

**R-Ranch**

**Board of Director's Meeting**

**February 17, 2018**

**Meeting Minutes**

- I. **CALL TO ORDER- 9:30 A.M.-** President Brenda Harned
- II. **OPENING PRAYER-** Carolyn Ponte
- III. **PLEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA-** Motion was made by Holly Sell to approve the agenda as written, **seconded** by Ron Cagle. Unanimous in favor.
- V. **SUSPEND READING JANUARY 2017 Owner's Meeting Minutes –** Motion was made by Holly Sell to suspend the reading of the minutes, **seconded** by Jim Kaminsky. Unanimous in favor.
- VI. **APPROVE/AMEND/ACCEPT JANUARY 2017 OWNER'S MEETING MINUTES-** Motion was made by Cecil Pacetti to approve the minutes as written, **seconded** by Jim Kaminsky.
- VII. **REPORTS – ALL CORRESPONDING REPORTS ARE ATTACHED.**
  - a. Financial Report- Rick Upton
  - b. Executive Director's Report- Rick Upton - Per the RV Storage Policy & Guidelines, we need to specify if an Owner turns suspended, how long they have to get their RV out of storage. The discussion was in favor of 45 days however the BOD and Policy & Guidelines will jointly review, recommend and bring to the BOD for approval/vote. 5-7 suspended RVs still in storage. Discussion around playground equipment. New signs have been ordered to point out each RV Area, much cleaner than our current dilapidated signs.
  - c. R-ranch Grounds Report- Steve Corbin/Rick Upton
  - d. Stables report- Herb Kirkover/Rick Upton
  - e. Sales Report Courtney Greene/Rick Upton

- f. Events Report- Denise Roberson/Rick Upton
- g. Front Office Report – Rick Upton
- h. Housekeeping – Rick Upton
- i. Collections Report – Rick Upton/Wendy Byrd - Working on retiring deeds where appropriate.
- j. Treasurer’s Report- Eudora LaLonde/Sue Burton
- k. President’s Report- Brenda Harned

**STANDING COMMITTEE REPORTS – ALL CORRESPONDING REPORTS ATTACHED AS NECESSARY**

1. Accommodations Committee- Chairman, Becky Mooney – Report attached. Suggested to have “Cabin & RV Clean Up Day” – prior to April 7<sup>th</sup> Open House (possibly 3/24/18)
2. Covenants/Bylaws/Policy & Guidelines Committee – Chairman, Bill Poole
3. Finance Committee- Chairman, Sue Burton
4. Land Use/Fire Wise Committee- Chairman, Hal Barrineau
5. Marketing Committee- Chairman, Christy Griffin – Meeting minutes attached. RV Show – Quality contacts, Courtney was great, very productive and especially for her 1<sup>st</sup> tradeshow. 2 new sales already completed. One more expected next week. April 7<sup>th</sup> Open House for potential new owners. Potential for Campers Inn to sponsor. We will offer the \$1495 sale price but ONLY to attendees of the Open House – No longer valid after 15 days from show & tour.
6. Owner’s Concerns Committee- Chairman, Barbara Brown – Concern brought up on “sell back” for Owners that want to exit the Ranch. Because we are not at 900 Owners it would be difficult. Owners are looking for options. BOD will discuss in March meeting. Bill Mcleer #927 and #1769.
7. Nominating Committee- Chairman, Iris Koplen - Candidates for BOD 2018 Election - Ashley Spenner, Sue Burton, Alex Griffin, Tim Hanline, Mike Fannon, Sandy Adams. Meet and Greet at 6pm in the lodge at 6pm.

8. Strategic Planning committee- Chairman, Ron Cagle

**BOARD APPOINTED COMMITTEE**

- a) Rodeo Committee- Chairman, Valorie Lottes – Off to a strong start, Steve Gooch has signed. Anderson has signed, working on others. Many regulars expected to sign.
- b) Rainbow Dam Committee- Chairman, Hal Barrineau - Waiting on some state approvals. System is backlogged.

**VIII. OLD BUSINESS**

A) No old business

**I. NEW BUSINESS**

A) Bill Pirkle – Elk head discussion – Previously discussed a feasible place to mount it. Maintenance has said they “may” be able to figure out an appropriate place however fireplace will not work. Steve Corbin suggested the middle of the Grill Room however the BOD feels it is too big and not appropriate for weddings and events.

**II. ADJOURN GENERAL MEETING**

Time: 11:23am

The next meeting of the R-ranch board of Directors will be held on March 17, 2018 in the R-Ranch Board Room.

**III. EXECUTIVE SESSION- YES**



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**Agenda**

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- III. PLEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA-**
- V. SUSPEND READING JANUARY 2017 Owner's Meeting Minutes**
- VI. APPROVE/AMEND/ACCEPT JANUARY 2017 OWNER'S MEETING MINUTES**
- VII. REPORTS –**
  - a. Financial Report- Judy Crofts/Rick Upton
  - b. Executive Director's Report- Rick Upton
  - c. R-ranch Grounds Report- Steve Corbin/Rick Upton
  - d. Stables report- Herb Kirkover/Rick Upton
  - e. Sales Report Courtney Greene/Rick Upton
  - f. Events Report- Denise Roberson/Rick Upton
  - g. Front Office Report – Rick Upton
  - h. Housekeeping – Rick Upton
  - i. Collections Report – Rick Upton/Wendy Byrd
  - j. Treasurer's Report- Eudora LaLonde/Sue Burton
  - k. President's Report- Brenda Harned

**STANDING COMMITTEE REPORTS –**

- 1. Accommodations Committee- Chairman, Becky Mooney
- 2. Covenants/Bylaws/Policy & Guidelines Committee – Chairman, Bill Poole
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- b) Rainbow Dam Committee- Chairman, Hal Barrineau

**VIII. OLD BUSINESS**

A) XXX

**I. NEW BUSINESS**

A) Bill Pirkle – Elk head discussion

**II. ADJOURN GENERAL MEETING**

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

The next meeting of the R-ranch board of Directors will be held on March 17, 2018 in the R-Ranch Board Room.

