

R-Ranch

Board of Director's Meeting

August 18, 2018

Meeting Minutes

- I. **CALL TO ORDER- 9:31 a.m-** President, Holly Sell. Ron Cagle absent.
- II. **OPENING PRAYER-** Carolyn Ponte
- III. **PPEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. **Review/APPROVE/AMEND/ACCEPT AGENDA-** Motion made to accept the agenda by Jim Kaminsky, seconded by Eudora LaLonde. Unanimous in favor.
- V. **SUSPEND READING JULY 2018 BOD Meeting Minutes –** Motion made to suspend the reading of the July minutes by Sue Burton, seconded by Jim Kaminsky. Unanimous in favor.
- VI. **APPROVE/AMEND/ACCEPT JULY 2018 BOD MEETING MINUTES –** Motion made to approve July minutes by Jim Kaminsky, seconded by Carolyn Ponte. Unanimous in favor.
- 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 – No report submitted

STANDING COMMITTEE REPORTS – Attached where submitted

1. Accommodations Committee
2. Covenants/Bylaws/Policy & Guidelines Committee – Bill Poole - Report submitted hardcopy. Section 11.15 to be changed to R-Ranch staff will move an RV:
 - a. Monday – Friday Only
 - b. Owners shall fill out RV Move Request Form at office or email form to frontoffice@rranchga.com. Request made no later than 48 hours prior to intended move.
 - c. Cost of move shall be based upon the a la carte item(s) the Owner selects on the form.

**Motion made to accept change by Sue Burton, seconded by Jim Kaminsky.
Unanimous in favor.**

Request to add new Section 22.3 Group Reservations:

Section 12.3 Group Reservations

The sponsor of a Group/Event for Owners/Non-Owners can reserve the following up to one year in advance, NOTE: Group/event may not make reservation during R-Ranch blackout dates.

- Groups/Events can obtain a total of 6 reservations from any of the combinations below:
 - Rainbow: Up to 6, limit to one duplex (both sides), 2 cottages, 2 singles (duplex counts as 2 reservations)
 - Chapel Hill: Up to 6
 - RV: Restrict to 2
- 14 days prior to the event, the group sponsor can call the office to check if there is any availability in Rainbow, Chapel Hill, or RV and may be allowed to reserve additional spaces depending on Owner demand.

The individual(s) sponsor(s), including Owners, booking any event is responsible for the conduct and behavior of their guests. All guests shall be required to log in at the office and sign a limited liability waiver form on check in.

Guests must return cabin keys to the R-Ranch office and sign-out at departure. Guests must not leave keys in the cabin during or after stay.

This proposal will be reviewed and resubmitted based on suggested changes and implications to other sections within Policy & Guidelines.

3. Finance Committee – No new updates
4. Land Use/Fire Wise Committee – No new updates
5. Marketing Committee – We will be at RV Show in September.
6. Owner’s Concerns Committee – No new updates.
7. Nominating Committee – No new updates.
8. Strategic Planning committee – Asset management update at September BOD Meeting

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee - \$22,000 today - Some will be spent on the docks at Crystal Lake. Accommodations has asked for a donation to spruce up the pool area. A bridge will be donated from Port Royal Marina for Crystal Lake – we are waiting on all sections moved up here and getting a crane in place to move them. These services have been donated. No charge to the R-Ranch. We believe we brought in approximately \$11K in 2018.

- b) Rainbow Dam Committee – Updates were provided on Wednesday Wisdom. We have the go-ahead for Carbonara Island and are making appropriate plans.

VIII. OLD BUSINESS – No old business

IX. NEW BUSINESS

- a. **CHIG Updates – Eve DeVane #358.** 14 Units represented in the “CHIG Group”. 4 areas in question:
 - i. **What has been accomplished? What is planned for the remainder of the year?** (3 page report attached with clean-up and repair details)
 - ii. **Where do you stand with current members? (list attached) 14 Units.** Current members understand as long as they work 80 hours per unit, per year they can retain their cabins. This does not include fundraisers. These are extra hours.
 - iii. **How much money has CHIG given to the R-Ranch?** Previous CHIG leaders did not disclose all of the dollars incurred. Going forward, CHIG will retain a bank account at a local Dahlonga bank for proper accounting and disclosure.
 - iv. **Is there a precedent of what CHIG members need to do for upkeep?** Same rules apply to all Owners.
 - v. **Currently \$1681.00 in CHIG bank account.**
- b. **Concerns:** Brought up about how CHIG group is looked at internally amongst the Owner population. Many RV Owners also volunteer and have no perks at all. In addition, all premium cabins (14 units) are unavailable to the general population until as late as 2026. While all the work is VERY appreciated, should there be an “end date” vs. continually accruing years forever? The original arrangement and ongoing was not visible to Owners upfront. **This discussion will be continued further in another session to give it proper time and attention and fairness to all Owners.**

X. ADJOURN GENERAL MEETING:

Time: 12:33pm

The next meeting of the R-ranch board of Directors will be held on September 15, 2018 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION- Yes – Immediately following the close of Board Meeting for 30 minutes.

R-Ranch

Board of Director's Meeting

August 18, 2018

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President, Holly Sell**
- II. OPENING PRAYER- Carolyn Ponte**
- III. PPEDGE OF ALLEGIANCE- Jim Kaminsky**
- IV. Review/APPROVE/AMEND/ACCEPT AGENDA-**
- V. SUSPEND READING JULY 2018 BOD Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT JULY 2018 BOD MEETING MINUTES**
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 - a. Financial Report- Judy Crofts/Blaine Griffith
 - b. Executive Director's Report
 - c. R-Ranch Grounds Report
 - d. Stables report
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STANDING COMMITTEE REPORTS – Attached where submitted

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- 3. Finance Committee
- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee – Asset management update

BOARD APPOINTED COMMITTEE

- a) Rodeo Committee
- b) Rainbow Dam Committee

- VIII. OLD BUSINESS – No old business**

- IX. NEW BUSINESS**
 - a. CHIG Updates**

- X. ADJOURN GENERAL MEETING**
Time: _____

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R-Ranch In The Mountains®
Balance Sheet
July 31, 2018

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		79,662.34
Lodge Bank Account		16,670.01
Cabin Project Bank Account		69,145.45
Property Tax Escrow Bank Acct		77,834.81
Payroll Bank Account		1,102.93
Rodeo Project Bank Account		22,594.43
Rainbow Dam Bank Account		151,974.93
Cap Imp/Legal Account		61,333.20
RV Bank Account		183,812.48
RV-6 Project Bank Account		11,744.97
Accounts Receivable		<u>644,262.20</u>
 Total Current Assets		 1,320,637.75
Property and Equipment		
Furniture & Fixtures		112,068.44
Vehicles		33,182.00
Machinery & Equipment		381,233.07
Horses & Sports Equipment		61,007.14
Buildings and Improvements		1,440,692.16
Fixed Assets - Cabin		57,370.36
Fixed Assets - Inf		9,041.26
Fixed Assets - Lodge		52,027.81
Fixed Assets - RV		105,307.49
Fixed Assets - RV6		30,902.56
Fixed Assets - Stable		6,642.34
Fixed Assets - Rodeo		5,920.50
Accumulated Depreciation		<u>(1,171,111.03)</u>
 Total Property and Equipment		 1,124,284.10
Other Assets		
Unsold Ranch Memberships		<u>608,465.00</u>
 Total Other Assets		 <u>608,465.00</u>
 Total Assets	\$	 <u><u>3,053,386.85</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Sales Tax Payable	\$	412.24
Accrued Property Tax		68,390.96
Prepaid Assessments		49,655.81
RV5 Playground		715.75
Cabin - Storm Damage		3,523.25
Other Payables		<u>2,843.10</u>
 Total Current Liabilities		 125,541.11
Long-Term Liabilities		
 Total Long-Term Liabilities		 <u>0.00</u>

Unaudited - For Management Purposes Only

R-Ranch In The Mountains®

Balance Sheet

July 31, 2018

Total Liabilities		125,541.11
Capital		
Lodge Retained Earning	114,029.32	
RV Retained Earnings	176,067.78	
RV 6 Retained Earnings	93,672.97	
Cabin Retained Earning	117,338.80	
Stable Retained Earnings	16,177.37	
Infrastructure Retained Earn	16,415.49	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	250,289.62	
Undesignated Net Assets	2,396,394.13	
Current Year Net Assets Change	(276,419.84)	
Total Capital		<u>2,927,961.45</u>
Total Liabilities & Capital	\$	<u><u>3,053,502.56</u></u>

