only while they are visiting or staying on the Ranch. All personal horses brought onto the Ranch must meet health and veterinary criteria as established by the Stable Manager. Coggin paperwork must be in the owner's name. If the owner has recently purchased the horse and the Coggin paperwork is not the owner's name yet, a bill of sale must be shown. Personal horses may be grazed only in the designated Owners' Pasture. Reservations for stabling personal horses must be made with the Ranch office at least 48 hours in advance. Age 12 and up only are permitted to be at the barn and ride in the corral and lower arena without a parent present. Trail riding of personal horses alone is permitted for age 18 and over. No more than one rider is allowed on a horse at any time (see 8.2.2). The lower arena closes at 1:00 p.m. and all riders must be out of the arena with the lights off by 1:00 p.m. R-Ranch is not responsible for equestrian accidents while owners have their personal horses on the property.

(New Section August 15, 2009)  
Section 8.6 OWNERS' PASTURE

Owners who bring personal horses to the R-Ranch and use the Owners' Pasture must sign in and out of the Owners' Pasture log at the front desk. Owners who are sharing the Owners' Pasture at any given time are responsible for working out among themselves the organization of their personal horses within the Owners' Pasture. Owners utilizing the Owners' Pasture are responsible for the Owners' Pasture fencing. Owners are responsible for their own personal horses at all times while utilizing the Owners' Pasture.

**d. Mule Issue**

The board of directors discussed which vehicles would be allowed at R-Ranch and specifically whether "mules" would be allowed on R-Ranch property. Bill Upton stated that it was voted and approved he thought in July 2008 that as long as it didn't have a transmission it was fine. Fawn Howell stated that if that was the case it was never added to the Policies and Guidelines. Further discussion issued. It was determined that as long as it was not a diesel, (no matter the manufacturer) and it follows the Policy and Guideline 11.9 it is acceptable to be on R-Ranch property.

**e. Lawn Service**

Mindy Keheley discussed lawn service (Premier Landcare) with the Board of Directors. She stated that the Finance Committee had had determined that this was not a budgeted item. She also stated there had been numerous complaints from owners concerning the quality of the lawn care service's performance. Discussion ensued as to whether this service should be continued. After the BOD discussed these issues further, it was decided that R-Ranch would continue with this service. However, Steve Corbin would meet with the owner of Premier Landcare to discuss the concerns to ensure better quality service to R-Ranch.



**VIII. ADJOURN MEETING**

Bill Upton made the motion to adjourn the meeting. Wayne Humbarnd seconded the motion. Motion carried and the meeting was adjourned at 1:45 pm.

Respectfully submitted,

Fawn E. Howell  
Secretary

Approval Date 9/19/09

Fawn E. Howell





August + 15, 2009 / RRack BOD meeting  
 Name  
 Owner #

- |                |      |
|----------------|------|
| Barbara Brown  | 2568 |
| Jody Peay      | 1819 |
| Haita Curry    | 0478 |
| Olivia Idrett  | 0391 |
| Rick Ketterby  | 0599 |
| Wynne Perkins  | 0196 |
| Ann Hutchins   | 0134 |
| San Upton      | 0851 |
| Chris McKemie  | 0153 |
| Brenda Karned  | 1104 |
| Helen Fleeman  | 1532 |
| Roberty Owen   | 0128 |
| Marianne Booth | 0085 |
| Cecic Pacetti  | 1357 |



R-Ranch Owner's Association  
Board of Directors  
Monthly Board Meeting  
Agenda  
August 15 2009, 9:30am

- I. Call to Order ✓
- II. Opening Prayer ✓
- III. Approve / Amend Agenda ✓
- IV. Reading / Accept Minutes ✓
- V. Reports:
  - a. Financial – Connie / Richard ✓
  - b. Committee Reports ✓
- VI. Old Business
  - a. Rainbow Dam update – Larry ✓
  - b. Required number of stays for leased/adopted sites/cabins ✓
- VII. New Business
  - a. RV One Completion ✓
  - b. Long term lease Discussion ✓
  - c. P & G/Stables- owners with horses ✓
  - d. Mule Issue ✓
  - e. Lawn Service ✓
- VIII. Adjourn Meeting ✓



R Ranch In The Mountains

Budget and Expense/Income For the Seven Months Ending July 31, 2009

Revenues	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	Variance
SPECIAL DAM FEE	10.00	0.00	422.50	0.00	(422.50)
POOL UPGRADE & REPAIR	70.00	0.00	(636.38)	0.00	(636.38)
CURRENT ASSESSMENTS	21,381.78	30,000.00	57,985.02	530,000.00	27,985.02
OLD ASSESSMENTS/INTEREST	2,500.61	4,000.00	50,949.84	33,000.00	17,949.84
FINANCE CHARGES (INACTIVE)	16.70	0.00	16.70	0.00	16.70
RAINBOW CABIN	2,081.75	1,250.00	7,166.81	8,750.00	(1,583.19)
RENTAL CABINS	3,132.00	2,300.00	19,186.45	16,100.00	3,086.45
CHAPL HILL CABINS	845.57	829.00	2,875.59	5,803.00	(2,927.41)
LEASE-A-CABIN	0.00	900.00	4,526.87	6,600.00	(2,073.13)
USAGE INCOME	1,698.18	976.25	7,474.63	6,833.75	640.88
MISC. INCOME HOUSEKEEPING	0.00	15.00	0.00	105.00	(105.00)
MISC. MAINTENANCE INCOME	715.00	400.00	2,765.00	2,680.00	85.00
RV SITES	1,082.50	1,000.00	4,911.44	7,000.00	(2,088.56)
LEASE-A-PAD	2,105.00	2,792.50	23,659.46	19,547.50	4,111.96
ELECTRIC	7,353.49	3,000.00	24,460.12	21,000.00	3,460.12
TENT SITE INCOME	50.00	50.00	124.60	240.00	(115.40)
LODGE/WEDDING/EVENTS	2,203.45	4,000.00	23,582.09	19,000.00	4,582.09
CHAPL RENTAL	0.00	53.75	267.54	376.25	(108.71)
CHAPL OFFERINGS	(1,442.40)	0.00	1,913.00	0.00	1,913.00
MISC. FACILITIES INCOME	125.00	500.00	2,008.04	2,600.00	(591.96)
RODEO	0.00	2,000.00	0.00	6,500.00	(6,500.00)
RODEO ADVANCED TICKET SAT	0.00	0.00	4,896.00	0.00	4,896.00
RODEO GATE TICKET SALES	(52.00)	0.00	20,419.00	0.00	20,419.00
RODEO PARKING	0.00	0.00	1,246.20	0.00	1,246.20
RODEO CONCESSION SALES	6.00	0.00	1,650.45	0.00	1,650.45
RODEO VENDORS	0.00	0.00	2,748.50	0.00	2,748.50
RODEO SPONSORS	500.00	0.00	2,400.00	0.00	2,400.00
RODEO SOUVENIRS	65.00	0.00	2,406.00	0.00	2,406.00
RODEO / DUNK TANK	0.00	0.00	858.40	0.00	858.40
DAY USE/PUTT/PUTT/BOAT REN	20.00	0.00	65.00	0.00	65.00
MISC. ACTIVITIES INCOME	0.00	0.00	(308.00)	0.00	(308.00)
BAGGED FIREWOOD	54.00	0.00	146.25	0.00	146.25
GATE CARDS	63.00	80.00	218.00	400.00	(182.00)
GRILL INCOME	3,415.39	0.00	11,411.74	0.00	11,411.74
ICE	1,042.00	400.00	2,930.40	3,000.00	(69.60)
SOUVENIRS	114.00	200.00	903.00	1,200.00	(297.00)
RECORDING FEE INCOME	1,000.00	800.00	4,661.00	5,100.00	(439.00)
INTEREST FROM BANKS	0.55	182.50	24.77	1,277.50	(1,252.73)
CHILDREN'S RIGHTS	350.00	253.00	1,750.00	1,771.00	(21.00)
MISC. OFFICE/ADMIN INCOME	95.61	86.50	330.55	605.50	(274.95)
OWNER FINES	36.04	0.00	336.04	0.00	336.04
RIDING PASSES	1,380.00	900.00	6,104.00	6,037.00	67.00
MISC STABLE INCOME	330.00	135.00	821.03	945.00	(123.97)
EVENTS STABLE FUNDRAISER	0.00	487.00	2,359.66	3,409.00	(1,049.34)
STABLE REFRESHMENT INCOME	0.00	50.00	(83.57)	320.00	(403.57)