**III. EXECUTIVE SESSION- YES**

R-Ranch In The Mountains®  
Income Statement  
Compared with Budget  
For the One Month Ending January 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Revenues</b>						
Assessments	\$ 22,136.70	\$ 2,582.00	19,554.70	\$ 22,136.70	\$ 2,582.00	19,554.70
Assessment - Special Dam A	2,843.01	2,843.01	0.00	2,843.01	2,843.01	0.00
Electric - Usage Fees - RV	2,404.84	2,265.00	139.84	2,404.84	2,265.00	139.84
Electric - Usage Fees - Cabin	710.00	1,100.00	(390.00)	710.00	1,100.00	(390.00)
Electric - RV Reimbursement	2,311.68	1,589.00	722.68	2,311.68	1,589.00	722.68
Electric - Cabin Reimburse	96.62	337.00	(240.38)	96.62	337.00	(240.38)
Interest Income	2.20	1.00	1.20	2.20	1.00	1.20
Owner Fines & Fees	110.00	8.00	102.00	110.00	8.00	102.00
Late Fees & Finance Charges	2,890.30	526.00	2,364.30	2,890.30	526.00	2,364.30
Ownership Sales	0.00	3,990.00	(3,990.00)	0.00	3,990.00	(3,990.00)
Ownership Transfers	2,198.00	728.00	1,470.00	2,198.00	728.00	1,470.00
RV Moves	140.00	100.00	40.00	140.00	100.00	40.00
Pet Fees	50.00	73.00	(23.00)	50.00	73.00	(23.00)
Linen Kit Income	0.00	145.00	(145.00)	0.00	145.00	(145.00)
Sales - Ice	28.04	19.00	9.04	28.04	19.00	9.04
Sales - Propane	1,790.04	868.00	922.04	1,790.04	868.00	922.04
Sales - Souvenirs	18.69	24.00	(5.31)	18.69	24.00	(5.31)
Sales - Firewood	0.00	68.00	(68.00)	0.00	68.00	(68.00)
Sales - Gate Cards	0.00	22.00	(22.00)	0.00	22.00	(22.00)
Sales - Store	302.18	347.00	(44.82)	302.18	347.00	(44.82)
Vending Income	0.00	70.00	(70.00)	0.00	70.00	(70.00)
RV RI - Monthly Adoption F	940.00	90.00	850.00	940.00	90.00	850.00
RV - Infrastructure	1,800.00	991.00	809.00	1,800.00	991.00	809.00
RV RI - Yearly Adoption Fee	1,800.00	991.00	809.00	1,800.00	991.00	809.00
RV RI - Guest & Group Fees	306.00	2,718.00	(2,412.00)	306.00	2,718.00	(2,412.00)
RV-6 Interest	2.02	2.00	0.02	2.02	2.00	0.02
Cabin RI - Adoption Fees	700.00	260.00	440.00	700.00	260.00	440.00
Cabin RI - Guest & Group Fe	828.00	2,016.00	(1,188.00)	828.00	2,016.00	(1,188.00)
Cabin - Infrastructure	600.00	260.00	340.00	600.00	260.00	340.00
Cabin RI - Cottage Fees	1,192.40	1,987.00	(794.60)	1,192.40	1,987.00	(794.60)
Lodge RI - Wedding Fees	4,250.00	2,883.00	1,367.00	4,250.00	2,883.00	1,367.00
Lodge RI - Group Fees	0.00	792.00	(792.00)	0.00	792.00	(792.00)
Dam/Legal RI - Interest	35.71	0.00	35.71	35.71	0.00	35.71
Stables RI - Riding Pass Fees	180.00	538.00	(358.00)	180.00	538.00	(358.00)
Stables RI - Stall Fees	0.00	13.00	(13.00)	0.00	13.00	(13.00)
Recovery of Bad Debt	1,526.25	1,526.25	0.00	1,526.25	1,526.25	0.00
Miscellaneous Income	0.40	0.00	0.40	0.40	0.00	0.40
<b>Total Revenues</b>	<b>52,193.08</b>	<b>32,772.26</b>	<b>19,420.82</b>	<b>52,193.08</b>	<b>32,772.26</b>	<b>19,420.82</b>
<b>Cost of Sales</b>						
<b>Total Cost of Sales</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>52,193.08</b>	<b>32,772.26</b>	<b>19,420.82</b>	<b>52,193.08</b>	<b>32,772.26</b>	<b>19,420.82</b>
<b>Expenses</b>						
Employee - Payroll/Salary Ex	38,700.19	46,553.00	(7,852.81)	38,700.19	46,553.00	(7,852.81)
Employee - Payroll Tax Expe	4,131.34	4,432.00	(300.66)	4,131.34	4,432.00	(300.66)
Employee - Payroll Fees & E	647.26	679.00	(31.74)	647.26	679.00	(31.74)
Employee - Health Insurance	4,561.55	6,900.00	(2,338.45)	4,561.55	6,900.00	(2,338.45)
Employee - Workers Comp I	6,073.12	2,210.00	3,863.12	6,073.12	2,210.00	3,863.12
Commission Expenses	1,050.00	772.00	278.00	1,050.00	772.00	278.00
Admin - Bank Fees	27.00	46.00	(19.00)	27.00	46.00	(19.00)
Admin - Business Fees	198.00	264.00	(66.00)	198.00	264.00	(66.00)