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Assessments	\$ 7,870.21	\$ 7,474.00	396.21	\$ 602,158.24	\$ 538,082.00	64,076.24
Assessment - Special Dam A	127.76	127.76	0.00	10,017.56	10,017.56	0.00
Childrens Rights	0.00	658.00	(658.00)	400.00	1,800.00	(1,400.00)
Electric - Usage Fees - RV	4,925.00	6,647.00	(1,722.00)	28,361.19	30,410.00	(2,048.81)
Electric - Usage Fees - Cabin	2,449.50	3,098.00	(648.50)	11,855.10	14,054.00	(2,198.90)
Electric - RV Reimbursement	8,219.40	4,299.00	3,920.40	24,419.97	18,249.00	6,170.97
Electric - Cabin Reimburse	855.86	773.00	82.86	5,246.00	4,505.00	741.00
Interest Income	12.56	8.00	4.56	44.87	44.00	0.87
Owner Fines & Fees	375.00	55.00	320.00	1,561.66	395.00	1,166.66
Late Fees & Finance Charges	1,052.66	1,268.00	(215.34)	17,023.77	9,847.00	7,176.77
Ownership Sales	0.00	3,990.00	(3,990.00)	9,775.00	27,930.00	(18,155.00)
Ownership Transfers	4,297.00	1,574.00	2,723.00	26,159.00	10,927.00	15,232.00
RV Moves	835.00	692.00	143.00	4,434.12	2,726.00	1,708.12
Pet Fees	140.00	256.00	(116.00)	1,190.00	994.00	196.00
Day Use Income	255.00	142.00	113.00	485.00	689.00	(204.00)
Linen Kit Income	0.00	248.00	(248.00)	390.00	1,097.00	(707.00)
Sales - Ice	588.91	959.00	(370.09)	2,015.09	2,622.00	(606.91)
Sales - Propane	253.61	319.00	(65.39)	5,734.90	4,054.00	1,680.90
Sales - Souvenirs	126.17	192.00	(65.83)	1,040.99	1,361.00	(320.01)
Sales - Firewood	180.00	225.00	(45.00)	765.00	928.00	(163.00)
Sales - Gate Cards	50.00	30.00	20.00	125.00	263.00	(138.00)
Sales - Store	1,235.55	1,087.00	148.55	5,533.13	5,145.00	388.13
Vending Income	50.00	81.00	(31.00)	1,949.50	763.00	1,186.50
RV RI - Monthly Adoption F	625.00	495.00	130.00	5,702.90	2,151.00	3,551.90
RV RI - Yearly Adoption Fee	10,086.00	8,740.00	1,346.00	44,912.38	46,216.00	(1,303.62)
RV RI - Guest & Group Fees	1,246.00	1,865.00	(619.00)	6,728.70	7,573.00	(844.30)
RV-6 Interest	1.96	2.00	(0.04)	13.07	14.00	(0.93)
Cabin RI - Adoption Fees	(790.00)	590.00	(1,380.00)	8,836.50	12,293.00	(3,456.50)
Cabin RI - Guest & Group Fe	3,881.81	4,785.00	(903.19)	15,485.00	20,452.00	(4,967.00)
Cabin RI - Cottage Fees	3,304.40	5,044.00	(1,739.60)	18,048.32	20,242.00	(2,193.68)
Cabin - Special Projects (DD	0.00	0.00	0.00	35.00	0.00	35.00
Lodge RI - Wedding Fees	2,675.00	6,367.00	(3,692.00)	30,343.40	32,554.00	(2,210.60)
Lodge RI - Group Fees	1,100.00	750.00	350.00	17,072.00	8,775.00	8,297.00
Lodge RI - Miscellaneous Fe	0.00	0.00	0.00	120.00	160.00	(40.00)
RV Adopt - Infra/Cap Imp	10,086.00	8,740.00	1,346.00	44,911.70	46,216.00	(1,304.30)
Cabin Adopt - Infra/Cap Imp	0.00	590.00	(590.00)	10,418.50	12,293.00	(1,874.50)
Dam - Interest	32.74	0.00	32.74	223.97	0.00	223.97
Stables RI - Riding Pass Fees	1,535.00	2,183.00	(648.00)	4,725.00	8,077.00	(3,352.00)
Stables RI - Stall Fees	290.00	7.00	283.00	320.00	117.00	203.00
Stables RI - Fundraiser Inco	21.00	0.00	21.00	803.00	0.00	803.00
Recovery of Bad Debt	1,324.26	0.00	1,324.26	4,273.94	1,526.25	2,747.69
Rodeo Income - Ticket Sales	0.00	0.00	0.00	29,224.95	21,774.00	7,450.95
Rodeo Income - Parking	0.00	0.00	0.00	3,405.94	3,153.00	252.94
Rodeo Income - Vendors	0.00	0.00	0.00	3,057.00	3,572.00	(515.00)
Rodeo Income - Sponsors	0.00	1,367.00	(1,367.00)	11,700.00	12,327.00	(627.00)
Rodeo Income - T Shirts	0.00	193.00	(193.00)	159.00	2,065.00	(1,906.00)
Miscellaneous Income	0.00	0.00	0.00	0.77	1,170.00	(1,169.23)
Total Revenues	69,318.36	75,920.76	(6,602.40)	1,021,206.1	949,622.81	71,583.32
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	69,318.36	75,920.76	(6,602.40)	1,021,206.1	949,622.81	71,583.32

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Expenses						
Employee - Payroll/Salary Ex	43,120.04	46,553.00	(3,432.96)	306,846.25	349,147.00	(42,300.75)
Employee - Payroll Tax Expe	3,690.89	6,648.00	(2,957.11)	28,181.52	35,456.00	(7,274.48)
Employee - Payroll Fees & E	487.13	357.00	130.13	3,898.14	3,963.00	(64.86)
Employee - Health Insurance	3,741.89	6,900.00	(3,158.11)	28,615.32	48,300.00	(19,684.68)
Employee - Workers Comp I	2,773.91	2,210.00	563.91	21,119.04	15,470.00	5,649.04
Commission Expenses	2,645.22	1,798.00	847.22	8,710.59	15,339.00	(6,628.41)
Admin - Accounting Fees	1,625.00	500.00	1,125.00	5,618.20	5,021.00	597.20
Admin - Bank Fees	20.00	52.00	(32.00)	499.65	529.00	(29.35)
Admin - Business Fees	0.00	0.00	0.00	1,454.00	1,345.00	109.00
Admin - Collection Expense	0.00	(80.00)	80.00	(530.00)	1,040.00	(1,570.00)
Admin - Computer Expense	1,233.45	596.00	637.45	4,636.26	3,596.00	1,040.26
Admin - Dues & Subscriptio	76.95	35.00	41.95	302.25	865.00	(562.75)
Admin - Emp Develop & Tra	0.00	100.00	(100.00)	1,055.50	700.00	355.50
Admin - Gifts	0.00	40.00	(40.00)	322.92	240.00	82.92
Admin - Legal Fees	0.00	100.00	(100.00)	0.00	700.00	(700.00)
Admin - Operate Merchant F	(44.38)	(49.00)	4.62	(721.44)	(52.00)	(669.44)
Admin - Mileage Reimburse	0.00	17.00	(17.00)	389.20	370.00	19.20
Admin - Office Building Rep	0.00	0.00	0.00	261.03	260.00	1.03
Admin - Office Expense	657.44	469.00	188.44	4,529.74	4,918.00	(388.26)
Admin - Printing / Copying E	502.68	557.00	(54.32)	3,802.04	3,521.00	281.04
Admin - Cell Phone Expense	178.60	141.00	37.60	1,114.06	987.00	127.06
Admin - Shipping / Postage	(4.00)	533.00	(537.00)	2,889.37	3,660.00	(770.63)
Admin - Telephone / Cable E	1,428.94	1,775.00	(346.06)	11,399.43	9,975.00	1,424.43
Lodge - Tax Expense	0.00	0.00	0.00	10,049.00	0.00	10,049.00
Cleaning - Supply Expense	1,269.85	439.00	830.85	3,429.19	3,430.00	(0.81)
GPM - Equip Rental Expense	33.92	34.00	(0.08)	852.41	1,314.00	(461.59)
GPM - Equip Repair Expense	432.23	235.00	197.23	4,702.02	8,412.00	(3,709.98)
GPM - Cabin Repair & Main	0.00	348.00	(348.00)	513.70	1,106.00	(592.30)
GPM - Fence / Pasture Expen	32.08	305.00	(272.92)	687.62	6,337.00	(5,649.38)
GPM - Fuel Expense	0.00	1,347.00	(1,347.00)	6,375.56	6,590.00	(214.44)
GPM - General Maintenance	407.00	495.00	(88.00)	6,473.39	3,133.00	3,340.39
GPM - Grounds/Property Re	443.78	898.00	(454.22)	6,354.92	4,281.00	2,073.92
GPM - Keys & Locks	0.00	0.00	0.00	80.53	253.00	(172.47)
GPM - Lawn Svc & Landscap	6,895.00	6,941.00	(46.00)	24,214.30	24,179.00	35.30
GPM - Lodge Pool Chemical	1,240.61	650.00	590.61	4,922.66	3,570.00	1,352.66
GPM- Lodge Pool Repair &	136.31	25.00	111.31	1,927.30	1,361.00	566.30
GPM - Lodge Repair & Main	1,005.00	154.00	851.00	4,768.27	2,694.00	2,074.27
GPM - Lodge Kitchen Suppli	0.00	0.00	0.00	0.00	21.00	(21.00)
GPM - Pest Control Services	0.00	70.00	(70.00)	2,035.70	1,592.00	443.70
GPM - Pest Control Services	0.00	0.00	0.00	0.00	1,100.00	(1,100.00)
GPM - Road Repair Expense	0.00	0.00	0.00	0.00	200.00	(200.00)
GPM - RV Repair & Maint E	0.00	58.00	(58.00)	0.00	280.00	(280.00)
GPM - Supplies Expense	0.00	69.00	(69.00)	7,592.82	850.00	6,742.82
GPM - Tools Expense	0.00	0.00	0.00	0.00	197.00	(197.00)
GPM - Vehicle Maint & Rep	305.86	180.00	125.86	3,093.95	7,880.00	(4,786.05)
GPM - Maintenance Bldg Re	0.00	0.00	0.00	36.04	0.00	36.04
GPM - Operat Security Contr	1,671.99	0.00	1,671.99	7,105.98	0.00	7,105.98
GPM - RV Security Contract	1,672.00	0.00	1,672.00	7,105.99	0.00	7,105.99
GPM - Cabin Security Contra	1,672.01	0.00	1,672.01	7,106.01	0.00	7,106.01
Owner Events	(193.00)	400.00	(593.00)	204.64	1,000.00	(795.36)
Owners & Board Meeting Ex	8.20	5.00	3.20	452.86	430.00	22.86
Ownership Sales & Transfers	598.19	738.00	(139.81)	4,376.52	3,018.00	1,358.52
Sales & Market Expense	542.40	0.00	542.40	2,921.50	4,645.00	(1,723.50)
Sales Expense - Ice	295.56	340.00	(44.44)	832.82	1,071.00	(238.18)
Sales Expense - Propane	284.22	0.00	284.22	3,869.78	1,713.00	2,156.78