For Management Purposes Only

R Ranch In The Mountains

Budget and Expense/Income For the Seven Months Ending July 31, 2009

	Current Month	Current Month	YTD	YTD	Variance
	Actual	Budget	Actual	Budget	Dollars
ADDITIONAL INCOME	13.83	100.00	1,302.95	550.00	752.95
SALES INCOME	1,300.00	4,350.00	29,230.00	22,350.00	6,880.00
PROPANE INCOME	470.25	900.00	7,458.06	5,550.00	1,908.06
<b>Total Revenues</b>	<b>54,112.30</b>	<b>62,990.50</b>	<b>839,099.75</b>	<b>738,650.50</b>	<b>100,449.25</b>

Expenses	Current Month	Current Month	YTD	YTD	Variance
	Actual	Budget	Actual	Budget	Dollars
TEMP LABOR	0.00	0.00	264.00	0.00	264.00
OFFICE/ADMIN SALARIES	24,339.52	16,400.00	108,598.39	114,800.00	(6,201.61)
OFFICE PAYROLL TAXES	1,661.96	1,321.75	7,858.46	9,252.25	(1,393.79)
OFFICE HEALTH INSURANCE	527.64	907.00	9,213.28	6,349.00	2,864.28
SALES TAX	0.00	100.00	1,209.98	700.00	509.98
CORP. BUS. FEES/DUES/SUBSCR	131.25	30.00	1,329.25	610.00	719.25
ATTORNEYS FEES	0.00	2,333.00	41,565.25	16,331.00	25,234.25
CONSULT FEES/CMPTS/SOFTW.S	4,405.95	1,000.00	15,862.67	5,500.00	10,362.67
OFFICE ELECTRIC	498.92	515.00	3,009.21	3,605.00	(595.79)
OFFICE PROPANE	0.00	746.00	6,162.00	5,222.00	940.00
R/M ADMIN. BLDG.	0.00	157.50	133.08	1,102.50	(969.42)
TELEPHONE	183.32	958.00	5,965.58	6,706.00	(740.42)
COPY MACHINE	557.02	438.75	5,519.42	3,071.25	2,448.17
PRINTING	276.06	166.00	794.90	1,166.00	(371.10)
POSTAGE	1,999.12	596.00	6,401.65	4,172.00	2,229.65
OFFICE SUPPLIES	724.58	564.00	2,232.34	3,948.00	(1,715.66)
GATE EXP/GATE CARDS	0.00	100.00	0.00	600.00	(600.00)
ICE	655.25	220.00	1,309.60	1,540.00	(230.40)
SOUVENIRS	0.00	130.00	701.60	910.00	(208.40)
TEMP GRILL LABOR	645.04	0.00	2,463.04	0.00	2,463.04
COLLECTION FEES	708.70	0.00	4,882.24	0.00	4,882.24
RECORDING FEE EXPENSE	129.50	79.50	687.50	556.50	131.00
BANK/MERCHANT FEES	1,112.46	739.00	6,829.72	5,173.00	1,656.72
MISC EXP OFFICE OPERATIONS	59.99	241.00	96.99	1,687.00	(1,590.01)
REPLACEMENT FUND	0.00	2,000.00	0.00	8,000.00	(8,000.00)
RANCH LIABILITY INSURANCE	5,122.90	5,333.00	40,924.86	37,335.00	3,589.86
MISC EXP - R.O.A.	66.58	483.00	3,286.14	3,381.00	(94.86)
MISC EXP - B.O.D.	271.04	0.00	3,256.30	300.00	2,956.30
PR PROCES. FEE/GA UNEMPLOY	525.79	549.00	5,432.60	3,843.00	1,589.60
VEHICLE TAGS	0.00	325.00	20.00	325.00	(305.00)
LUMPKIN CO HOTEL/MOTEL TA	(11.85)	0.00	(193.50)	0.00	(193.50)
REAL ESTATE TAXES	0.00	0.00	31,607.66	0.00	31,607.66
ACCOUNTING/AUDIT FEES	0.00	3,000.00	0.00	6,500.00	(6,500.00)
FUTA	143.69	176.25	1,574.58	1,233.75	340.83
CHAPLAIN / MISSIONS / OTHER	(147.00)	0.00	1,322.40	0.00	1,322.40
CHAPEL ELECTRIC	61.70	120.00	1,224.79	840.00	384.79
R/M CHAPEL	0.00	0.00	853.52	0.00	853.52
LODGE ELECTRIC	1,957.54	1,000.00	8,276.19	7,000.00	1,276.19
LODGE PROPANE	269.75	1,608.00	14,918.05	11,256.00	3,662.05

For Management Purposes Only

8/13/2009 12:22 PM Actuals shows actual dollars over or under budget. In net income, a positive number indicates cash flow over Page: 2

R Ranch In The Mountains

Budget and Expense/Income For the Seven Months Ending July 31, 2009

Current Month	Current Month	YTD	YTD	Variance
Actual	Budget	Actual	Budget	Dollars
134.73	829.00	4,755.37	5,803.00	(1,047.63)
609.46	1,067.50	5,303.05	7,472.50	(2,169.45)
391.75	856.25	3,863.23	5,993.75	(2,130.52)
5,650.64	3,204.00	20,543.68	22,428.00	(1,884.32)
383.81	206.25	1,573.97	1,443.75	130.22
433.48	498.75	3,624.51	3,491.25	133.26
61.87	75.00	581.39	525.00	56.39
702.18	50.00	4,293.86	350.00	(3,675.00)
315.72	512.50	20,730.28	3,587.50	17,142.78
274.00	0.00	1,729.56	0.00	1,729.56
1,508.33	0.00	4,136.23	0.00	4,136.23
123.03	0.00	195.12	0.00	195.12
562.63	206.00	1,523.05	1,442.00	81.05
3,430.61	0.00	6,190.30	0.00	6,190.30
874.31	0.00	2,490.18	0.00	2,490.18
374.88	418.00	3,495.13	2,926.00	569.13
107.45	462.50	3,701.40	3,237.50	463.90
102.60	1,000.00	(136.61)	7,000.00	(7,136.61)
834.21	1,610.00	14,885.76	11,270.00	3,615.76
1,254.29	1,091.00	2,557.19	7,637.00	(5,079.81)
0.00	196.00	768.35	1,372.00	(603.65)
98.05	178.00	1,070.23	1,246.00	(175.77)
0.00	233.00	1,037.66	1,631.00	(593.34)
0.00	85.00	0.00	510.00	(510.00)
4,895.77	4,608.00	31,997.05	32,256.00	(258.95)
209.70	555.83	4,263.32	3,890.81	372.51
0.00	150.00	1,379.71	1,308.00	71.71
440.55	737.50	788.40	5,162.50	(4,374.10)
9,145.17	5,092.75	37,096.18	35,649.25	1,446.93
681.12	369.00	2,774.09	2,583.00	191.09
608.50	210.00	3,622.75	1,470.00	2,152.75
120.31	175.00	1,926.91	1,225.00	701.91
0.00	166.00	491.94	1,170.00	(678.06)
0.00	416.00	308.16	2,920.00	(2,611.84)
0.00	25.00	0.00	125.00	(125.00)
1,050.00	592.50	5,020.00	4,147.50	872.50
191.70	130.00	652.05	850.00	(197.95)
391.90	612.50	3,734.51	4,287.50	(552.99)
1,405.00	208.00	4,236.04	1,460.00	2,776.04
0.00	0.00	454.05	150.00	304.05
0.00	0.00	2,203.34	0.00	2,203.34
0.00	4,980.00	6,621.99	34,860.00	(28,238.01)
0.00	355.25	854.17	2,486.75	(1,632.58)
108.00	108.00	1,735.03	764.00	971.03
850.04	576.75	3,464.96	4,037.25	(572.29)