For Management Purposes Only

R-Ranch In The Mountains®  
Income Statement  
Compared with Budget  
For the One Month Ending January 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Admin - Collection Expense	0.00	350.00	(350.00)	0.00	350.00	(350.00)
Admin - Computer Expense	12.50	133.00	(120.50)	12.50	133.00	(120.50)
Admin - Dues & Subscriptio	0.00	209.00	(209.00)	0.00	209.00	(209.00)
Admin - Emp Develop & Tra	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Admin - Gifts	0.00	40.00	(40.00)	0.00	40.00	(40.00)
Admin - Legal Fees	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Admin - Operate Merchant F	90.90	0.00	90.90	90.90	0.00	90.90
Admin - Mileage Reimburse	0.00	70.00	(70.00)	0.00	70.00	(70.00)
Admin - Office Expense	373.30	279.00	94.30	373.30	279.00	94.30
Admin - Printing / Copying E	519.62	464.00	55.62	519.62	464.00	55.62
Admin - Cell Phone Expense	0.00	141.00	(141.00)	0.00	141.00	(141.00)
Admin - Shipping / Postage	429.50	359.00	70.50	429.50	359.00	70.50
Admin - Telephone / Cable E	1,439.89	1,312.00	127.89	1,439.89	1,312.00	127.89
Cleaning - Supply Expense	0.00	418.00	(418.00)	0.00	418.00	(418.00)
GPM - Equip Rental Expense	0.00	34.00	(34.00)	0.00	34.00	(34.00)
GPM - Equip Repair Expense	0.00	1,488.00	(1,488.00)	0.00	1,488.00	(1,488.00)
GPM - Cabin Repair & Main	0.00	119.00	(119.00)	0.00	119.00	(119.00)
GPM - Fence / Pasture Expen	0.00	9.00	(9.00)	0.00	9.00	(9.00)
GPM - Fuel Expense	(25.00)	1,033.00	(1,058.00)	(25.00)	1,033.00	(1,058.00)
GPM - General Maintenance	89.57	251.00	(161.43)	89.57	251.00	(161.43)
GPM - Grounds/Property Re	282.02	97.00	185.02	282.02	97.00	185.02
GPM - Keys & Locks	0.00	4.00	(4.00)	0.00	4.00	(4.00)
GPM - Lodge Pool Chemical	0.00	14.00	(14.00)	0.00	14.00	(14.00)
GPM- Lodge Pool Repair &	0.00	27.00	(27.00)	0.00	27.00	(27.00)
GPM - Lodge Repair & Main	24.25	103.00	(78.75)	24.25	103.00	(78.75)
GPM - RV Repair & Maint E	0.00	47.00	(47.00)	0.00	47.00	(47.00)
GPM - Supplies Expense	0.00	511.00	(511.00)	0.00	511.00	(511.00)
GPM - Tools Expense	0.00	53.00	(53.00)	0.00	53.00	(53.00)
GPM - Vehicle Maint & Rep	146.99	401.00	(254.01)	146.99	401.00	(254.01)
GPM - Maintenance Bldg Re	(335.00)	0.00	(335.00)	(335.00)	0.00	(335.00)
Owner Events	(561.22)	0.00	(561.22)	(561.22)	0.00	(561.22)
Owners & Board Meeting Ex	0.00	5.00	(5.00)	0.00	5.00	(5.00)
Ownership Sales & Transfers	218.00	271.00	(53.00)	218.00	271.00	(53.00)
Sales & Market Expense	1,094.20	1,995.00	(900.80)	1,094.20	1,995.00	(900.80)
Sales Expense - Ice	0.00	52.00	(52.00)	0.00	52.00	(52.00)
Sales Expense - Propane	1,312.13	454.00	858.13	1,312.13	454.00	858.13
Sales Expense - Firewood	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Sales Expense - Store	0.00	174.00	(174.00)	0.00	174.00	(174.00)
Stables - Feed	(19.99)	395.00	(414.99)	(19.99)	395.00	(414.99)
Stables - Ferrier Expense	1,015.00	1,067.00	(52.00)	1,015.00	1,067.00	(52.00)
Stables - General Expense	87.22	304.00	(216.78)	87.22	304.00	(216.78)
Stables - Repair & Maintena	0.00	460.00	(460.00)	0.00	460.00	(460.00)
Stables - Tack & Equipment	(11.99)	13.00	(24.99)	(11.99)	13.00	(24.99)
Stables - Vet Fees / Medicine	0.00	201.00	(201.00)	0.00	201.00	(201.00)
Stables - Jr. Wrangler Expens	0.00	3.00	(3.00)	0.00	3.00	(3.00)
RV RE - Bath Houses	0.00	4.00	(4.00)	0.00	4.00	(4.00)
RV RE - Pad Improvements	0.00	200.00	(200.00)	0.00	200.00	(200.00)
RV RE - Roads	350.00	0.00	350.00	350.00	0.00	350.00
RV RE - Improvements	0.00	100.00	(100.00)	0.00	100.00	(100.00)
RV RE - Miscellaneous	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Cabin RE - Bath Houses	0.00	63.00	(63.00)	0.00	63.00	(63.00)
Cabin RE - Rainbow Cabins	20.84	35.00	(14.16)	20.84	35.00	(14.16)
Cabin RE - Cottages	0.00	110.00	(110.00)	0.00	110.00	(110.00)
Cabin RE - Grounds	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Cabin RE - Roads	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)
Cabin RE - Improvements	167.00	300.00	(133.00)	167.00	300.00	(133.00)
Cabin RE - Miscellaneous	13.00	0.00	13.00	13.00	0.00	13.00