For Management Purposes Only

R-Ranch In The Mountains®
Income Statement
Compared with Budget
For the Seven Months Ending July 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Sales Expense - Souvenirs	0.00	36.00	(36.00)	740.00	1,907.00	(1,167.00)
Sales Expense - Gate Cards	449.40	0.00	449.40	915.27	231.00	684.27
Sales Expense - Firewood	0.00	75.00	(75.00)	250.00	575.00	(325.00)
Sales Expense - Store	254.16	190.00	64.16	3,699.94	3,331.00	368.94
Sporting Equipment	0.00	106.00	(106.00)	5.98	210.00	(204.02)
Stables - Feed	1,382.43	980.00	402.43	8,995.91	6,135.00	2,860.91
Stables - Ferrier Expense	1,550.00	1,437.00	113.00	7,575.00	7,424.00	151.00
Stables - General Expense	0.00	117.00	(117.00)	1,289.09	1,544.00	(254.91)
Stables - Repair & Maintena	21.47	93.00	(71.53)	1,121.61	1,547.00	(425.39)
Stables - Tack & Equipment	598.22	0.00	598.22	654.94	384.00	270.94
Stables - Vet Fees / Medicine	1,843.82	807.00	1,036.82	10,608.07	6,212.00	4,396.07
Stables - Jr. Wrangler Expens	0.00	0.00	0.00	58.36	(109.00)	167.36
Stables - Horses	0.00	0.00	0.00	(412.50)	0.00	(412.50)
Stables - Tools	0.00	0.00	0.00	252.93	0.00	252.93
RV RE - Bath Houses	192.90	0.00	192.90	469.90	401.00	68.90
RV RE - Pad Improvements	0.00	200.00	(200.00)	1,910.00	1,400.00	510.00
RV RE - Grounds	0.00	42.00	(42.00)	6,685.54	2,820.00	3,865.54
RV RE - Roads	0.00	0.00	0.00	350.00	500.00	(150.00)
RV RE - Improvements	0.00	100.00	(100.00)	771.34	700.00	71.34
RV RE - Miscellaneous	0.00	100.00	(100.00)	87.11	700.00	(612.89)
Cabin RE - Bath Houses	0.00	36.00	(36.00)	0.00	554.00	(554.00)
Cabin RE - Rainbow Cabins	41.23	930.00	(888.77)	1,137.33	4,727.00	(3,589.67)
Cabin RE - Chapel Hill Cabi	77.63	39.00	38.63	1,373.67	267.00	1,106.67
Cabin RE - Cottages	398.10	0.00	398.10	398.10	307.00	91.10
Cabin RE - Grounds	0.00	100.00	(100.00)	2,366.34	700.00	1,666.34
Cabin RE - Roads	0.00	1,180.00	(1,180.00)	0.00	7,180.00	(7,180.00)
Cabin RE - Improvements	0.00	300.00	(300.00)	637.87	2,100.00	(1,462.13)
Cabin RE - Miscellaneous	0.00	0.00	0.00	100.10	157.00	(56.90)
Lodge RE - Event Decoration	0.00	0.00	0.00	49.00	60.00	(11.00)
Lodge RE - Event Coordinati	750.00	0.00	750.00	5,670.00	0.00	5,670.00
Lodge RE - Event Staff	1,769.22	43.00	1,726.22	9,730.71	973.00	8,757.71
Lodge RE - Event Clean/Sup	0.00	2.00	(2.00)	365.00	863.00	(498.00)
Lodge RE - Event Security	0.00	0.00	0.00	302.00	0.00	302.00
Lodge RE - Event Improvem	0.00	55.00	(55.00)	3,904.03	2,097.00	1,807.03
Lodge RE - Event Linens	0.00	223.00	(223.00)	90.00	575.00	(485.00)
Lodge RE - Event Marketing	0.00	0.00	0.00	452.89	184.00	268.89
Lodge RE Capital Improvem	0.00	0.00	0.00	0.00	5,702.00	(5,702.00)
Dam Expenses	337.87	337.87	0.00	20,827.52	20,827.52	0.00
Legal Expenses	0.00	0.00	0.00	1,522.42	633.89	888.53
Rodeo Expense - Stock Contr	0.00	0.00	0.00	4,000.00	4,500.00	(500.00)
Rodeo Exp - 4L Ticket Split	0.00	0.00	0.00	14,103.50	12,373.00	1,730.50
Rodeo Expense - Prize Mone	0.00	0.00	0.00	4,000.00	4,000.00	0.00
Rodeo Expense - Advertising	160.50	333.00	(172.50)	1,368.60	1,729.00	(360.40)
Rodeo Expense - Security &	0.00	0.00	0.00	1,280.00	1,047.00	233.00
Rodeo Expense - Seating	0.00	0.00	0.00	4,000.00	5,667.00	(1,667.00)
Rodeo Expense - Sanitation	0.00	1,558.00	(1,558.00)	1,250.00	1,558.00	(308.00)
Rodeo Expense - T-Shirts	0.00	0.00	0.00	2,176.38	3,612.00	(1,435.62)
Rodeo Expense - Sponsors E	60.00	0.00	60.00	368.08	804.00	(435.92)
Rodeo Expense - In-House E	220.02	169.00	51.02	4,172.32	1,349.00	2,823.32
Rodeo Expense - Upgrades	0.00	0.00	0.00	5,519.64	1,000.00	4,519.64
Rodeo Exp - Tent, ATM Fees	0.00	0.00	0.00	0.00	200.00	(200.00)
Rodeo Exp - Insurance (Rain	0.00	0.00	0.00	328.00	0.00	328.00
Rodeo Expense - Merchant F	0.00	0.00	0.00	1,009.93	0.00	1,009.93
Rodeo Expense - Supplies	229.34	445.00	(215.66)	568.71	1,468.00	(899.29)
Utilities - Electricity-Opera	2,154.01	2,197.00	(42.99)	19,510.49	17,705.00	1,805.49
Utilities - Electricity-RV	6,943.14	5,275.00	1,668.14	41,042.64	31,129.00	9,913.64
Utilities - Electricity-Cabins	2,842.93	2,185.00	657.93	40,704.67	30,610.00	10,094.67

For Management Purposes Only

R-Ranch In The Mountains®
 Income Statement
 Compared with Budget
 For the Seven Months Ending July 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Utilities - Electricity-Lodge	1,965.35	1,818.00	147.35	15,596.50	10,188.00	5,408.50
Utilities - Propane-Operating	0.00	(192.00)	192.00	5,203.85	4,189.00	1,014.85
Utilities - Propane-RV	0.00	0.00	0.00	1,477.43	1,312.00	165.43
Utilities - Propane-Cabins	0.00	0.00	0.00	871.27	4,381.00	(3,509.73)
Utilities - Propane-Lodge	0.00	1.00	(1.00)	7,679.07	8,336.00	(656.93)
Utilities O - Sewer Treat Plnt	0.00	500.00	(500.00)	144.61	3,531.00	(3,386.39)
Utilities RV- Sewer Treat Pln	0.00	200.00	(200.00)	689.47	1,400.00	(710.53)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	864.47	1,400.00	(535.53)
Utilities L - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	1,400.00	(1,400.00)
Utilities - Trash Removal	1,034.00	1,153.00	(119.00)	6,689.00	6,716.00	(27.00)
Utilities - Water Testing Fees	213.82	487.00	(273.18)	4,410.34	4,312.00	98.34
Utilities - Water Treatment R	3,004.69	2,772.00	232.69	6,403.81	6,409.00	(5.19)
Insurance - Property	(735.00)	15,234.00	(15,969.00)	49,699.50	45,702.00	3,997.50
Property Taxes	8,616.00	8,616.00	0.00	60,312.00	60,312.00	0.00
Operating - Infrastructure	0.00	0.00	0.00	12,008.41	14,500.00	(2,491.59)
RV - Infrastructure	0.00	0.00	0.00	4,168.11	6,800.00	(2,631.89)
Cabin - Infrastructure	0.00	0.00	0.00	8,721.77	10,300.00	(1,578.23)
Lodge - Infrastructure	0.00	0.00	0.00	1,557.19	4,950.00	(3,392.81)
Miscellaneous Expense	349.42	0.00	349.42	350.42	0.00	350.42
Total Expenses	117,611.64	133,662.87	(16,051.23)	983,684.20	994,715.41	(11,031.21)
Net Operating Income	(48,293.28)	(57,742.11)	9,448.83	37,521.93	(45,092.60)	82,614.53
Other Income/Expense						
Bad Debt Expense	24,460.69	0.00	24,460.69	313,941.77	0.00	313,941.77
Net Income	\$ (72,753.97)	\$ (57,742.11)	(15,011.86)	\$ (276,419.84)	\$ (45,092.60)	(231,327.24)

R-Ranch In The Mountains®
Statement of Cash Flow
For the seven Months Ended July 31, 2018

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ (72,753.97)	\$ (276,419.84)
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Receivable	0.00	78,846.61
Sales Tax Payable	93.12	210.58
Accrued Property Tax	8,616.00	60,312.00
Prepaid Assessments	4,487.00	18,192.07
Prepaid Special Dam Assessment	0.00	(231.00)
RV5 Playground	(49.09)	715.75
Cabin - Storm Damage	0.00	3,523.25
Other Payables	(288.90)	2,843.10
	<hr/>	<hr/>
Total Adjustments	12,858.13	164,412.36
	<hr/>	<hr/>
Net Cash provided by Operations	(59,895.84)	(112,007.48)
	<hr/>	<hr/>
Cash Flows from investing activities		
Used For		
	<hr/>	<hr/>
Net cash used in investing	0.00	0.00
	<hr/>	<hr/>
Cash Flows from financing activities		
Proceeds From		
Used For		
	<hr/>	<hr/>
Net cash used in financing	0.00	0.00
	<hr/>	<hr/>
Net increase <decrease> in cash	\$ (59,895.84)	\$ (112,007.48)
	<hr/> <hr/>	<hr/> <hr/>
Summary		
Cash Balance at End of Period	\$ 676,375.55	\$ 676,375.55
Cash Balance at Beg of Period	(711,926.41)	(553,975.53)
	<hr/>	<hr/>
Net Increase <Decrease> in Cash	\$ (35,550.86)	\$ 122,400.02
	<hr/> <hr/>	<hr/> <hr/>

July 31, 2018

Collections and other tasks: Summary for the month of July:

1. Chapel Hill Adoptions (All adoptions including CHIG members):
 - a. Working with Blaine and Becky to resolve "Offline" cabins. – Making progress on getting all Cabins inspected and designated to either Rehab needed or Reservations.
 - b. Still monitoring and billing Chapel Hill cabins monthly.