RANCH PROPANE- REFILLER

R/M LODGE

MISC EXP - FACILITIES

ACTIVITIES SALARIES / SALES

ACTIVITIES/SALTS PAYROLL TA

ACTIVITIES/SALES HEALTH INSI

REC. COMPLEX ELECTRIC

R/M REC. COMPLEX

POOL SUPPLIES

R/M POOL/POOL HOUSE

OWNERS' PROGRAMS

GRILL SALARIES

GRILL PAYROLL TAXES

MISC. EXP - ACTIVITIES

GRILL FOOD SUPPLIES

GRILL NON-FOOD SUPPLIES

CHAPEL HILL ELECTRIC

CHAPEL HILL PROPANE

R/M CHAPEL HILL CABINS

RAINBOW ELECTRIC

R/M RAINBOW CABINS

RENTAL CABIN PROPANE

RENTAL CABIN ELECTRIC

R/M RENTAL HOUSES

R/M RENTAL HOUSES

R/M RV BATH-HOUSES

R/M RV AREAS

STABLE SALARIES

STABLE PAYROLL TAXES

STABLE HEALTH INSURANCE

STABLES ELECTRIC

R/M STABLES

R/M FENCES/PASTURES

STABLE REFRSHMENT EXPENS

FARRIER EXPENSE

FEED

VET FEES/MEDICINE COSTS

MISC EXP - STABLES

NON EXPENDABLE TACK

EVENTS STABLE FUNDRAISER

HOUSEKEEPING SALARIES

HOUSEKEEPING PAYROLL TAXI

HOUSEKEEPING HEALTH INSUR

HOUSEKEEPING SUPPLIES

For Management Purposes Only

R Ranch In The Mountains

Budget and Expense/Income For the Seven Months Ending July 31, 2009

	Current Month	Current Month	YTD	YTD	Variance
	Actual	Budget	Actual	Budget	Dollars
NON-EXPEND EQUIP - HSKPNQ	0.00	0.00	566.03	600.00	(33.97)
MISC EXP - HOUSEKEEPING	0.00	25.00	210.09	175.00	35.09
CLEANING SERVICE	11,044.25	0.00	31,313.24	0.00	31,313.24
MAINTENANCE SALARIES	15,295.92	10,216.75	74,370.07	71,517.25	2,852.82
MAINTENANCE PAYROLL TAXE	1,139.10	754.00	5,474.51	5,278.00	196.51
MAINTENANCE HEALTH INSUR/	1,176.57	1,100.00	8,804.23	7,700.00	1,104.23
TRASH REMOVAL	280.85	37.00	5,209.38	6,535.00	(1,325.62)
PEST CONTROL SERVICES	500.00	1,031.00	7,527.60	7,225.00	302.60
MAINT. BLDG. ELECTRIC	175.85	266.00	2,362.92	1,870.00	492.92
SEWER TR. PLANT ELECTRIC	513.58	500.00	3,471.72	3,500.00	(28.28)
WATER PLANT ELECTRIC	185.39	220.00	1,510.41	1,770.00	(259.59)
LANDSCAPING CONTRACT	2,625.00	0.00	22,285.00	0.00	22,285.00
R/M SEWER TREATMENT PLANT	29.92	2,766.00	8,123.59	19,370.00	(11,246.41)
R/M WATER TREATMENT PLANT	351.94	50.00	434.19	300.00	134.19
WATER TESTING FEES	349.24	312.50	3,051.79	2,187.50	864.29
R/M GROUNDS/PROPERTY	1,627.89	0.00	5,738.78	0.00	5,738.78
R/M ROADS	3,400.00	1,000.00	6,222.85	7,000.00	(777.15)
FUEL - RANCH EQUIPMENT/VEH	1,921.16	2,083.00	7,010.55	14,585.00	(7,574.45)
R/M MAINTENANCE VEHICLES	65.19	500.00	2,098.06	3,500.00	(1,401.94)
PLANT CONSULTING FEES	1,384.62	1,000.00	6,923.10	7,000.00	(76.90)
PLANT CSLTING PYRL TAXES	105.96	79.00	529.64	555.00	(25.36)
R/M RANCH EQUIPMENT	50.24	570.00	3,041.68	4,000.00	(958.32)
MISC MAINT EXP. SUP/STOCK/E	1,595.27	779.00	6,616.30	5,455.00	1,161.30
NON-EXPEND EQUIP - MAINT.	148.73	362.50	204.29	2,537.50	(2,333.21)
SECURITY CONTRACT LABOR	7,274.25	6,833.00	51,806.39	47,835.00	3,971.39
SALES BONUS	175.53	0.00	1,979.58	0.00	1,979.58
WEDDING/EVENT EXPENSES	1,628.52	0.00	2,740.92	0.00	2,740.92
SALES AND MARKETING MISC E	500.00	1,000.00	510.23	2,500.00	(1,989.77)
RODO EXPENSE	2,482.25	0.00	6,208.27	0.00	6,208.27
RODO EMT/SHERIFF SERVICES	0.00	0.00	1,000.00	0.00	1,000.00
RODO ADDED MONEY	0.00	0.00	4,000.00	0.00	4,000.00
RODO MISCELLANEOUS EXPR	16.99	0.00	16.99	0.00	16.99
RODO 4-L GATE / LIABILITY	0.00	0.00	15,798.00	0.00	15,798.00
RODO SOUVENIR	0.00	0.00	2,927.25	0.00	2,927.25
RODO CONCESSIONS	779.23	0.00	779.23	0.00	779.23
<b>Total Expenses</b>	<b>141,917.65</b>	<b>107,193.33</b>	<b>868,998.16</b>	<b>729,854.31</b>	<b>139,143.85</b>
<b>Net Income</b>	<b>(\$ 87,805.35)</b>	<b>(\$ 44,202.83)</b>	<b>\$ 29,898.41</b>	<b>\$ 8,796.19</b>	<b>(38,694.60)</b>

For Management Purposes Only

**Rodeo**  
 R Ranch In The Mountains  
 General Ledger

For the Period From Jan 1, 2009 to Jul 31, 2009

Filter Criteria includes: 1) IDs: Multiple IDs. Report order is by ID. Report is print

Account ID	Account Description	Totals
4451	RODHO ADVANCED TICKET SALES	4,896.00
4452	RODHO GATE TICKET SALES	20,419.00
4453	RODHO PARKING	1,246.20
4454	RODHO CONCESSION SALES	1,650.45
4455	RODHO VENDORS	2,748.50
4456	RODHO SPONSORS	2,400.00
4457	RODHO SOUVENIRS	2,406.00
4458	RODHO / DUNK TANK	858.40
9500	RODHO EXPENSE	-6,208.27
9510	RODHO EMT/SHERIFF SERVICES	-1,000.00
9540	RODHO START UP MONEY	
9550	RODHO ADDED MONEY	-4,000.00
9560	RODHO MISCELLANEOUS EXPENSES	-16.99
9570	RODHO 4-L GATE / LIABILITY	-15,798.00
9590	RODHO SOUVENIR	-2,927.25
9591	RODHO CONCESSIONS	-779.23
		5,894.81
		+ 100.00
		<u>5,994.81</u>

Updated Rodeo Figures  
 dunk tank (Bill Wpton)