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Income Statement  
Compared with Budget  
For the One Month Ending January 31, 2018

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Lodge RE - Event Decoration	0.00	34.00	(34.00)	0.00	34.00	(34.00)
Lodge RE - Event Coordinati	500.00	0.00	500.00	500.00	0.00	500.00
Lodge RE - Event Staff	0.00	219.00	(219.00)	0.00	219.00	(219.00)
Lodge RE - Event Clean/Sup	0.00	242.00	(242.00)	0.00	242.00	(242.00)
Lodge RE Capital Improvem	0.00	4,782.00	(4,782.00)	0.00	4,782.00	(4,782.00)
Dam/Legal RE - Dam	28.89	0.00	28.89	28.89	0.00	28.89
Dam/Legal RE - Legal	0.00	28.89	(28.89)	0.00	28.89	(28.89)
Rodeo Expense - Advertising	0.00	57.00	(57.00)	0.00	57.00	(57.00)
Utilities - Electricity-Opera	2,793.60	2,235.00	558.60	2,793.60	2,235.00	558.60
Utilities - Electricity-RV	5,258.53	4,372.00	886.53	5,258.53	4,372.00	886.53
Utilities - Electricity-Cabins	5,536.53	3,577.00	1,959.53	5,536.53	3,577.00	1,959.53
Utilities - Electricity-Lodge	2,032.12	1,449.00	583.12	2,032.12	1,449.00	583.12
Utilities - Propane-Operating	2,140.07	1,115.00	1,025.07	2,140.07	1,115.00	1,025.07
Utilities - Propane-RV	370.87	394.00	(23.13)	370.87	394.00	(23.13)
Utilities - Propane-Cabins	284.61	1,115.00	(830.39)	284.61	1,115.00	(830.39)
Utilities - Propane-Lodge	2,004.44	2,623.00	(618.56)	2,004.44	2,623.00	(618.56)
Utilities RV- Sewer Treat Pln	0.00	200.00	(200.00)	0.00	200.00	(200.00)
Utilities C - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	200.00	(200.00)
Utilities L - Sewer Treat Plnt	0.00	200.00	(200.00)	0.00	200.00	(200.00)
Utilities - Trash Removal	815.00	873.00	(58.00)	815.00	873.00	(58.00)
Utilities - Water Testing Fees	1,376.00	663.00	713.00	1,376.00	663.00	713.00
Utilities - Water Treatment R	3,004.69	2,707.00	297.69	3,004.69	2,707.00	297.69
Insurance - Property	18,978.50	15,234.00	3,744.50	18,978.50	15,234.00	3,744.50
Property Taxes	8,616.00	8,616.00	0.00	8,616.00	8,616.00	0.00
Operating - Infrastructure	3,500.00	10,500.00	(7,000.00)	3,500.00	10,500.00	(7,000.00)
Cabin - Infrastructure	877.50	0.00	877.50	877.50	0.00	877.50
<b>Total Expenses</b>	<b>120,238.54</b>	<b>138,963.89</b>	<b>(18,725.35)</b>	<b>120,238.54</b>	<b>138,963.89</b>	<b>(18,725.35)</b>
<b>Net Operating Income</b>	<b>(68,045.46)</b>	<b>(106,191.63)</b>	<b>38,146.17</b>	<b>(68,045.46)</b>	<b>(106,191.63)</b>	<b>38,146.17</b>
Other Income/Expense						
Bad Debt Expense	30,711.61	0.00	30,711.61	30,711.61	0.00	30,711.61
<b>Net Income</b>	<b>\$ (98,757.07)</b>	<b>\$ (106,191.63)</b>	<b>7,434.56</b>	<b>\$ (98,757.07)</b>	<b>\$ (106,191.63)</b>	<b>7,434.56</b>

**R-Ranch In The Mountains  
Variance Report  
January 2018**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
<b>Assessments</b>	22,137	2,582	19,555	22,137	2,582	19,555

The monthly and year to date favorable variance is due to collection of past due assessments and collecting the pro-rated amount at time of sale.

<b>Fines, Fees &amp; Finance Charge Income</b>	3,000	534	2,466	3,000	534	2,466
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The monthly and year to date favorable variances are due to working collection and settlements with some past due accounts to bring them up to date.

<b>Ownership Sales and Transfers Income - Summarized</b>	2,198	4,718	(2,520)	2,198	4,718	(2,520)
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The monthly and year to date unfavorable variances are due to less than anticipated new sales, however is offset by more transfers than anticipated.