2. July Lottery:
 - a. Prepared for July Lottery; 15 RV sites were available for One-Year adoptions.
 - i. Created the "choose from" list, which consisted of 40 RV sites and 3 Chapel Hill Cabins.
 - ii. Monthly Adoptions: 12 RV sites and 4 CH Cabins were available for monthly adoption.
 - b. Attended and assisted Lottery: Completed contracts and collected payments.
 - c. Recorded all owner changes to reservation system and Electricity/Meters spreadsheet for electricity monitoring and billing.

3. Quarterly Electricity Billing:
 - a. Created and mailed out 162 electricity Bills; All meters were read and created individual electric bills.

4. Collections summary:
 - a. Sent out 4 Deed Recovery Letters with Quitclaims attached in effort to recover deeds back to the ranch. Includes, deceased owners and those that have met their settlement commitments and agreed to return their ownership to the ranch.
 - b. Prepared 10 Quitclaims and PT-61's for transfers.
 - c. Collection Total for July: \$ 9,150.05

Report by: Wendy Byrd; 7/31/18



Executive Director Board Report

Aug Meeting

- Had a great 4th of July holiday weekend!
- Working with all departments to conduct observations, audits and improvements.
- All interested FT employees have been able to sign up for our simple IRA retirement account. We had 7 employees sign up.
- Working with Denise and lodge to re-structure the contracts to a simpler form.
- Working with vendors for weddings/events to move from an exclusive vendor to a preferred vendor list. With that, we are looking to have agreements in place with mutual advertising and possibly vendor fees.
- The housekeeper we hired only worked one week and then resigned. We are continuing looking for another housekeeper.
- RV5 playground is coming along. Looking to put into the budget for next year to add a pavilion by the fire pit.
- Continuous wait for re-classification of Rainbow Dam. Impatiently waiting.
- Maintenance has the dam growing grass and it looks really good.
- Will be setting up meeting soon with a local civil engineer to go over scope of work for feasibility study for new RV sites.
- Front office – Lydia has departed from R-Ranch. We will not immediately back-fill the front office lead position until we are able to re-structure, identify the greatest need/job description
- Researching salary ranges for each job position at R-Ranch to understand how our current pay rates compare with local/regional market.
- Brandon Shubert, with the stables, turned in his 30-day notice. We did, unsuccessfully, make him an offer to stay.
- Office server replacement will be in the fall, looking to start IT audit to be ready for this. Not getting a lot of cooperation with our current network vendor.
- Continuous training with our new sales manager, working to learn office procedures, sales force before proceeding to marketing plans.
- Worked DSL modems throughout ranch to map, audit Wi-Fi. Will be working with Windstream to audit account and make improvements.

Month of July

set post for RV's play ground ALSO reworked

2 swing posts. Cleaned gutter & sealed joints

RV's bath house. Changed bad blades & serviced

hay cutter. Fertilized & seeded Rainbow dam.

UnCloged pipe to pick up well for spray field pump house

cut & removed dead trees in log cabins ALSO in chapel

Hill Area. cut grass & general MAINT.

R-Ranch Stable Report

JULY 01-31, 2018

Summary:

Well it's been a hot and rainy summer. We've been staying busy and doing our best to provide rides for owners and guests. Six (6) Ride-days were canceled or affected by Rain or wet/slippery Trail conditions. When it wasn't raining the temps were in the mid to upper 80s...I suspect the pool stayed pretty busy. Our ride numbers are a bit below the four-year average as a result. Please see the table further down the report. There is still plenty of activity at the barn especially in the mornings. Lots of folks love to get their horse time in.

Although this is the July report prior to its submission we bid farewell to Brandon. He departed on AUG 13th after providing us a 30-day notice. He was well liked by all and worked very hard. During his 18 months with us he was a huge help to all and in particular to me. We performed many difficult tasks together that would have been unsafe for me to attempt on my own. He gained a great deal of proficiency in all the tasks most of you don't see being executed that keep the trails open and the pasture secure/safe for our horses as well as maintaining our vehicles and equipment.

*****Caution*****

Bears: We still periodically see a mother bear and two (2) cubs foraging on the Ranch.

Yellow Jackets: They are out there but have yet to cause us any serious problems.

Events:

17-18 JUL, Kids Camp:

As part of the Kids camp Taylor and I took 7 kids plus Kevin & Noel Kyle on and extended Trail ride around the Northern perimeter of the Ranch. We almost cancelled due to a brief Thunder storm but we waited it out and then took our time on the ride. It was quite an adventure and the kids really seemed to have enjoyed themselves.

Due to the weather delay and the threat of more bad weather the camp out was changed to a Barn sleep over. The kids and Suzanne had a blast.

Projects:

❖ Hay:

- Looking for the 2nd cutting in AUG or early SEP. Weather is driving the timing. We will need both Round-Bales and Square-bale from this cutting.
- As we get closer to setting a date for harvest I will ask for volunteers to help out up the hay.

❖ Fencing: (no change)

- Chapel Hill: Northern (Cabin Side) fence line damaged from the constant abuse from horses. Still requires an electric hot wire along the top to prevent to prevent escape. I will also be relocating a weathered gate from Office Pasture to Old Owners pasture near the cabins so that we have an access point on the North side of the pasture.
- Rainbow Pasture: The entire southern portion of the Rainbow Pasture from the cabins east to the maintenance road is brittle and dangerous barbed wire.
- Barn Pasture: The stream has eroded the bank and undermined the Eastern fence line. I will request some help from Steve to make repairs.

R-Ranch Stable Report

JULY 01-31, 2018

Projects continued:

❖ Stable Gutters:

- On JUN 11th a crew from Lundeen came out and took down the partially collapsed rain gutters on the N-side of our barn.
- The date they will replace the gutters is unknown. Mr. Blaine is working with them on this.

Maintenance:

❖ F-350:

- Fuel leak leaving pooled fuel on the engine...Will request maintenance to repair.
- The U-joints are severely worn. We (Brandon & I) will replace them soon before they fail.
- The idler-pully bearings for the Serpentine belt are noisy and will need replacing soon.

❖ Kubota ATV:

- Brandon serviced at 100-hour interval.

❖ Chainsaws:

- NSTR

❖ Stock Trailer:

- Brandon and I rotated the tires due to significant wear. We will most likely need to replace them in 2019

Equine Care:

❖ Dewormer: (Due again AUG 2018)

- We administered the quarterly Dewormer on MAY 17, 2018.

❖ Vaccine: (Due again OCT 2018)

- We will administer the next Semi-annual Vaccine to all our horses in OCT 2018. This will protect them from:
 - Eastern Encephalitis.
 - Western Encephalitis.
 - West Nile virus.
 - Tetanus.
 - Rhino (EHV 1 & 4).
 - Influenza.

❖ Farrier / Hoof Care:

- Our interval between shoeing is decreasing as the spring grass starts coming in and growth accelerates. It is now between 5 & 7 weeks. I've attached the Horseshoeing List as Encl-2.
- We are able to keep six (6) horses bare foot.

❖ Vet:

R-Ranch Stable Report

JULY 01-31, 2018

- Coggins and Rabies, we are nearly complete with all Coggins (EIA) testing and Rabies Vaccinations for the entire herd. We have eight (8) horses remaining for AUG 2018.

Herd development/training:

- Our herd count is 31.
- Suzanne's "Herd report" is attached. Please see Encl-3.

Rider & Pass #s:

2018					TREND					2014-2017 Average (4-Year Ave.)				
Month	Month Riders	Month Passes	Year Riders	Year Passes	MR	MP	YR	YP	Month	Month Riders	Month Passes	Year Riders	Year Passes	
JAN	91	12	91	12					JAN	126	11	126	11	
FEB	68	6	159	18					FEB	87	9	213	26	
MAR	111	9	270	27					MAR	167	23	394	49	
APR	358	40	628	67					APR	352	56	744	106	
MAY	253	38	881	105					MAY	362	46	1,076	152	
JUN	316	35	1,197	140					JUN	351	54	1,426	209	
JUL	402	70	1,599	210					JUL	523	69	1,950	276	
AUG									AUG	277	25	2,197	302	
SEP									SEP	320	41	2,466	346	
OCT									OCT	302	36	2,782	407	
NOV									NOV	252	35	3,034	443	
DEC									DEC	107	15	3,142	458	

KEY	
	: Increase
	: No Change
	: Decrease

Trail Status: As of this week

- Trail clearance still remains a constant effort to keep clear. We are making progree
- We have reopened several trails and blazed a new trail running East from the barn a little higher than Creek side to give us better access to Rustic, Crystal and the other Eastern trails.
- Trails are inspected and cleared as required by a Stable employee prior to taking out a ride or allowing Owners (Gold Card) to take rides out on them.