R Ranch In The Mountains

Projected Income: August - December 2009

Projected Income	August 09	September 09	October 09	November 09	December 09	TOTAL
CURRENT ASSESSMENTS	29,791.13	157,548.42	151,664.64	18,884.74	16,852.06	374,740.99
OLD ASSESSMENTS/INTEREST	2,623.11	1,803.12	5,028.54	3,661.35	4,178.66	17,294.78
RAINBOW CABIN	1,780.00	1,519.00	3,629.50	1,877.50	1,103.45	9,909.45
RENTAL CABINS	1,885.00	1,570.00	3,367.00	2,465.00	2,668.67	11,955.67
CHAPEL HILL CABINS	1,306.00	2,583.50	1,630.00	30.58	99.00	5,649.08
LEASE-A-CABIN						
USAGE INCOME	1,282.75	1,041.00	1,387.49	796.50	457.46	4,965.20
MISC. MAINTENANCE INCOME	440.00	330.00	575.00	240.00	200.00	1,785.00
RV STTBES	895.00	4,631.00	3,128.00	1,079.50	658.50	10,392.00
LEASE-A-PAD	1,000.00	4,000.00	4,000.00		3,000.00	12,000.00
ELECTRIC	1,822.72	176.93	7,405.18	1,686.29	777.15	11,868.27
TENT SITE INCOME	140.00					140.00
LODGE/WEDDING/EVENTS	3,267.00	7,674.00	9,722.22	1,000.00	3,217.00	24,880.22
CHAPEL RENTAL	250.00		125.00			375.00
ICE	1,000.00	257.50	298.50	118.50	118.50	1,793.00
SOUVENIRS	173.50	180.00	295.50	62.00		711.00
RECORDING FEE INCOME	200.00	200.00	200.00	200.00	200.00	1,000.00
CHILDRENS RIGHTS	350.00			850.00		1,200.00
RIDDING PASSES	1,461.50	855.00	1,195.00	300.00	395.00	4,206.50
MISC STABLE INCOME	80.00					80.00
STABLE REFRESHMENT INCOMI	175.00					175.00
SALES INCOME						0.00
PROPANE INCOME	545.97	295.60	1,095.74	1,729.72	1,301.99	4,969.02
<b>Estimated Income</b>	<b>50,468.68</b>	<b>184,665.07</b>	<b>194,747.31</b>	<b>34,981.68</b>	<b>35,227.44</b>	<b>500,090.18</b>







**R-Ranch Marketing Committee Meeting Report  
July 11, 2009 – 9:00 a.m.**

**Other Owners/Employees Present**

Don Hyatt  
Wendy Wood  
Michelle Colbert

**Members Present**

Rich Miramont  
Wendy Blaze  
Mel Roguski  
Diane Hyatt

The regular monthly R-Ranch Marketing Committee Meeting was called to order by Chairman, Rich Miramont on July 11, 2009 at 9:00 a.m.

**Brochures**

The R-Ranch has depleted its supply of marketing brochures. The R-Ranch will need to print more brochures soon. The cost of the brochures will come out of the R-Ranch general budget and not the Marketing Committee budget. The Marketing Committee will get price quotes for the brochure. Presently, the office is making copies of brochures on the copier machine as the brochures are needed. There are some changes needed to the brochure. Assessments have been increased since the last brochure was printed, the acreage will be decreasing with the Crosswind Settlement, and the Marketing Committee would like to add more pictures advertising events/weddings at R-Ranch.

Brochures were given to Camping World to promote R-Ranch.

**Sales Update**

Wendy Wood reported that there were no sales past month. Because most potential owners come from family/friends of existing owners, and owners tell friends/family about Craig's List/ Ebay, the Marketing Committee needs to find ways to expand advertising outside of Friends/Family market. There was discussion about the possibility of raising the fee to transfer titles, thereby reducing the number of transfers and possibly increasing R-Ranch sold ownerships. Would this be allowed with our current Covenants and By-laws?

The committee discussed ideas for more flexibility in cost to sell more ownerships. Wendy Wood will present a proposal to the B.O.D. soon. Other ideas for selling included:

- Stressing to potential owners the value of land in 1984 vs. the value of land in 2009.
- Owner referral program (money or free items)
- Business referral program (businesses place brochures in place of business, receive money if sale is made)
- Frequalitying survey (potential owner to fill out a form before taking a tour checking off their interests (ex. Pool, horseback riding, cabins, RV, etc). This way Wendy can focus on potential owners' interests while giving tour. Also, it puts all the R-Ranch amenities on a form and potential owner will remember all R-Ranch has to offer. The form will also include name, address, phone number, e-mail so that Wendy Wood will have more information to make follow-up sales calls.



**Marketing T-Shirts**  
The marketing T-Shirt will be produced soon. This T-shirt will be available for purchase in the R-Ranch office. The Marketing Committee will be getting estimates to produce this marketing T-Shirt. T-shirt will include a small R-Ranch logo on front, with a picture of R-Ranch on back. The telephone number and website will be included on back along with proposed wording that will include "Where Heaven Meets the Earth", "Own It", "Join Us". The wording will be finalized soon.

**Advertising**  
Wendy Wood would like to advertise weddings in the Bella Magazine. The cost for a half page ad (two issues per year) is \$1,440.

The Marketing Committee discussed using "Google" ad words to advertise R-Ranch. Rich Miramonti is working with Mary Sears on this advertising tool. There was concern about the cost being "per click", and Rich will find out the actual cost to use this service.

The Marketing Committee will also promote the R-Ranch at our Public Fall Ride. We will have a booth, raffles and give tours of R-Ranch.

**Gold Rush Days – Booth**

The Marketing Committee discussed the idea of having a booth at Gold Rush Days. The booth would have to "sell" items and not just be an R-Ranch informational booth. There was discussion about selling food to promote R-Ranch. We could also sell water with R-Ranch logos on them. We would have a photo album of R-Ranch, a form to fill out, and a raffle.

The next regular meeting of the Marketing Committee will be held on August 8, 2009 at 9:00 a.m.

Respectfully submitted,  
Wendy Blaze  
Recording Secretary



# Accommodations Committee Meeting

August 1, 2009

## Members Absent

Anita Curry  
Ellie McKinney  
Wendy Blaze

## Members Present

Barbara Brown  
Ann Henderson  
Patsy Bracy

The meeting was called to order at 10:05 a.m.

The subject of the meeting was old business and new business.

## Old Business:

A. Roofing - New pricing quotes are still pending.

B. Chapel Hill Cabin Improvement Program - Maintenance is suppose to fix the hole in the side of cabin #918 before Anita's group begins work on this cabin. Cabin #969 needs outside improvements next. Just taking the screen door off and painting the door would be a big help. Barbara will request that maintenance remove the screen door.

C. Stays per year - This topic is being left up to Policies and Guidelines. Sharon from the office shared that she is researching the average stays per year.

D. Plastic Mattress Covers - Barbara obtained prices on these. We need to research number of chapel hill cabin beds needing them.

## New Business:

A. Cleaning Service - Quality of service has gone down. A rainbow cabin had coke spilled on the floor and soap stuck to the shower when an owner checked in. Another owner walked into the RV's bathhouse and the cleaning crew jumped up from a sitting position. When she asked if cleaning the windows was part of what they do, he responded yes and proceeded to clean the windows with a dirty rag. Sharon is looking into these matters. A checklist is recommended for the cleaning crews.

The meeting was adjourned at 11:00 a.m.

Ann Henderson



The Finance Committee met for the first time on July 11, 2009. Present were committee members Cecil Pacetti, Jeri Moore, Brenda Harned, Dennis Howell and Rick Kebele. The current B.O.D. Treasurer, Richard Duceatt, was also present. Jeri Moore was asked to be the recording secretary. The committee spent the first part of the meeting going over financial documents provided by Connie Clark and getting brief explanations by committee members in certain areas as to the budgetary operation of the Association. One of the first things the Committee wanted to accomplish was to establish goals and objectives. We agreed that our priority was to have a proposed 2010 budget ready for the B.O.D. and the owners for the October owners meeting. Another goal or objective is to work diligently with the B.O.D. and Ranch Managers in our financial obligations and with the mindset to "keep the R-Ranch affordable for the common family" and not increasing the annual assessments except in the case of a critical need and only then when no other option is available.