<b>Cabin Income - Summarized</b>	3,320	4,523	(1,203)	3,320	4,523	(1,203)
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The monthly and year to date unfavorable variances are due to less than anticipated guest and group fees as well as cottage fees.

**R-Ranch In The Mountains  
Variance Report  
January 2018**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
<b>Employee Expenses - Summarized</b>						
	55,163	61,546	6,383	55,163	61,546	6,383

The monthly and year to date favorable variances are due to reducing overtime as well as several eligible employees have not opted to take insurance at this time as was anticipated.

**Administrative Expenses - Summarized**

	3,091	3,867	776	3,091	3,867	776
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The monthly and year to date favorable variances are due to holding off some purchases until a later time.

**General Property Management Expenses - Summarized**

	183	4,191	4,008	183	4,191	4,008
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The monthly and year to date favorable variance is due to holding off some purchases until a later time.

**Sales and Marketing Expenses**

	1,094	1,995	901	1,094	1,995	901
--	-------	-------	-----	-------	-------	-----

The monthly favorable variance is due to holding off the purchase of some items until a later date.

**Stables Expense - Summarized**

	1,070	2,443	1,373	1,070	2,443	1,373
--	-------	-------	-------	-------	-------	-------

The monthly and yearly favorable variances are due to overall less spending this month.

**Cabin - Expenses - Summarized**

	201	1,608	1,407	201	1,608	1,407
--	-----	-------	-------	-----	-------	-------

The monthly and year to date favorable variances are due to holding off some purchases and repairs till a later date.

**Lodge Expenses - Summarized**

	500	5,277	4,777	500	5,277	4,777
--	-----	-------	-------	-----	-------	-------

The monthly and year to date favorable variances are due to holding off some repairs until a later date.

**Utilities Expense - Summarized**

	25,616	21,723	(3,893)	25,616	21,723	(3,893)
--	--------	--------	---------	--------	--------	---------

The monthly and year to date unfavorable variances are due to overall power bills being higher than anticipated due to the very cold weather.

**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
Suspended	245	213	198	308	240	218	211	225	201	331	347	304	259	313
Litigation	108	132	130	129	128	126	123	122	121	120	115	110	108	45
R-Ranch/Invent	174	178	166	164	161	159	159	155	157	156	0	0	0	0
Howe	12	12	12	12	12	12	12	12	12	12	11	11	11	11
BD W/O	71	71	71	71	71	71	69	69	69	69	70	69	70	71
Hardship	6	6	6	12	11	13	14	14	10	10	5	5	3	7
Bankruptcy	11	11	11	11	11	10	10	9	9	9	14	14	12	9
Closed	169	169	169	169	169	169	170	170	171	171	171	171	172	173
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	21	21
TOTAL UNITS	1600	1600	1600	1601	1600	1600	1600	1600	1600	1600	1247	1441	1448	1433
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

Goal is 1200 units



Directors Report

2/17/2018

Progress is being made on the repairs to cabin 938 as part of our insurance claim. The cabin has now been shifted 4 ½ inches and leveled back up. Work is now beginning on the 12' x 16' deck that was destroyed. Maintenance has rebuilt the picnic table that was damaged. Contractor will complete cabin 938 and then move to the deck repairs on cabin 923.

All repair work related to the insurance claim for damage to the Maintenance building has now been completed.

I have not had any volunteers that want to build new playground equipment. Only Richard LaLonde has volunteered to help others if we get someone to lead the project.

Rain, Rain, Rain.....5 inches in two days. We continue to have large trees falling on Chapel Hill. We've had two trees fall across the roadway in the past two weeks. This past weekend, we had water flowing over the bridge going into RV4. Maintenance cleaned out the blockages and kids automatically started throwing what was removed back into the stream. Needless to say, someone had them pull the tree limbs back out.

Now we've found out that we have some large trees down in our spray field up in Zone A. We're waiting for some feedback from American Waterworks on the removal. The repair work on zone B & C spray field has finally been completed.

We also had three sites that are severely damaged in RV 2 and we've ordered a couple of dump truck load of gravel to rebuild those sites. At least it left the timbers in place.

We've gone from one extreme to the other. The freezing weather we encountered required the replacement of multiple water faucets and standpipes that froze and busted. It was a daily event.

RV storage project is a nightmare. We have our non-consensual towing contract signed and expected about 7 to be towed away this week but the wrecker service came out and refused to tow them. We're working with other non-consensual towing agencies but the the last one wants \$500 per unit to tow them away. About 4 were removed by owners last week. More would be gone but the rain this past weekend prevented some owners from coming out to move their units. We have three scheduled to be removed by owners this weekend that have multiple units in storage. We changed the policy and guidelines to reflect "owners in good standing." I could use some guidance or direction if someone enters "suspended status" or if they are only one assessment delinquent. I can certainly notify them to remove their unit from storage but how long do we give them before we have them towed?

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The electrical upgrade is still underway on Chapel Hill. 24 of our cabins now have conduit ran from the Power Distribution Panels to the cabins and we've pulled string through each one of those conduits. Next step is to pull the rope, then pull the wire, mount the breaker box, connect the wires and install the meters. After that, we'll have the process of upgrades within the cabins to make use of the full 60 amps of electricity they will have available. For adopted cabins, that will be a \$250 fee to install three additional circuits and will be billed on the next assessment billing after completion.