R-Ranch Stable Report

JULY 01-31, 2018

❖ Trail Status

As of: AUG 08, 2018

Western Sector (8)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Ridge Loop			
Ridge			
Cotton			
Gary's Loop			
Waterfall			Downed Trees
Knee Knocker			
Indian Mound			
Wild Turkey			Downed Trees
Eastern Sector (13)			
Trail Name	Status	Last Ridden / Cleared	Remarks
High Meadow			
Satterfield			
Jarad			
Burnt Out			
RV-7 Bypass			
Nemo			
Crystal			
Pennywise			
Nickum's Blunder			
Rustic; Outer & Inner Loops			Low Limbs & Vines
Archery			Downed Trees
Wagon Wheel			Downed Trees
Creek Side			Soggy
Southern Sector (6)			
Trail Name	Status	Last Ridden / Cleared	Remarks
Rainbow			
Ed Owen			Time & Mult. WX Events
Tire Tree			Time & Mult. WX Events
Gooch Gap			
Piano			
Lake			

R-Ranch Stable Report

JULY 01-31, 2018

Trail Clearance Status Key:		< 2 weeks since last Ridden / Cleared; No adverse WX	
		> 2 Weeks since last Ridden / Cleared; Adverse WX event; Minor Obstacle	
		= Reported / Observed Hazard	

v/r

Herbert L. Kirkover
CSM USA (RET)
Stable Manager

Enclosures:

Encl-1: Horse Roster (recommend "By Herd" tab/sheet).

Encl-2: Farrier List (2017)

Encl-3: Herd Report.

Horse Roster, Max-WGT and Ride Times

Status			Horse Info						Ride Times				As of: JUN 20, 2018	
PR	S	In	(2)	Corral:		Age	WGT	WL	10:00	11:30	1:00	2:30	Corral:	(2)
			1	Klinger	G	29	1,000	183					Klinger	1
			2	Magic Man	G	19	784	132					Magic man	2
PR	S	In	(6)	Beginner:					10:00	11:30	1:00	2:30	Beginner:	(6)
			3	Bojangle	G	17	612	101					Bojangle	3
			4	Captain	G	20	1,130	197					Captain	4
			5	Cash	G	19	960	154					Cash	5
			6	Frodo	G	18	1,240	211					Frodo	6
			7	Leo	G	15	1,300	239					Leo	7
			8	Redman	G	25	970	179					Redman	8
PR	S	In	(10)	Intermediate:					10:00	11:30	1:00	2:30	Intermediate:	(10)
			9	Cooley	G	15	1,097	198					Cooley	9
			10	Dakota	G	14	1019	186					Dakota	10
			11	Fancy-Girl	M		945						Fancy-Girl	11
			12	Feather	F	14	970	176					Feather	12
			13	Jake	G	10	1,068	178					Jake	13
			14	Jeb	G	12	1,070	192					Jeb	14
			15	Nugget	G	16	1,070	193					Nugget	15
			16	Scarlett	F	19	1,250	214					Scarlett	16
			17	Spirit	G	17	763	131					Spirit	17
			18	Tonka	G	19	1,038	189					Tonka	18
PR	S	In	(12)	Experianced:					10:00	11:30	1:00	2:30	Experianced:	(12)
			19	Chilli	F	17	1,040	191					Chilli	19
			20	Cougar	F	17	1,097	190					Cougar	20
			21	Dart	G	24	1,038	183					Dart	21
			22	Dodge	G	21	880	151					Dodge	22
			23	Ed	G	20	1,019	187					Ed	23
			24	Fancy	F	15	1050	186					Fancy	24
			25	Maddie	F	12	1,000	180					Maddie	25
			26	Molly	F	17	1,000	163					Molly	26
			27	Pickles	G	15	1,070	196					Pickles	27
			28	Scoot	G	12	920	161					Scoot	28
			29	Sis	F	18	1,170	209					Sis	29
			30	Thorpe	G	14	1,247	217					Thorpe	30
PR	S	In	(1)	Offline:					10:00	11:30	1:00	2:30	Offline:	(1)
			31	Bella	F	10	1250	212					Bella	31

Status	Horse	#	7/5/2018	7/12/2018	7/19/2018	7/29/2018	8/4/2018	8/9/2018	8/16/2018	8/23/2018	8/30/2018
Barefoot	Bella	1	2-WK	3-WK	4-WK	5-WK	6-WK	30	1-WK	2-WK	8/30/2018
Barefoot	Bojangle	2	9-WK	10-WK	11-WK	30	1-WK	2-WK	3-WK	4-WK	8/30/2018
	Captain	3	4-WK	70	1-WK	2-WK	3-WK	4-WK	70	1-WK	8/30/2018
	Chili	4	70	70	1-WK	2-WK	3-WK	4-WK	70	1-WK	8/30/2018
	Ed	5	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	4-WK	5-WK	8/30/2018
	Fancy	6	4-WK	5-WK	70	1-WK	2-WK	3-WK	70	1-WK	8/30/2018
	Feather	7	4-WK	5-WK	6-WK	7-WK	30	1-WK	2-WK	3-WK	8/30/2018
Barefoot	Frodo	8	4-WK	2-WK	3-WK	4-WK	5-WK	6-WK	3-WK	4-WK	8/30/2018
	Jake	9	70	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	8/30/2018
	Klinger	10	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	1-WK	2-WK	8/30/2018
	Maddie	11	4-WK	30	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	8/30/2018
Barefoot	Magician	12	30-WK	31-WK	32-WK	33-WK	34-WK	35-WK	36-WK	37-WK	8/30/2018
	Pickles	13	70	2-WK	3-WK	4-WK	5-WK	70	1-WK	2-WK	8/30/2018
	Redman	14	5-WK	6-WK	70	1-WK	2-WK	3-WK	4-WK	5-WK	8/30/2018
Barefoot	Spirit	15	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	8/30/2018
	Cash	16	4-WK	70	1-WK	2-WK	3-WK	4-WK	70	1-WK	8/30/2018
	Coolley	17	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	2-WK	8/30/2018
	Cougar (M)	18	70	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	8/30/2018
	Dakota	19	70	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	8/30/2018
Barefoot	Dart (G)	20	7-WK	8-WK	9-WK	10-WK	11-WK	12-WK	13-WK	14-WK	8/30/2018
Barefoot	Dodge	21	7-WK	8-WK	9-WK	10-WK	11-WK	12-WK	13-WK	14-WK	8/30/2018
	Fancy-Girl	22	70	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8/30/2018
	Jeb	23	5-WK	70	1-WK	2-WK	3-WK	4-WK	70	1-WK	8/30/2018
	Leo	24	70	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	70	8/30/2018
	Molly	25	70	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	8/30/2018
	Nugget	26	70	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	70	8/30/2018
	Scarlett	27	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	2-WK	8/30/2018
	Scout	28	2-WK	3-WK	4-WK	5-WK	6-WK	70	1-WK	2-WK	8/30/2018
	Sis	29	18-WK	30	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	8/30/2018
Barefoot	Thorpe	30	7-WK	8-WK	9-WK	10-WK	11-WK	12-WK	13-WK	14-WK	8/30/2018
Barefoot	Tonka	31	6-WK	7-WK	8-WK	9-WK	10-WK	11-WK	12-WK	13-WK	8/30/2018

Total: \$630.00 \$450.00 Carried Fwd \$470.00 \$310.00 \$340.00 \$490.00 \$140 CF

Key 1:
 A = Acrylic
 T = Trim
 S = Shoe
 SW = Shoe + Wedge
 BS = Bar shoe
 4S = 4 Shoes
 DH = Draft horse
 DR = Draft Reset

Key 2:
 : Projected for Farrier / Monitor
 : Scheduled for Farrier / Shod

JULY 2018 STABLE REPORT and JR WRANGLER REPORT

General Health and Welfare

July finally broke our good run of healthy horses. Some injuries popped up, but most of the herd looks great. It was another rainy month, unusual for July, and a few of our easy keepers are a bit tubby. Our pastures have been very lush for midsummer. Bojangles and Frodo continue to look great. Klinger has held up well for his age. Overall the herd's health is very good this summer.

We have started keeping track of daily rides for individual horses and making an effort to limit horses to 3 rides per day on hot days. If horses are used a lot, we give them a day or two off to recover. This has really helped horse attitudes this summer. We have had very few incidents of cranky horses being difficult on rides.

Individual Health Issues

Jeb: Jeb is doing great and we keep him on a maintenance dose of meds to prevent flare ups of his allergies.

Bojangles: Bojangles is still doing mostly corral rides but he loves going on some trail rides with our smaller ranch kids.

Frodo: Frodo is still gaining weight. His energy is still good and with limited use he is doing well.

Bella: Bella had a setback this month (just as we were finally making some great riding progress, curse her!!). She developed an abscess in a hoof and was very lame for a few weeks. As of the first week of August she has recovered almost completely. She should be back to work in a week or so. Though her progress has been frustrating, I hate to give up on her. A draft mare of her size and age can cost \$5000 plus, so we are unlikely to find another without paying a fortune. She was making great strides since we got her a new bit and I hope to get her on the trail when her recovery is complete.

Behavioral Issues and Training

Fancypants has now graduated to mostly owner rides. I have had some young girls on her and she is responding very well. She still has a tendency to roam off the trail on occasion, but it is at a slow pace, so minor correction fixes that. I am restricting her to only one ride a day and intermediate riders, but she may be able to take beginners in the future.

Maddie has nothing to report this month. Her attitude has really improved during the last year. We do miss Brandon quaking in his boots when he entered her stall. (Brandon denies this, but Maddie is sticking to her story). Her behavior has been very good, though. So great news for riders, sad news for entertainment value.

JR WRANGLER JULY 7, 2018

July was fairly quiet for our Junior Wrangler session. This was a wonderful opportunity to give the kids more riding time. Everyone got a lot of hands on horse experience and all my awesome helpers meant everyone got some personal attention.

Our first mission was to take a Junior Wrangler test (our very first). But this was a fun test. My assistants all took turns doing idiotic things, mildly dumb things, and subtly dumb things. The wrangler kids had to figure out the problems and fix them. It was fun seeing some of my best young riders with slumping shoulders and toes pointing down. The wrangler kids fixed them up in a hurry though, so I guess they are learning.

Jessica Birmingham was our presenter this week. She provided a program on how to start a young horse to saddling and riding. Her work in the round pen with Scoot was amazing.