The Committee spent the first meeting pouring over the 2008 actual income/expense records as well as the January through May 31, 2009 income/expense records. The committee noted several areas of concern that we will have to concentrate on in order to attempt to bring the remainder of 2009 income/expense inline with the previously established budget. A couple of areas pointed out were the carry over expenditure of ~~\$30,679.06~~ <sup>\$30,679.06</sup> in ~~2008~~ <sup>2009</sup> for insurance from 2008 and paid from the 2009 budget. Also ~~\$10,527.02~~ <sup>\$10,527.02</sup> in a disputed tax bill will have to be paid from the 2009 budget due to 2008 funds depleted. The Committee looked at several areas that caused the funds to be depleted from the 2008 budget that were due to non-budgeted expenditures such as the \$100,000.00 plus cost overrun on the development of RV7, the pool repair, EPA assessment, as well as several other items. NOTE: The Committee will address this further in a recommendation to the B.O.D.

The Committee also looked at projected income concerning the number of owners' assessments that should be received by October as well as the number of active owners and collections from delinquent owner's assessments. This area could see a slight change depending on the response with the pilot program the Board is trying concerning dispositions of delinquent assessments. Another area of concern pointed out was the electricity bills for non-leased areas with the largest deficit being in Rainbow Cabins. The electricity usage is broken down into areas on the income/expense section of the budget. It appears that leased sites and cabins pay their real usage due to meters or quarterly payments while the reservation areas that are charged \$1.50 per day currently are nowhere close to paying for the electricity being used. The committee had much discussion and a recommendation is attached that we feel will help reduce the deficit in this area.

The Committee met again on July 25, 2009, and Connie was present to answer questions and provide requested financial records. Present in this meeting was Jeri Moore, Dennis



Howell, Cecil Pacetti and Rick Keheley. Jeri has prepared a worksheet or spreadsheet to better understand the monthly income/expense numbers. Discussions also occurred again concerning the checks and balances used in reconciling expenses and accounts. It was pointed out that the By-Laws state that two Officers of the Association are required to sign checks in the amount over \$500.00. Connie was unaware of this requirement and the Committee will address this also with an attached recommendation to the Board.

The Committee met again on August 8, 2009, with Jeri Moore, Dennis Howell and Rick Keheley in attendance. Brenda Harned has resigned from the Committee and Cecil Pacetti was unable to attend. Connie also met with us and continued to answer questions and provide records concerning particular areas of concern. The Committee also met briefly with the Marketing Committee to discuss pricing of ownerships and possibilities related to this area with some ideas shared for future consideration. (It was encouraging to work and share ideas with another committee that has the best interest of the Ranch at heart.) The Committee was assigned certain areas of the budget to examine and work with to bring figures in line for the 2010 proposed budget. The Committee decided to meet again on August 29.

The Finance Committee would like to make the following recommendations to the Ranch Board of Directors for consideration:

- 1) That By-Law 4.11 be brought back into compliance and followed concerning the requirement that two Officers of the Association sign checks over \$500.00. Furthermore that whenever possible one of those signatures be that of the Treasurer of the Association and if any two Officers sign a check for a non-budgeted or non-critical expense over \$4000.00 for any reason, that the Treasurer will be notified and documented written explanation be provided to the Treasurer explaining the expenditure and made part of the records of the Association.

- 2) That the RV and Cabin electricity fee of \$1.50 per day be raised to \$2.50 per day for non leased or metered sites in order to help offset the deficit in this area of expense. This increase will not eliminate the deficit completely but should bring the actual expense for usage more inline. This should be looked at again in one year to see how it impacts the deficit in this area.

- 3) The Committee recommends to the Board that all agreements for contract work on the Ranch be:

- a) In writing with specific details explained fully.
- b) A minimum of three bids be taken and examined for the work/project being considered.
- c) All contracts should have performance, penalty and cancellation clauses.
- d) That any variance to the winning bid concerning increase of expenses be presented to the *full* Board of Directors for approval and the Finance Committee consulted to see if additional funds are available in the budget to cover the additional expenditure.



e) That all contracts or projects entered into by the Board have an appointed contract or project manager responsible for the proper execution of same. This appointed manager could be a Board of Director(s), Ranch manager or owner depending upon the scope of the project. In any event, the progression of the project should be closely monitored and reported to the *full* Board.

**NOTE:** The Finance Committee recommends that no new projects be awarded or entered into for the rest of the fiscal 2009 budget year unless an absolute critical situation or emergency situation due to the amount of funds available for the rest of the 2009 budget year. We will be making additional recommendations that the Board should consider in cutting expenses for the remainder of the year at a later date.

***ALL BOARDS, PRESENT & FUTURE, SHOULD USE EXTREME DILIGENCE WHEN CONSIDERING EXPENDITURE OF NON-BUDGETED FUNDS AND STAY AS CLOSE TO THE PROPOSED BUDGET AS POSSIBLE!!!***

Respectfully submitted,  
R-Ranch Finance Committee  
August 15, 2009

Rick Keheley  
Jeri Moore  
Dennis Howell  
Cecil Pacetti



# FIVE YEAR RV LEASEHOLDERS

NUMBER OF NIGHTS ON SITE FROM 7/1/2008 TO 6/30/2009

OWNER NAME	ID#	SITE#	NUMBER OF NIGHTS ON SITE FROM 7/1/2008 TO 6/30/2009
RICK BOOTH	1329	214	19
MARY CATO	1016	211	10
WALT BARNWELL	1597	104	18
JAMES SPENCE	199	312	22
LONNIE GIBBS	1777	301	16
KAREN MEADOWS	134	107	63
WESLEY COOK	690	528	18
CECIL PACETTI	1357	502	13
JOE BROWN	741	504	32
RICHARD ROCHLEAU	38	510	24
CARLOS CONN	458	507	55
SHERRY LANFORD	1740	509	2
COLIN HALTERMAN	73	511	20
EARL MCCALL	1126	532	17
GAIL POWELL	561	514	13
JOHN NEUBERT	80	513	17
CHARLES ASKINS	526	512	17
DAVID LAUFER	360	517	23
ARTHUR SMITH	1148	516	5
RICHARD DUCEATT	1301	515	51
EDWIN BUTLER	1007	529	24
CHARLES MANLEY	420	521	5
ROBERT NAPIER	156	518	23
GAIL MULLINAX	206	503	1
JOHN BRAZUKAS	1336	501	24

40	431	1531	HELEN FLEEMAN
44	304	297	BUDDY CHUMBLER
110	307	869	MARY SEARS
32	102	1762	DENNIS MAJOR
9	302	1485	MERRILL JETT
41	305	851	JANE UPTON
24	416	814	SUE SPINKS
15	121	1244	JAMES PINKERTON
11	306	1262	KEITH KURTS
10	310	1142	CHARLES LEWIS
109	108	757	SAM WHITMIRE
191	220	1801	JOSEPH WARD
1	216	331	VEEDER STEED
8	111	196	WALTER BETILYON
33	101	632	RICK LEWALLEN
0	437	1487	LARRY COOPER
31	423	603	NORMAN ROZEL
7	108	496	LINSEY TANNER
41	210	1147	PEGGIE SIMMONS
72	215	733	DENISE PATTERSON
19	424	1253	MAE WATERS
13	217	1691	KRISTINE WOODLIFF
98	426	568	CULLEN BROWN
14	401	985	DALE CUSTER
34	213	127	AMALAFI GATO
6	103	489	MIKE LEE
20	314	1001	PAULA TURNER
0	109	1321	JIM PRATER

DARRELL DINSMORE	49	701	25
JIM AND SANDY ADAMS	1005	702	89
GEORGE & BRENDA HARNED	1104	704	176
WAYNE HUMBARD	196	705	82
DOROTHY GUIER	128	706	50
JOANNE & MARK PELTON	162	707	87
JOHN AND PATTY SIMS	1492	708	36
BENNY R. POWERS	293	709	34
EUGENE GIDDINGS	130	710	39
MARK WALDROP	132	711	6
LEONARD BASS	644	712	19
GLYNN ROGERS	547	713	13
ELISSA LEONARD	542	714	7
CASEY COLEMAN	460	716	63
JAMES AND JERRY MOORE	1284	703	49