We had one horse, Cheyenne, that had to be put down recently. A notification was sent to all owners.

Met on 2/15/18 with App Studios to discuss the Kiosk, specifically the interfaces to our existing systems to include Reservations, Gate, and Sage (Accounting). It appears that we are unable to automate the process of Gate Card activation upon check-in without spending big dollars to get another company to write an interface. We're now waiting on a revised proposal. It will give us part of what we need to allow owners to check-in and it will check against Sage to see if there is an outstanding balance. We're looking into it generating an email over to [frontoffice@rranchga.com](mailto:frontoffice@rranchga.com) with information required to activate the gate card. This is still a work in progress.

Met on 2/16/18 with Valorie to discuss Rodeo sponsors. Contracts with both RAM Rodeo and 4L/Diamond S Rodeo have been signed. Copy of GL was provided.

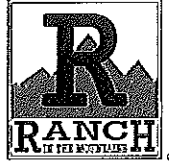
Meetings this week to discuss collections procedures within the office. Not as much time spent as needed because of getting out all Assessment Billings and printing of Bio's for the BOD election. We will be meeting next Friday with the remainder of the Collections Committee to attempt to finalize some of these processes.

We now have an in-house back-up drive installed for our file server. Prior to this action, we discovered we only had off-site backup and it could take two to three days to restore if we had hard drive failure. Now we have both on-site and off-site backups on our server.

Deed has been filed at courthouse that will do a blanket correction to all owners showing they now own 1/1200<sup>th</sup> instead of 1/2400<sup>th</sup> of R-Ranch. Awaiting a recorded copy to come back to R-Ranch. Deed also included the changes in property size to include the less than ¼ acre condemnation at the entrance to Stonepile Gap Road from Hwy 19/60.

Notification from the State DOT attorney that we had to move the R-Ranch sign at Hwy 19/60 and Stonepile Gap since it stuck out into the right of way. If we didn't move it, the State would consider it abandoned. We moved the sign and it is now on the trailer at the back of the maintenance building. The old base remains where it was. The problem is determining a new location for the sign and the cost of rebuilding the base for it to sit on. Estimates have run from about \$8,000 to \$18,000 and we're

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only getting \$5500 for the land that was condemned. We also took down the black fence and hope to reuse it to create a barrier between RV 4 and RV5.

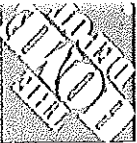
The quotes for building a new stone base for our large R-Ranch sign are running anywhere from \$8800 to \$18,000 depending upon the size of the base we want. The biggest issue is the location and that can't be determined until the new Round-about is completed. We may also need to obtain multiple bids once a location is determined by the BOD.

Invoices for assessments went out this week. We need to encourage owners to pay early if possible.

Multiple roof leaks in the lodge and the roof to the pole barn where we store hay. Have contacted a company to come out and do an estimate for us. Our lodge is far too valuable to let it be destroyed by roof leaks.

We've had donations of a total of 24 each 4x8 floats to be used for building our docks on both lakes. The materials needed to complete these projects are estimated at approximately \$7500. This will be \$3750 to the Rainbow Dam project (for Rainbow Lake) and \$3750 from the Rodeo fund (for Crystal Lake). All floats have been picked up and are on-site at R-Ranch.

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**QUOTE**  
 Store 0134 CUMMING  
 1000 MARKET PL BLVD  
 CUMMING, GA 30041

Phone: (770) 888-8135  
 Salesperson: JW89PA  
 Reviewer: JW89PA

**QUOTE**

**SOLD TO**

Name: **LOTTE JON** Phone 1: **(678) 477-3266**

Address: **123 STREET** Phone 2:

City: **CUMMING** Company Name:

State: **GA** Job Description: **floating docks and bridges**

Zip: **30041** County: **FORSYTH**

2018-02-07 08:27  
 Prices Valid Thru: 02/07/2018

**CUSTOMER PICKUP #1**

**MERCHANDISE AND SERVICE SUMMARY**

REF # **W08** SKU # **0000-515-664** Customer Pickup / Will Call

We reserve the right to limit the quantities of merchandise sold to customers

**STOCK MERCHANDISE TO BE PICKED UP:**

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-290-059	11.00	EA	2-1/2" COMP. DECKSCREW-GRAY-5 LB. /	A	Y	\$25.48	\$280.28*
R02	1001-754-002	60.00	EA	2X8-16FT #2PRIME PT GC /	A	Y	\$17.47	\$1,048.20
R03	1001-753-998	55.00	EA	2X8-12FT #2PRIME PT GC /	A	Y	\$13.37	\$735.35
R04	0000-865-858	310.00	EA	2X8 ZMAX JOIST HANGER-EA /	A	Y	\$0.98	\$303.80
R06	1000-043-832	52.00	EA	VERANDA 12' GRAY SE DECKING /	A	Y	\$19.77	\$1,028.04
R07	1000-043-836	114.00	EA	VERANDA 16' GRAY SE DECKING /	A	Y	\$26.37	\$3,006.18
R09	1001-753-869	24.00	EA	2X4-16FT #2PRIME PT GC WEATHERSHIELD /	A	Y	\$11.77	\$282.48
R10	0000-477-314	19.00	EA	SIMPSON #9 X 1.5" CONNECTOR SCREW /	A	Y	\$9.21	\$174.99