We finished with everyone's favorite. Riding and hands on horse work. We set up 5 stations: 1) mounting from the ground 2) bridling a horse 3) Soft hands and turning and stopping 4) Putting on the cinch and making the proper cinch knot and 5) tying a quick release knot using very spooky stick horses. Some poor stick horses fell over backwards or ran away due to lack of knot tying skill, but we will get there eventually.

After snack, I challenged Brandon to a barrel race with my lightning fast stick horse, Assassin. I stuck Brandon with Sissy Prissy, our lamest stick horse, but alas he managed to win anyway. Somehow he managed to fall once or twice, put on a great show and still beat me. The kids loved it anyway, but I'll never live it down.

It was a great session and I had a ton of wonderful help. My older kids were Maddie Spenner, Essie Kyle, and Amanda DelPetro. My adult helpers were Tracy Hennessee and Jessica Birmingham. I could never give my wranglers individual attention without all my assistants.

Suzanne Wandersee, Assistant Stable Manager, Trainer and Great Lakes Girl Suffering Greatly from Georgia July Heat

Q - New sales 11 - transfers

Assigned	Subject	Date	Priority	Status	Task	Company / Account	Contact	Lead	Opportunity
Deborah Butter	Call	7/26/2018			0		Krstonic		
Deborah Butter	Phone call to qualify	7/1/2018	Normal	Completed	1	Reba Parker		Reba Parker	
Deborah Butter	email info - new owner	7/1/2018	Normal	Completed	1	Andy Nott	Andy Nott		Andy Nott-
Deborah Butter	email info - new owner	7/1/2018	Normal	Completed	1	Laura Pitts	Laura Pitts		Laura Pitts-
Deborah Butter	Call to set up tour	7/3/2018	High	Completed	1	Tammy Whitfield			
Deborah Butter	email info - new owner	7/9/2018	Normal	Completed	1	Gale York	Gale York		Gale York-
Deborah Butter	call	7/9/2018	Normal	Completed	1	Michael Berens	Michael Berens		Michael Berens-
Deborah Butter	Phone call to qualify	7/15/2018	Normal	Completed	1	Wilbur Maddox			
Deborah Butter	Call	7/21/2018	Normal	Completed	1		Krstonic		
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	Chad Turkett	Chad Turkett		Chad Turkett-
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	McKay Caston	McKay Caston		McKay Caston-
Deborah Butter	Tour	7/22/2018	Normal	Completed	1	Don Bruce	Don Bruce		Don Bruce-
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	Tara Keltner		Tara Keltner	
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	James Miller		James Miller	
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	Rebecca Mumford		Rebecca Mumford	
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	Matthew Seay		Matthew Seay	
Deborah Butter	Inquiry Campaign	7/22/2018	Normal	Completed	1	Tammy		Tammy [not provided]	
Deborah Butter	Qualifying email	7/22/2018	Normal	Completed	1	Vicki Shivers		Vicki Shivers	
Deborah Butter	Email: Tour	7/22/2018	Normal	Completed	1	Victoria castano		Victoria castano	
Deborah Butter	Email: Transfer	7/22/2018	Normal	Completed	1	Dawn Dykstra		Dawn Dykstra	
Deborah Butter	Email: R-Ranch in the Mountains	7/22/2018	Normal	Completed	1	Mark Andrews		Mark Andrews	
Deborah Butter	Email: R-Ranch in the Mountains	7/22/2018	Normal	Completed	1	Robert Hare		Robert Hare	
Deborah Butter	Email: R-Ranch in the Mountains	7/22/2018	Normal	Completed	1	Grant Koehn		Grant Koehn	
Deborah Butter	send general info brochure	7/23/2018	Normal	Completed	1	Tiffany Lamondet	Tiffany Lamondet		Tiffany Lamondet-
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Havalyn Oman		Havalyn Oman	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Thomas Ferran		Thomas Ferran	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Jeanette D'Amico		Jeanette D'Amico	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Melissa Wallis		Melissa Wallis	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Jeremiah Laymon		Jeremiah Laymon	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Claire Hoyt		Claire Hoyt	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Tina Pass		Tina Pass	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Tim Childers		Tim Childers	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Angie Gordon		Angie Gordon	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Andy Williams		Andy Williams	
Deborah Butter	Inquiry Campaign	7/24/2018	Normal	Completed	1	Paula Gross		Paula Gross	
Deborah Butter	Inquiry Campaign	7/25/2018	Normal	Completed	1	Jessica Hagstrom		Jessica Hagstrom	
Deborah Butter	Other	7/25/2018	Normal	Completed	1	Anne & Jim McBride		Anne McBride	
Deborah Butter	Email: R-Ranch in the Mountains	7/27/2018	Normal	Completed	1	Laura Miller		Laura Miller	
Deborah Butter	follow up on email	7/31/2018	Normal	Completed	1	Kenneth Terry		Kenneth Terry	

Deborah Butter	Email brochure	7/31/2018	Normal	Completed	1	Victoria Castano	Victoria Castano
Deborah Butter	Transfer McElwaney/Wyatt	7/31/2018	Normal	Completed	1	Joni McElwaney	Joni McElwaney
Sample Report: Completed Activities							
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Generated By: Deborah Butter 8/16/2018 3:35 PM							
R-Ranch in the Mountains							

Close Date	Owner Number	Account Name	Lead Source	Stage	Fiscal Period	Close Month	Type
7/1/2013	184	Anne & Jim McBride	Owner Transfer	Transfer Complete	Q3-2013	7/1/2013	Transfer
9/30/2014		Anne & Jim McBride	Transfer	Initial Contact	Q3-2014	9/1/2014	
9/30/2018		Laura Pitts	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Gale York	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Tammy Whitfield	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Tiffany Lamondet	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Michael Berens	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Chad Turkett	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Don Bruce	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Jeremiah Laymon	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Mckay Caston	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Thomas Ferran	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Jeanette D'Amico	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Tina Pass	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Havaly Oman	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Angie Gordon	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Claire Hoyt	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Tim Childers	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Melissa Wallis	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Paula Gross	Web	Initial Contact	Q3-2018	9/1/2018	
9/30/2018		Andy Nott	Web	Initial Contact	Q3-2018	9/1/2018	
Deborah Butter Sales Report							
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Generated By: Deborah Butter 8/16/2018 3:44 PM							
R-Ranch in the Mountains							

July Lodge Report for August 2018 Board Meeting

Total Income for July 2018	
Wedding Cash Accounting	\$2,675
Events Cash Accounting	\$1,100
Misc. Cash Accounting	
Total Income for July 2018	\$3,775

Total Expenses for July 2018	\$4,485
Income - Expenses =	-\$710 In the Red

Projected Cash Value of Weddings/Events in 2018	
Total Value of 2018 Weddings and Events	\$80,573
Less Deposits Collected in 2017	\$14,000
Plus Deposits collected in 2018 for 19,20	\$2,250
2018 Cash value of Events	\$68,823

Budgeted Revenue 2018	\$77,996
Less 2018 cash value of events	\$68,823
	\$9,173 behind

July Contact Summary

Contacts 25

23	Emails				
	7	from RR Ranch Web Site			
	11	from Here Comes the Guide			
	2	Wedding Wire			
	0	from the Knot Magazine			
	3	Referred by Friend			
2	Phone Calls	1	Owners	1	Non-Owners
0	Walk-Ins				

Of the 25 contacts: 22 Weddings
 2 Birthdays (both Owners)
 1 Baby shower (Owners)

Of the dates requested:

13 dates were available
 10 dates were not available
 2 dates have not yet been chosen

Tours Generated

2 Tours
 (from non-owners emails, phone (1owner & non-owner))

Results:

1 July 19th Wedding tour from telephone contact: They booked Sept 29th, 2019
 1 July 3rd Wedding Tour : Wants fall 2019, not date chosen yet.

Events Booked by: Phone call only

1 Owner Booked Baby Shower

2018 Event Summary

For 2018, We have 19 weddings (with one more Owner wedding in the pipeline) and 13 revenue-producing Events booked (with 2 more Owner B-day in pipeline)
R Ranch has 30 nonrevenue-producing events for Owners.

Of the 19 Weddings, 8 are Owner Weddings and 11 are Non-Owner Weddings
Of the 13 Revenue-producing Events, 8 are Owners parties, and 6 are Community

Available Weekends left to book for Weddings or Events:

11-Aug 8-Dec 15-Dec (in the pipeline)

2019 Event Summary

For 2019, We have 4 weddings (with one more in the pipeline), 3 revenue-producing events and 13 R Ranch nonrevenue events
Total Value of Revenue projected: \$21,800

Of the 4 Weddings, 1 is an Owner Wedding and 3 are Non-Owner Weddings (Pipeline wedding 9-28-19 is non-Owner)
Of the 3 revenue-producing events, 1 is Owner and 2 are Non-Owner Community: Phi Mu, Dade County, and possible Rehearsal Dinner.

The 13 R Ranch nonrevenue events are:

Vet the Candidates, Meet the Candidates, Lotter, Meet and Greet the Candidates, April Owner's Weekend, Easter Egg Hunt, Rodeo, Lottery, Owner's Weekend Oct, Thanksgiving, Breakfast with Santa, Employee Appreciation Lunch and New Year's Eve party
(Other R Ranch holidays or parties have not yet been added)

July 2018 Housekeeping Report

This month we cleaned 59 Duplex, 53 Single, 19 Cottages, and 39 Chapel Hill Cabins. This is a total of 170 cabins cleaned.

We have ordered the wood pecker deterrent owls. (hopefully this cut down on the damage to the Rainbow cabins).

We have ordered the new quilts for the cottages. We also have started replacing towels/hand-towels/wash clothes that are stained or damaged.

We have applied mold remover to all bathhouses that needed it and removed and cleaned shower curtains that had mold on them.

We also have had to replace two blinds in rainbow cabins due to damage. We will start checking and replacing broken blinds in other cabins as well.