## CHAPEL HILL LEASEHOLDERS

Cabin	Name	ID	Date Range	# of Nights
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906	Paula & Floyd Roberts	0218	8/01/08 to 07/31/09	6
908	William J. Braswell	1038	8/01/08 to 07/31/09	1
910	Nancy Sims	0664	8/01/08 to 07/31/09	33
916	Lisa Richards	0287	6/06/09 to 07/31/09	5
917	Taylor Hubert	1764	8/01/08 to 07/31/09	7
919	Kenneth Blessitt	1241	8/01/08 to 07/31/09	17
920	Anita Curry	0478	8/01/08 to 07/31/09	33
923	Bob & Karen Covi	0244	8/01/08 to 07/31/09	49
925	David Ash	0151	8/01/08 to 07/31/09	34
927	Eddie Adair	0215	8/01/08 to 07/31/09	0
928	Faye Goolrick	1023	8/01/08 to 07/31/09	6
931	Jacqueline Wilson	1557	8/01/08 to 07/31/09	19
932	Winnie Smith	1266	8/01/08 to 07/31/09	18
936	Richard & Maureen Southernland	1850	8/01/08 to 07/31/09	12
939	Jane and Bill Upton	0851	8/01/08 to 07/31/09	23
940	Joan Hester	1400	8/01/08 to 07/31/09	7
941	DeAnne Neises	1744	8/01/08 to 07/31/09	19
942	Jennifer & John Dreggors	1854	8/01/08 to 07/31/09	11
943	Rick Lewallen, Jr.	0632	10/11/08 to 07/31/09	16
944	Ann Burks	1132	8/01/08 to 07/31/09	36
945	Henry & Karen Meadows	0134	4/09/09 to 07/31/09	12
946	Phil & Jennifer Blair	1093	9/06/08 to 07/31/09	38
948	William Ashley	0575	8/01/08 to 07/31/09	13
949	Mark & Nancy Whittaker	0787	8/23/08 to 07/31/09	32
953	Judith Willkerson	0701	6/06/09 to 07/31/09	14
958	Doug & Elizabeth Moore	0466	6/06/09 to 07/31/09	13
962	Pamela & Gary Miller	1480	8/01/08 to 07/31/09	4
964	Arlene Sumner	0181	8/01/08 to 07/31/09	10
966	Carey Keith	0047	8/01/08 to 07/31/09	115
968	Cindy Lunsford	0340	8/25/08 to 07/31/09	17
970	Lawrence & Gretchen Ross	1530	9/04/08 to 07/31/09	27
971	Rolan & Ann Henderson	1195	4/11/09 to 07/31/09	15
972	Sue Burton	0682	4/5/09 to 07/31/09	19



# ONE YEAR RV LEASEHOLDERS

Owner Name	ID #	Site #	Date Range	Number of Nights on Site
Johnny & Debbie Hartler	0465	414	3/1/2008 - 2/28/09	25
Carla & Edwin Kam	0641	410	3/2/2008 - 3/1/09	31
Cecilia King	1467	429	4/6/2008 - 4/4/09	9
Sheryl Daniel	1814	430	4/7/2008 - 4/06/09	18
Shirley Martin	1180	412	4/8/2008 - 4/7/09	13
Fawn Howell	1600	110	4/26/2008 - 4/24/09	215
Ricky & Mindy Keheley	0599	314A	4/28/2008 - 4/27/09	59
Eddie Eldridge	0201	313	5/5/2008 - 5/4/09	25
Mark Richardson	0663	311	5/31/2008 - 5/30/09	35
Roberta Sosebee	0187	403	6/9/2008 - 6/8/09	32
Charlie Manner	1700	428	6/29/2008 - 6/28/09	32
Gary Duree	1124	208	7/5/2008 - 6/30/09	7
Barbara Jenkins	1599	315	7/13/2008 - 6/30/09	11
Barbara Hall	0007	406	7/21/2008 - 6/30/09	6
Ray Jeans	0180	212	9/6/2008 - 6/30/09	27
Don & Cathy Schmidt	0217	204	9/6/2008 - 6/30/09	17
Wayne Chadwick	0595	206	9/9/2008 - 6/30/09	17
Phil and Jenna Blair	1093	218	10/9/2008 - 6/30/09	32
Pam Marshall	1765	402	10/11/2008 - 6/30/09	30
Chris McKemie	0153	207	10/12/2008 - 6/30/09	25
Terri Miramonti	0517	202	10/15/2008 - 6/30/09	32
Mel Rogulski	0247	226	12/14/2008 - 6/30/09	8
Lisa and Gary Harden	0214	219	12/18/2008 - 6/30/09	36
Vicki Burrell	0438	224	12/22/2008 - 6/30/09	19
Johnny Cook	0766	200	1/19/2009 - 6/30/09	8

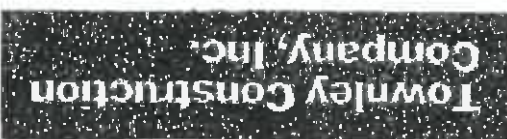
9	Cathy Petty	1666	203	1/26/2009 - 6/30/09
10	Robert Suddeth	0662	409	2/7/2009 - 6/30/09
22	Casey Coleman, Jr	0724	435	2/7/2009 - 6/30/09
7	Patricia Martin	0986	229	3/7/2009 - 6/30/09
4	Sandra Baker	0314	404	3/7/2009 - 6/30/09
27	Katherine Mchan	1154	414	3/9/2009 - 6/30/09
8	Edwin & Carla Karm	0641	231	3/14/2009 - 6/30/09
0	Scott and Marilyn White	0500	432	4/4/2009 - 6/30/09
12	John and Cynthia Brandon	0761	222	4/7/2009 - 6/30/09
52	James and Ellie McKinney	0227	412	4/9/2009 - 6/30/09
15	David Watson	0565	408	4/12/2009 - 6/30/09
10	Mark Whitaker	0787	303	4/13/2009 - 6/30/09
41	Fawn Howell - B	1600	110	4/25/2009 - 6/30/09
18	Ricky and Mindy Kehley - B	0599	314A	4/28/2009 - 6/30/09
8	Robin Kratzer	1673	316	5/8/2009 - 6/30/09
2	Mark Richardson	0663	228	6/1/2009 - 6/30/09
5	Robert Gallion	0679	311	6/1/2009 - 6/30/09
3	Roberta Sosebee	0187	403	6/9/2009 - 6/30/09
0	Charlie Manner	1700	428	6/29/2009 - 6/30/09

B.C. enq.  
 Brian Cole  
 Permitted Through F.P.O.  
 \$500,00 if more surviving is done  
 ! it could be up to \$600,000 but no more

Urgent   
  For Review   
  Please Comment   
  Please Reply   
  Please Recycle

To: Connie or Mandy    From: Jackie Townley  
 Fax: 706-816-4277    Pages: 5  
 Date: 7-18-08 9-6-09  
 Re: CGI