SCHEDULED PICKUP DATE: 02/28/2018

**MERCHANDISE TOTAL** \$6,859.32

END OF CUSTOMER PICKUP - REF #W08

NOT VALID FOR MATERIALS for Docks  
 Both

FOR WILL CALL  
 MERCHANDISE PICK-UP  
 PROCEED TO WILL CALL OR  
 SERVICE DESK AREA  
 (Pro Customers, Proceed To The Pro Desk)  
 \* Indicates item markdown  
 Customer Copy

**TOTAL CHARGES OF ALL MERCHANDISE & SERVICES**

Policy Id (PI):

A: 90 DAYS DEFAULT POLICY;

*'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'*

<b>ORDER TOTAL</b>	\$6,859.32
SALES TAX	\$480.15
TOTAL	\$7,339.47
BALANCE DUE	\$7,339.47

END OF ORDER No. H0134-81747

**TERMS AND CONDITIONS**

**WILL CALL**

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

**Returns:** A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

MONTH JANUARY

RAN CONDUIT TO 24 CABIN CHAPEL HILL AREA

FINISHED CLEAN UP AROUND 938

BEGAN SERVICING EQUIPMENT & TRUCKS

INSTALLED WASHER & DRYER FIRST TIME

GENERAL MAINT.

# R-Ranch Stable Report

JAN 01-31, 2018

## Summary:

FEB 04, 2018 was a sad day for us down at the Stable. We had to put Cheyenne Down. She was a Quarter Horse mare that was in her 20s. She has been a member of our herd for nearly 4 years. Cheyenne has been off line for months now due to Lameness caused by "Ring bone" (arthritis) in all four feet. We had initial success when our farrier applied wedges to change the angle of her hoof taking pressure off the affected joints. Unfortunately, during the recent cold weather, she damaged several tendons in her front leg most likely due to the thick mud. She has been in constant pain and nearly dead lame and would be for the rest of her life according to our veterinarian.

We had been discussing re-homing Cheyenne but that wouldn't have helped her. Her pain was not work induced, it was chronic and significant.

We loved her and will miss her.

The weather sure has been gloomy this month. The ground conditions have been terrible. Our trails have been quite slippery and unsafe. The number of cold and/or wet/rainy days this JAN adversely impacted or Rider #s. We were a bit under our 4-year average for riders but were one (1) over on Pass #s.

We have been taking advantage of the decreased owner activity by knocking out chores.

## Events:

- ❖ FEB 10<sup>th</sup> Valentines Carriage rides.
  - Regrettably we had to cancel due to sustained rain.

## Projects:

- ❖ Tie out leveling:
  - Over the years the ground where we tie our horses on line while they are on stand by for rides has become quite rutted out. The uneven surface was making our horse uncomfortable.
  - We releveled about 60% of the line with dirt maintenance had available in their dump truck.
  - We will level the remaining 40% of the line when things dry out a bit.
- ❖ Fencing:

(Note)(No Change) We have had several incidents in the last week where one or more horses have gotten out of the cabin side of Old Owner's or Chapel Hill pastures. We also had the "dog bite" incident on the same side of Chapel Hill pasture. It is quite evident that owners are hand feeding our horse. I understand the desire but our horses are pushing and damaging the fence as a result.

  - Chapel Hill: Closed due to damage to the Northern (Cabin Side) fence line from the constant abuse from horses mentioned above. We will have to remove, straighten, and reattach the entire Northern fence line. It will require an electric hot wire to prevent along the top as well or they will re-damage the fence.

# R-Ranch Stable Report

JAN 01-31, 2018

## ❖ Fencing Continued:

- damaging the fence. I will develop a material list and put together an estimate. Additionally, the entire southern portion of the Rainbow Pasture from the cabins east to the maintenance road is brittle and dangerous barbed wire...I have mentioned this previously.
- Rainbow Pasture: With all the additional practice cutting difficult trees over the last 90 days I was able to successfully remove several dangerously damaged trees from the fence line. This allowed us to complete repairs/replacement of several of the storm damaged fencing. The remainder of the Southeastern fence line is still brittle barbed wire which needs replacing.
- The Energizers for Lodge pasture and back pasture seem to have been damaged during Irma.

## Trail Status: As of this week

- ❖ All Trails will have to be reevaluated this week prior to use for rides to the sustained heavy rains we just had.

## Maintenance:

### ❖ Carriage:

- In addition to repainting the carriage last month I properly rewired the lights and drew up a wiring diagram in the event someone else needs to diagnose a lighting issue in the future.

### ❖ Manure Spreader:

- I am current searching for a suitable replacement for our broken manure spreader.
- I will provide quotes to Rick.

## Equine Care:

### ❖ Dewormer: (Due now, FEB 2018)

- I ordered this Quarters Dewormer from Jeffers. They have excellent pricing and we can treat the entire herd for less than \$70.
- The next Quarter's Dewormer will be due in MAY 2018.

### ❖ Vaccine: (Due May 2018)

- We will administer the next Semi-annual Vaccine to all our horses in MAY. 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 about 9-11 weeks. Their hoof growth will begin to accelerate as the spring grass starts to come in. I've attached the Horseshoeing List as Encl-2.

# R-Ranch Stable Report

**JAN 01-31, 2018**

❖ **Vet:**

- Nothing significant to report for the month of JAN 2018.
- Although FEB 04 is not covered in this reporting period it would be remiss not to mention that we had to put Ms. Cheyenne down.