We had a broken pipe in the men's bathroom in the lodge which flooded the foyer. We help in keeping water out of banquet area. We have notified maintenance of the ceiling tiles that will need to be replaced

August 2018 Report Accommodations Committee

- August Lottery: Saturday 08/04/18
 - 11 owners
 - 4 of 4 RV spots leased for one year
 - 2 Monthlies RV sites (more were available, but only 2 taken)
 - 0 Premium Cabin
 - 0 Total Rehab Cabins

September will have 4 RV's sites available for adoption, 1 Premium Cabin, 2 Total Rehab Cabins.

Topics and Discussions during Committee Meeting:

- Becky working with P&G Committee on events/groups reservations and RV moves— NOTE: have heard from P&G chair (8/14), they are working on.
- Budget for 2019: list submitted to Finance on 8/14/18
- An Accommodation Committee team member is working to inspect all Rainbow Cabins and all Cottages
 - We are seeing work needs to be scheduled and completed. – see examples below on what has been noted. Have put a line in the 2019 budget to start addressing some of these.

Rainbow Cabins	Improvements Needed
837	1. Wood rot in corner of deck 2. Bath window screen is bent
835	1. Fix leaning deck support 2. Wood rot on stairs 3. Needs a picnic table 4. Fix loose railing on stairs to deck
834	1. Add glue to welcome sign by door to fix it 2. Board rot on deck 3. Missing pans and silverware 4. Re-stain wood inside near door
1702	1. Repaint door 2. Stain or paint rockers 3. Clean limbs along walkway 4. Add fresh gravel to walk way. 5. Needs a sofa bed or trundle for extra sleeping
1701	1. Touch up white paint on windows sills/frames 2. Fill/treat/repair insect damage under the cabin Number. 3. Paint or stain rockers & table on porch 4. Clean/paint front door 5. new insulation trim around door (looks as though dogs have torn it up) 6. sand and stain lower kitchen cabinets doors due to water and pet stains/scratches
812	1. fill/repair insect wood damage 2. re-stain window frame 3. little lamp for upside bedside stand 3. picnic table outside by fire

Becky Mooney
Accommodation Committee - Chair

CHAPEL HILL IMPROVEMENT GROUP (CHIG)

THOSE WITH EXTENDED TERMS

A	B	C	D	E	F	G	H	I
1	CABIN # OWNER NAME	OWNER #	START DATE	ADOPTION END DATE	Email	Phone	2018 Active	Leisure Year
2								
3	905 Anthony & Madeline Zador	424	2014	4/30/2021	madeleinezador@sccps.com		X	
4	Anthony Zador				zoltanzador@hotmail.com			
5	910 Nancy Sims	664	2009	4/30/2026	nfsims@bellsouth.net	678-777-1191	X	
6	925 William Ash	151	2009	4/29/2024				X
7	937 Harvey Jr. & Eve DeVane	358	2014	4/29/2021	heidev@gmail.com	770-685-3325	X	
8	938 Brad & Lisa DeVane	1819	2014	4/29/2021	braddevane@comcast.net		X	
9	941 Tracy Hennessee	935	2015	9/29/2021	Tracyhennessee@aol.com		X	
10	954 Harvey Sr. & Shirley DeVane	856	2014	4/29/2021	hdev@comcast.net		X	
11	960 Glenn Hampton	451	2013	4/29/2022	glennhampton@hotmail.com			X
12	961 Christine & Aaron Deos	442	2015	11/2/2023	me2deos@yahoo.com	508-562-2582	X	
13	962 Gary & Pam Miller	1480	2011	4/29/2024	pammiller09@gmail.com	404-597-5862	X	
14	963 Darrell Hendrix	329	2016	5/10/2021	darrellhendrix2003@yahoo.com		X	
15	964 Pam Hendrix	397	2018	4/11/2019	pamhendrix@gmail.com		X	
16	971 Roland & Ann Henderson	1195	2010	5/31/2025	annhenderson77@yahoo.com		X	
17	972 Sue Burton	682	2009	5/31/2026	seburton57@yahoo.com	770-656-8757	X	
18								
19	N/A Iris Koplén				schmoozin@bellsouth.net	404-234-4891		

The adoption end date will be extended one year after satisfactory participation in the improvement project during the current year

Chapel Hill Cabin work performed by CHIG

2017 (Partial list)

Bathroom Cabinets Painted cabinets in Chapel Hill Bath House One...this involved removing doors from site for spreading out for work purpose; built scaffolding to work from, removed all hardware, sanded cabinets and doors (several grades), repaired wood damage with wood putty and sanding, painted cabinets inside and out (several coats), painted doors, reinstalling doors and hardware. Cleanup and store tools and materials.

Screen doors installed on 4 cabins. This involved picking up materials and hauling doors and tools to each cabin site. Hanging, leveling, installing hardware on new doorways. Dispose of old doors.

Decks & Gutters Cleaned gutters and swept/power blower decks of 14 cabins. (Fall cleanup and storm cleanup)

Tree and debris cleanup from hurricane IRMA for several locations in Chapel Hill. This included cutting down partially fallen trees, cutting them up, removing limbs and debris.

Cabin 907 Cut down and pulled up 3 holly bushes. Cut back and cleaned up large rotten stump. Removed old handrail and deck boards for re-use. Selected, picked up, and delivered material to build deck for cabin 907. Made additional trip to Home Depot for more material, picked up and delivered to cabin 907. Built new deck and railings. Started paint painting entire cabin including all window and doorway trim and corner table. Used paint from storage, cleaned up and returned all equipment used.

Area SouthEast of side of cabin 964

Spread out over 2 years, spent approx. 500 hours removing 13 large downed trees and stumps in a debris pile measuring 8' high 35' wide and 6' deep. Donated 4 truckloads of cut and split firewood to the CHIG fundraiser.

Air Conditioners & Refrigerators

Continued project of putting refrigerators and air conditioners in reservation cabins.

Cabin 951 - complete gut (down to studs) and rehab including new decks.

Work performed during 2018:

Inspected 7 reservation cabins for to determine what repairs or appliances may be needed.

Cabin 907

Installed wainscoting (4ft high) and trim to west wall. Re-trimmed 2 windows. Hang gutter. Built corner table (to avoid gutter). Built and hung gate. Installed new vinyl screen door. Painted west side and front of cabin, siding and trim.

Cabin 913

Replace rotten siding - extent of work to be determined once removed.

Cabin 918

4 x 4 foundation post on right front corner had rotted, causing right front corner to drop approx. 5" which caused left rear corner to lift off foundation 4". Huge hump in inside floor due to floor joist being above rim board and cabin pivoting at this floor joist.

Solution: Jacked up front right of cabin, cut rotted portion of 4x4 and inserted concrete block under 4x4 to level cabin. Pulled nails out of floor joist that was too high, jacked up rim board level with floor joist and reattached with 3" deck screws. Shimmed up adjacent floor joists to help eliminate hump in floor. Removed old deck from front and side of cabin and framed new 8x20 deck on front of cabin. Added additional support to deck where old 4x4 post had rotted to help stabilize cabin. *No Power:* Electrical Services needs to be completed in order to finish deck.

Cabin 931

Removed unstable deck frame (approx. 10' x 30'). Salvaged and moved material to use on cabin 935. Cleaned up area and removed debris.

Cabin 935

Removed existing rotten handrail. Removed existing front deck (3'x8'). Built new front deck and railing and side deck (9x12) using material salvaged from cabin 931 and tied it to cabin for safety. Removed and burned all unusable deck material and debris. Cut out and replaced rotted framing and siding on front wall. Replaced or braced existing framing under siding, where rotted, with pressure treated 2x4s for attachment of new siding. Replaced siding on front wall and some trim. Painted front wall and door and window trim. Cleaned gutter.

Cabin 959

Dug out hillside and cut off 3 feet of existing deck (hillside was enveloping current deck). Built a 3' riser over this area and connected this to existing deck using wood salvaged from other projects. Cut scuttle hole in bottom of handrail on east side to allow leaf removal and prevent buildup. Built new table (wire reel) to replace broken plastic table. Added handrail to close off old deck entrance created with recycled material from cabin 918. Added front handrail and gate with recycled material from cabin 918 & 907.

Cabin 965

Tied together 4x4 corner posts (2 per corner) with 8" Timberlock screws left over from 907 deck build. This increased the strength and rigidity of the handrail for added safety.

Firepit by Bath house #1

Dug out built up ash in fire pit and dug pit in middle to create an actual pit for safety. Added a grate.

Decks & Gutters

Periodically cleaned as needed.

Proposed work for 2019

Cabin 919 – No power – Electric upgrade will be needed.

Paint floor upstairs
Furnish beds for upstairs
Install closet rod
Buy countertop and sink and install
Install/build plumbing for kitchen sink
Buy materials and build shelving under countertop
Repair and re-paint deck, purchase materials

Cabin 923 No power – Electric upgrade will be needed.

Reattach stairs to upper floor
Close off or install lattice to upper level for safety reasons
Adjust/sand/level back door and screen to open properly
Lower gutter to enable gutter to be cleaned

Cabin 966

Purchase sink/faucet/shelves and install
Purchase and install food grade hose
Needs kitchen table
Needs hot plate and coffee pot
Perform deck work (rebuild partially)

Good Morning,
My name is Eve DeVane
Owner number 358

I am speaking on behalf of the Chapel Hill Improvement Group, referred to as CHIG during the rest of my talk. We have 14-member units (husband and wife equals one unit). We have prepared a list of all members (hand out after). I have been asked to address some specific questions that have been brought up by board members and after a

meeting with our group last Saturday, I will do my best. *You don't need to take notes I will hand out these: ~~at~~ in detail, and I can email to ~~make~~ ~~take~~ minutes. later.*
There were four areas in question, I will break them down one at a time. To speed this up please keep questions until the final point, knowing that I might not have answers but will get them.

Question # 1 What has been accomplished, what is scheduled for the rest of the year?

We have prepared a handout for each of you detailing what I am going to tell you. It will be handed out at the end, however here are some highlights.