**Fax**  
Steve



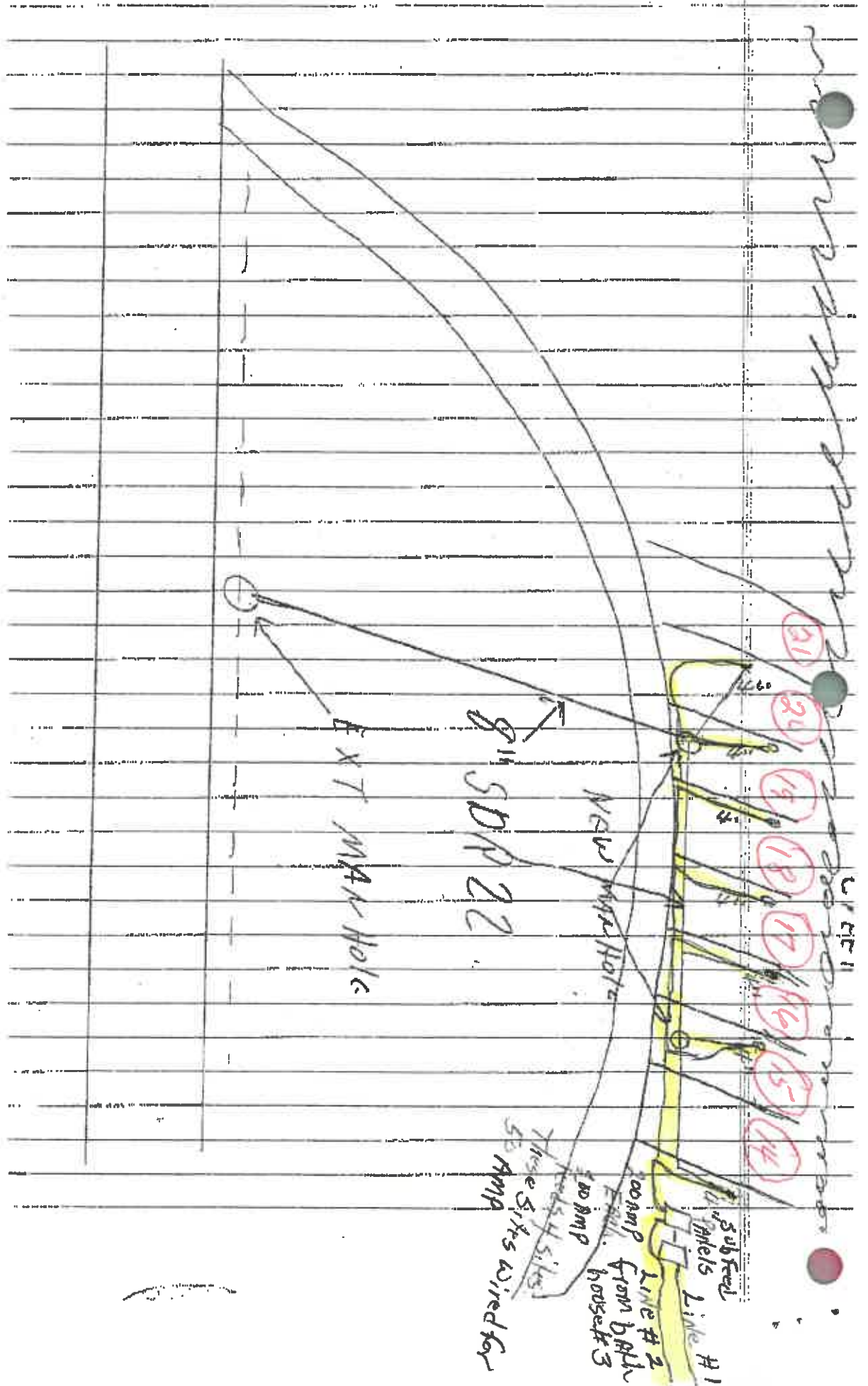
1091 West Hill Park Road Dawsonville, Georgia 30534 (706) 216-2387 Fax (706) 216-4277

706-816-4277













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**ATTN: RICKY**  
**SUBJECT: QUOTE**  
**PAGES: 2**

31 Walker Dr.  
 Dahlonega, GA 30533  
 Phone: 706-864-8000  
 Fax: 706-867-7403  
 Email: [dahilec@windstream.net](mailto:dahilec@windstream.net)



Dahlonega Electric  
 1 Walker Drive  
 Dahlonega, GA 30533

Name / Address	R RANCH PO Box 310 Dahlonega Ga 30533
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Quote #	500
Date	8/11/2009

**Quote**

Rep	
Project	SITE 114-121

Qty	Item	Description	Rate	Total
2,500	4-19 CU THHN B...	4 THHN STRANDED BLACK per ft.	0.55	1,375.00T
2,000	6-19 CU THHN B...	6 THHN STRANDED BLACK per ft.	0.32	640.00T
2,000	10 THHN STRAN...	10 THHN STRANDED GREEN per ft.	0.156	272.00T
1,000	4/0 XHHW/ALU...	4/0 XHHW ALUM per ft.	0.59	590.00T
500	3/0 XHHW/ALUM	3/0 XHHW ALUM	0.55	275.00T
2	HOM30M2DRB	200A 30 SPACE OUTDOOR MAIN BREAKER LOAD	200.00	400.00T
8	HOM 250	2-Pole 50A	7.95	63.60T
8	M075CO10U	RV SERVICE UNDERGROUND	292.95	2,343.60T
500	PVC CONDUIT ...	2" PVC CONDUIT-PER FT.	0.34	170.00T
2	2" PVC 90	2" SCHEDULE 40 STANDARD RADIUS 90 DEGREE	2.59	5.18T
2	TA20	2" PVC TERMINAL ADAPTER	0.95	1.90T
2	LNS-200	2" Locknut	0.49	0.98T
4	CP20	2" PVC COUPLING	0.69	2.76T
1,950	PVC CONDUIT ...	1 1/4" PVC CONDUIT-PER FT.	0.26	507.00T
30	CP12	1 1/4" PVC COUPLING	0.39	11.70T
16	1 1/4" PVC 90	1 1/4" SCHEDULE 40 STANDARD RADIUS 90	0.89	14.24T
		DEGREE ELBOWS		
		GA Sales Tax	7.00%	467.11
<b>Total</b>				\$7,140.07



## Policies & Guidelines

(New Section)

### Section 8.6 OWNERS' PASTURE

Owners who bring personal horses to the Ranch and use the Owner's Pasture must sign-in and out of the Owners' Pasture log at the front desk. Owners who are sharing the Owners' Pasture at any given time are responsible for working out among themselves the organization of their personal horses within the Owners' Pasture. Owners utilizing the Owners' Pasture are responsible for the Owners' Pasture fencing. Owners are responsible for their own personal horses at all times while utilizing the Owners' Pasture.

(Revised Section 8.4)

### Section 8.4 PERSONAL HORSES

Owners may bring personal horses to the R-Ranch, but only while they are visiting or staying on the Ranch. All personal horses brought onto the Ranch must meet health and veterinary criteria as established by the Stable Manager. Coggins paperwork must be in the owner's name. If the owner has recently purchased the horse and the Coggins paperwork is not the owner's name yet, a bill of sale must be shown. Personal horses may be grazed in the Owners' Pasture. Reservations for stabling personal horses must be made with the Ranch office at least 48 hours in advance. Age 12 and up only are permitted to be at the barn and ride in the coral and lower arena without a parent present. Trail riding of personal horses alone is permitted for age 18 and over. No more than one rider is allowed on a horse at any time (see 8.2.2). The lower arena closes at 1:00 p.m. and all riders must be out of the arena with the lights off by 11:00 p.m. R-Ranch is not responsible for equestrian accidents while owners have their personal horses on the property.

only designated



Aug 09

August 15, 2009

Finance Committee Report

The Finance Committee met for the first time on July 11, 2009. Present were committee members Cecil Pacetti, Jeri Moore, Brenda Harned, Dennis Howell and Rick Keheley. The current B.O.D. Treasurer, Richard Duceat, was also present. Jeri Moore was asked to be the recording secretary. The committee spent the first part of the meeting going over financial documents provided by Connie Clark and getting brief explanations by committee members in certain areas as to the budgetary operation of the Association. One of the first things the Committee wanted to accomplish was to establish goals and objectives. We agreed that our priority was to have a proposed 2010 budget ready for the B.O.D. and the owners for the October owners meeting. Another goal or objective is to work diligently with the B.O.D. and Ranch Managers in our financial obligations and with the mindset to "keep the R-Ranch affordable for the common family" and not increasing the annual assessments except in the case of a critical need and only then when no other option is available.

The Committee spent the first meeting pouring over the 2008 actual income/expense records as well as the January through May 31, 2009 income/expense records. The committee noted several areas of concern that we will have to concentrate on in order to attempt to bring the remainder of 2009 income/expense inline with the previously established budget. A couple of areas pointed out were the carry over expenditure of \$30,679.06 for insurance from 2008 and paid from the 2009 budget. Also \$10,327.00 in a disputed tax bill will have to be paid from the 2009 budget due to 2008 funds depleted. The Committee looked at several areas that caused the funds to be depleted from the 2008 budget that were due to non-budgeted expenditures such as the \$100,000.00 plus cost overrun on the development of RV7, the pool repair, EPA assessment, as well as several other items. NOTE: The Committee will address this further in a recommendation to the B.O.D.

The Committee also looked at projected income concerning the number of owners' assessments that should be received by October as well as the number of active owners and collections from delinquent owner's assessments. This area could see a slight change depending on the response with the pilot program the Board is trying concerning dispositions of delinquent assessments. Another area of concern pointed out was the electricity bills for non-leased areas with the largest deficit being in Rainbow Cabins. The electricity usage is broken down into areas on the income/expense section of the budget. It appears that leased sites and cabins pay their real usage due to meters or quarterly payments while the reservation areas that are charged \$1.50 per day currently are nowhere close to paying for the electricity being used. The committee had much discussion and a recommendation is attached that we feel will help reduce the deficit in this area.

The Committee met again on July 25, 2009, and Connie was present to answer questions and provide requested financial records. Present in this meeting was Jeri Moore, Dennis



Howell, Cecil Pacetti and Rick Keheley. Jeri has prepared a worksheet or spreadsheet to better understand the monthly income/expense numbers. Discussions also occurred again concerning the checks and balances used in reconciling expenses and accounts. It was pointed out that the By-Laws state that two Officers of the Association are required to sign checks in the amount over \$500.00. Connie was unaware of this requirement and the Committee will address this also with an attached recommendation to the Board.

The Committee met again on August 8, 2009, with Jeri Moore, Dennis Howell and Rick Keheley in attendance. Brenda Harned has resigned from the Committee and Cecil Pacetti was unable to attend. Connie also met with us and continued to answer questions and provide records concerning particular areas of concern. The Committee also met briefly with the Marketing Committee to discuss pricing of ownership and possibilities related to this area with some ideas shared for future consideration. (It was encouraging to work and share ideas with another committee that has the best interest of the Ranch at heart.) The Committee was assigned certain areas of the budget to examine and work with to bring figures in line for the 2010 proposed budget. The Committee decided to meet again on August 29.

The Finance Committee would like to make the following recommendations to the Ranch Board of Directors for consideration:

- 1) That By-Law 4.11 be brought back into compliance and followed concerning the requirement that two Officers of the Association sign checks over \$500.00. Furthermore that whenever possible one of those signatures be that of the Treasurer of the Association and if any two Officers sign a check for a non-budgeted or non-critical expense over \$4000.00 for any reason, that the Treasurer will be notified and documented written explanation be provided to the Treasurer explaining the expenditure and made part of the records of the Association.
- 2) That the RV and Cabin electricity fee of \$1.50 per day be raised to \$2.50 per day for non leased or metered sites in order to help offset the deficit in this area of expense. This increase will not eliminate the deficit completely but should bring the actual expense for usage more inline. This should be looked at again in one year to see how it impacts the deficit in this area.
- 3) The Committee recommends to the Board that all agreements for contract work on the Ranch be:
  - a) In writing with specific details explained fully.
  - b) A minimum of three bids be taken and examined for the work/project being considered.
  - c) All contracts should have performance, penalty and cancellation clauses.
  - d) That any variance to the winning bid concerning increase of expenses be presented to the *full* Board of Directors for approval and the Finance Committee consulted to see if additional funds are available in the budget to cover the additional expenditure.



e) That all contracts or projects entered into by the Board have an appointed contract or project manager responsible for the proper execution of same. This appointed manager could be a Board of Director(s), Ranch manager or owner depending upon the scope of the project. In any event, the progression of the project should be closely monitored and reported to the *full* Board.

**NOTE:** The Finance Committee recommends that no new projects be awarded or entered into for the rest of the fiscal 2009 budget year unless an absolute critical situation or emergency situation due to the amount of funds available for the rest of the 2009 budget year. We will be making additional recommendations that the Board should consider in cutting expenses for the remainder of the year at a later date.

***ALL BOARDS, PRESENT & FUTURE, SHOULD USE EXTREME DILIGENCE WHEN CONSIDERING EXPENDITURE OF NON-BUDGETED FUNDS AND STAY AS CLOSE TO THE PROPOSED BUDGET AS POSSIBLE!!!***

Respectfully submitted,  
R-Ranch Finance Committee  
August 15, 2009

Rick Keheley  
Jeri Moore  
Dennis Howell  
Cecil Pacetti



R Ranch Finance Committee Meeting Minutes Prepared by: Jeri Moore

The Finance Committee met for the first annual meeting 11 July 2009. Brenda Harmed nominated Jeri Moore to keep the minutes and all agreed.

Rick Kehley, President of the Finance Committee, reported that the R Ranch budget was due to the ranch owners in October 2009.

The Crosswinds Memorandum of Agreement is currently in mediation at the 9th Judicial Administrative District Office of Dispute Resolution. The \$300,000 check to R Ranch has not been deposited and approximately \$100,000 of that check is to be set aside to pay for attorney fees. Therefore, the 2009 and 2010 budget must not assume payment for reserve or payment purposes until received. The remaining \$200,000 was to be reserved for the Rainbow Lake dam shut down or applied toward the \$1.5M estimated repair. At the present time, there are no future 2009 budgeted funds available for attorney fees or for the dam as the funds from the Crosswind mediation have not been deposited in the bank.

The first meeting of the fiscal year was spent examining 2008 actual income/expense records provided by Connie Clark and actual 2009 income/expense cash accounts through 31 May 2009. Members of the committee later met with Connie and went over several high dollar items to identify one time expenses and future planned expenses to bring the current fiscal year in line with the number of Active Assessments.

The Finance Committee also established a goal of: Keeping the R Ranch affordable for the common family without raising assessments only for critical need and when no other option was available.

It was also agreed to amend the Policy guideline and insert that "any non-budgeted project must be approved and supervised by the R Ranch Finance Committee." This would prevent cost overruns and also first identify any unexpected large cost to the Finance Committee to present to the R Ranch Board of Directors for resolution. The committee felt that this revision was necessary as several large 2008 unbudgeted items (i.e. RV-7 Development; Pool Repair; RV-6 EPA Assessment) had depleted the R Ranch Reserve to approximately \$10,000 as reported by Connie Clark.

2008 cost overruns resulted in funds being unavailable to complete payment of the R Ranch Liability Insurance which was carried into fiscal year 2009 and resulted in an unbudgeted payment of \$30,679.06 in March 2009. In addition, Connie reported that 2008 property tax assessments in the amount of \$10,327 was still pending resolution. Connie was appealing the property tax assessment as taxes had been raised on unimproved property on the ranch as compared to another resort on the Etowah River. Denis Howell pointed out that the electric bills were over funds received and that the daily assessment of \$1.50 be raised to \$2.50. This was to be studied by Connie and the daily rate determined by next meeting. Also, there was a meter that was not



read for over a year that had to be paid this year.

Another matter to be resolved by Connie is the lease of RV-7 sites. Reported income was \$92,000 for 16 sites. Sites were leased at \$6,000 for 5 years; therefore, one site is \$4,000 short of payment.

Richard Duceatt also wanted Connie to study the number of Active Owner Assessments as they appear to be declining from 2008 (982) to 2009 (973). Also the number of dues that are suspended and in collection have risen causing collection costs to go up this year. It was discussed that owners that are only 2-3 months behind in payment be offered the opportunity to catch up for a minimum amount and be put back in good standing in order to increase future income. Also discussed was what to do with accounts that cannot be located and with owners that no longer come to the ranch if they might deed their ownership back to the ranch. This is to be resolved by next meeting.

It was reported that the ranch has recently purchased two horses. This was an unbudgeted expense and will be under study as to the increased maintenance and vet expenses at the next meeting.

Connie is to provide current end of June 2009 income/expenses at the next meeting. The next meeting was set for Saturday, July 25th in the Administrative Office at 10 a.m.