- In 2017 in a nutshell, CHIG ~~took it~~ *repaired and improved* cabinet doors in bathhouse (details in report), installed screen doors on 4 cabins, fall clean-up of gutters and decks on 14 cabins, Hurricane Irma clean-up, extensive work on cabin 907 including new deck and railings, in the last 2 years we spent approx 500 hours removing downed trees and stumps in debris pile southeast of cabin 964, also we put air conditioners, refrigerators, toaster ovens, patio furniture, grills, coffee pots, etc in Chapel Hill cabins which will continue through 2018. Placed furniture in Henry's Hut (which has since disappeared). Other work should be in the minutes from past meetings. *Also complete gut of cabin 951, ~~and~~ new deck, and appliances including deck furniture, for 912.*
- In 2018 We inspected 7 reservation cabins to determine what repairs and/or appliances may be needed, extensive outdoor repair to cabin 907, replace rotten siding on 913 (more work on schedule for this cabin), Cabin 918 please refer to handout for

details on this massive project still underway, 931 deck repair, cabin 935 extensive outside repairs please refer to hand out for details, 959 Dug out deck and replaces corner with riser, built table, added handrails and gate, (using salvaged materials from 918 & 907), cabin 965 repaired railing for safety and made firepit with grate by bathhouse. Cleaned out closet in lodge throwing out years of debris and making it neat and orderly. Fire-wise and blow all cabins as needed. Removing shower from 945, hanging closet rod, going to move fridge for 918 to 945 to be able to rent 945 as soon as next month. Continue deck work on 2 cabins 930 and 918 through end of year.

and
supplied
new deck
furniture,
lamps +
mattress pads

- Our 2019 work we have already planned is Cabin 919 (complete overall) – need power to start, please refer to hand-out. Cabin 923 reattach stairs, close off attic for safety, adjust back door and lower gutter, cabin 966 work both inside and outside, 918 finish deck (waiting on power), 928 address deck hazards, continue to put everything from AC units to cups in reservation cabins, continue to blow off decks and create fire wise space. As always as things happen we are always ready to fix the most immediate of issues. As with Irma clean-up somethings we must switch gears in midflight.

Question #2 Where do we stand with current member list, requested list, what has been promised?

I can address the first and last part. You are holding or will be current member list with information on adoption end dates. What has been promised? The real answer to this question is in the minutes of past meetings. Current member of CHIG understand that as long as we continue to work the 80 hours per unit we agreed to, we can keep our current cabins adopted. This has been the rule as long as I have been in this group. As a group we added another 8 hours per unit per year for work in fund raisers.

Question #3 What is the long-term plan as the Ranch starts to budget for Chapel Hill cabins so that repairs can be made.

The only way to answer this question is to have a detailed description of each cabin as is, what it needs and what it will cost. The main thing we need for all the cabins is to complete the electrical upgrade, take down dead and leaning trees and make bathhouses a little... nicer, it would also be a great renting point if we can get wifi to these cabins. The cabins that need major work, we might need to hire out some of these larger projects.

Question # 3 How much money has CHIG given to the ranch over the years and how many volunteer hours.

I must again saw look in the minutes from past meetings. These minutes aren't available to the public and our past CHIG leaders didn't keep or won't give any historic figures. I can say this, CHIG started as a way to turn unloved rat infested cabins that were a liability to our beloved ranch, into a community. A community that truly cares about the ranch and works not only to keep their own cabins but to keep all the cabins livable and to add value to our investment as owners. The Zabors took a cabin that had slide down a hill, we all paid for roofs not only for our cabins but all the cabins, we've donated money for power, for furnishings and made many a trip to Home Depot to take care of these tiny houses we love. Over the last year we have lost the person that headed up our group. Without a pause we continued working, planning and giving. We have met to plan our future projects and fundraisers. The 14 units of owners involved in this group you will also see working the rodeo, parades, parties and other areas. These are the owners that show up.

We have also been asked about IS THERE a precedence of what the Ranch expects current members of CHIGs cabins to look like

and I would say of course. It is unfortunate that cabins have been turned in and unable to be rented due to neglect or illness. We expect current CHIG adopters to be held to the same example as newer adopters. This

would've been avoided if inspections had been done yearly. We as members of CHIG are committed to having the best looking cabins in our tiny home community, and I will apologize for any turned in poorly. We are people that love Chapel Hill and want all 73 cabins to shine. Especially our 14.

In closing, I will ask my own questions. ***Where would we be without this group?*** Well the little A frames would have been either torn down because of neglect, or we would've had to hire full time repairman and housekeeper. By repairman I mean one that knows every cabin and what it needs and has the skills to act on that information as well as the funds to source it. And by house keeper I mean someone that is constantly shopping for deals on appliances, paint and furniture, someone that sees a problem and tackles it without having to be told, someone not afraid of spiders and ladders. And maybe more that just the two of them, we have a lot of cabins and to keep them up and running means constantly being on the property...like CHIG members. We are here. We are paying attention. We care about the future of our investments. Our investment as owners of RRanch. We work all year long. We are an added value for our owners. We are guaranteed income every year both from our adoption rates and from our 80 hours of work. Whether each member did 80 hours last year, I can't say but knowing this group I would venture to guess yes and them some. We have set up a new system to turn in hours, keep updates on projects and report to board monthly. We all have a voice in everything we do and every dollar we spend. We currently have \$1681 in our bank and have a labor day weekend BREAKFAST and our beloved AND POPULAR chili cookoff still to come. Also please take a moment and think about the fact that all of the repairs I have listed, both those already completed and those slated for next year will be funded by CHIG without costing the RRanch a penny. That is Chapel Hill Improvement Groups value to our owners. Thank you for listening and please reach out to any members listed to answer any other questions you have

about this wonderful group. Now I would like our current members that are present to stand up so you know who they are.

Changes to Policies and Guidelines

Suggested by Accommodation Committee with proposed revisions from Committee (underlined)

Section 11.15 RV Storage Area

Current P & G - to be removed and replaced:

R-Ranch Staff will move an RV at the owner's request for the following fees:

- Move into storage \$25.00
- Break Down move into storage: \$40.00
- ay
- Move out of storage and set upon site – \$40.00

All fees are subject to change

Suggested Change to P&G – to replace above paragraph:

R-Ranch Staff will move an RV

- Monday – Friday only
- Owner shall fill out RV Move Request Form at office or email form to frontoffice@rranchga.com
- Cost of move shall be based upon the a la carte item(s) the Owner selects on the Form

Article XII

Groups

Request to ADD new Section 12.3 Group Reservations: (Reason for request – clarification for office and Owners/non-Owners the guidelines on Group/Event Reservations.)

SECTION 12.3 GROUP RESERVATIONS.

The sponsor of a Group / Event for Owners/non-owners can reserve the following up to one year in advance, NOTE: group/event may not make reservation during R-Ranch Blackout dates.

- Groups / Events can obtain a total of 6 reservations from any of the combinations below:
 - Rainbow: up to 6, limit to one Duplex (both sides). 2 cottages. 2 Singles (duplex counts as 2 reservations)
 - Chapel Hill: up to 6
 - RV: restrict to 2
- 34 days prior to the event, the group sponsor can call the office to check if there is any availability in Rainbow, Chapel Hill, or RV and may be allowed to reserve additional spaces depending on Owner demand.

The individual(s) sponsor(s), including Owners, booking any event is responsible for the conduct and behavior of their guests. All guests shall be required to log in at the office and sign a limited liability waiver form on check in.

Guests must return cabin keys to the R-Ranch office and sign out at departure. Guests must not leave keys in the cabin during or after stay.

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	755	791	808	825	795	839	735	769	814	828	817	837	665	727	765
Suspended	265	229	208	191	224	174	270	246	202	188	202	186	355	296	252
Litigation	81	81	86	88	86	94	94	93	102	102	102	101	111	109	109
Howe	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
R-Ranch/Invent	190	188	191	187	185	188	198	191	184	185	183	180	178	177	183
BD W/O	90	90	88	88	88	83	82	82	77	77	77	77	71	71	71
Hardship	8	9	7	7	8	6	5	4	6	5	5	5	6	6	6
Bankruptcy	10	11	11	12	12	13	13	13	13	13	12	12	12	12	12
Closed	168	168	168	169	169	170	170	169	169	169	169	169	169	169	169
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
TOTAL UNITS	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	10/23/15	11/20/15	12/18/15	1/16/16	2/19/16	3/18/16	4/22/16	5/20/16	6/24/16	7/15/16	8/19/16	9/16/16	10/21/16	11/18/16	12/16/16

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	782	786	815	703	775	800	810	802	828	700	685	735	792	783	831
Suspended	245	213	198	308	240	218	211	225	201	331	347	304	259	313	252
Litigation	108	132	130	129	128	126	123	122	121	120	115	110	108	45	43
R-Ranch/Invent	174	178	166	164	161	159	159	155	157	156	0	0	0	0	0
BD W/O	71	71	71	71	71	71	69	69	69	69	70	69	70	71	70
Hardship	6	6	6	12	11	13	14	14	10	10	5	5	7	7	6
Bankruptcy	11	11	11	11	11	10	10	9	9	9	14	14	12	9	7
Closed	169	169	169	169	169	169	170	170	171	171	14	14	12	9	7
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	21	21	21
TOTAL UNITS	1600	1600	1600	1601	1600	1600	1600	1600	1600	1600	1600	1600	1441	1433	1402
Status as of:	1/20/17	2/17/17	3/17/17	4/21/17	5/19/17	6/19/17	7/14/17	8/18/17	9/22/17	10/20/17	11/17/17	12/21/17	1/19/18	2/16/18	3/16/18

Goal is 1200 units

Active	773	802	830	840	822										
Suspended	283	258	221	203	217										
TOTAL UNITS	1056	1060	1051	1043	1039	0	0	0	0	0	0	0	0	0	0
Status as of:	4/27/18	5/18/18	6/22/18	7/21/18	8/17/18										

Goal is 1200 units