**Herd development/training:**

- Our herd count is 32.
- Suzanne's "Herd report" is attached. Please see Encl-3.

**Rider & Pass #s:**

2018								2014-2017 Average (4 yr)					
Month	Month Riders	Month Passes	Year Riders	Year Passes	TREND				Month	Month Riders	Month Passes	Year Riders	Year Passes
					MR	MP	YR	YP					
JAN	91	12	91	12					JAN	126	11	126	11
FEB									FEB	87	9	213	26
MAR									MAR	167	23	394	49
APR									APR	352	56	744	106
MAY									MAY	362	46	1,076	152
JUN									JUN	351	54	1,426	209
JUL									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

v/r

Herbert L. Kirkover  
 CSM USA (RET)  
 Stable Manager

# R-Ranch Stable Report

JAN 01-31, 2018

**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: FEB 04, 2018		
PR	S	In	(1)	Corral:		Age	WGT	WL	10:00	11:30	1:00	2:30	Corral:	(1)
			1	Klinger	G	26	1,019	187					Klinger	1
PR	S	In	(5)	Beginner:					10:00	11:30	1:00	2:30	Beginner:	(5)
			2	Bojangle	G	16	630	105					Bojangle	2
			3	Captain	G	19	1,097	190					Captain	3
			4	Frodo	G	17	1,240	211					Frodo	4
			5	Leo	G	14	1,358	251					Leo	5
			6	Redman	G	17	905	166					Redman	6
PR	S	In	(10)	Intermediate:					10:00	11:30	1:00	2:30	Intermediate:	(10)
			7	Cash	G	18	920	146					Cash	7
			8	Cooley	G	14	1,137	206					Cooley	8
			9	Dakota	G	13	1050	192					Dakota	9
			10	Feather	M	13	1010	184					Feather	10
			11	Jake	G	9	1,174	199					Jake	11
			12	Jeb	G	11	1,117	201					Jeb	12
			13	Nugget	G	15	950	169					Nugget	13
			14	Scarlett	M	18	1,319	227					Scarlett	14
			15	Socks	G	9	99	0					Socks	15
			16	Spirit	G	16	763	131					Spirit	16
PR	S	In	(14)	Experianced:					10:00	11:30	1:00	2:30	Experianced:	(14)
			17	Chilli	M	16	1,077	198					Chilli	17
			18	Cougar	M	16	1,057	182					Cougar	18
			19	Dart	G	23	1,257	226					Dart	19
			20	Dodge	G	20	900	155					Dodge	20
			21	Ed	G	21	1,025	188					Ed	21
			22	El Dorado	G	16	1,070	189					El Dorado	22
			23	Fancy	M	14	990	174					Fancy	23
			24	Maddie	M	11	1,087	197					Maddie	24
			25	Molly	M	16	1,180	199					Molly	25
			26	Pickles	G	14	1,057	193					Pickles	26
			27	Scoot	G	11	990	175					Scoot	27
			28	Sis	M	17	1,200	215					Sis	28
			29	Thorpe	G	13	1,247	217					Thorpe	29
			30	Tonka	G	19	1,000	181					Tonka	30
PR	S	In	(2)	Offline:					10:00	11:30	1:00	2:30	Offline:	(2)
			31	Bella	M	9	1511	264					Bella	31
			32	Magic Man	G	18	848	145					Magic man	32

## Horse Roster by herd

As of: FEB 04, 2018

<b>Blue Herd (16)</b>				
1	Bella	M	<i>Working</i>	Developing
2	Bojangle	G	<i>Beginner</i>	
3	Captain	G	<i>Beginner</i>	
4	Chili	M	<i>Experienced</i>	
5	Ed	G	<i>Experienced</i>	
6	Fancy	M	<i>Experienced</i>	
7	Feather	M	<i>Intermediate</i>	
8	Frodo	G	<i>Beginner</i>	
9	Jake	G	<i>Intermediate</i>	
10	Klinger	G	<i>Corral:</i>	Lite riders
11	Maddie	M	<i>Experienced</i>	Guide Horse
12	Magicman	G	<i>Experienced</i>	Off-line Wieght loss, Improving
13	Pickles	G	<i>Experienced</i>	
14	Redman	G	<i>Beginner</i>	
15	Socks	G	<i>Intermediate</i>	
16	Spirit	G	<i>Intermediate</i>	
<b>Red Herd (16)</b>				
17	Dart	G	<i>Experienced</i>	
18	Cash	G	<i>Intermediate</i>	
19	Cooley	G	<i>Intermediate</i>	
20	Cougar	M	<i>Experienced</i>	
21	Dakota	G	<i>Intermediate</i>	
22	Dodge	G	<i>Experienced</i>	
23	El Dorado	G	<i>Experienced</i>	
24	Jeb	G	<i>Intermediate</i>	
25	Leo	G	<i>Beginner</i>	
26	Molly	M	<i>Experienced</i>	
27	Nugget	G	<i>Intermediate</i>	
28	Scarlett	M	<i>Intermediate</i>	
29	Scoot	M	<i>Experienced</i>	
30	Sis	M	<i>Experienced</i>	
31	Thorpe	G	<i>Experienced</i>	Guide Horse
32	Tonka	G	<i>Experienced</i>	

Status	Horse	#	1/4/2018	1/11/2018	1/18/2018	1/25/2018	2/1/2018	2/8/2018	2/15/2018	2/22/2018
Barefoot	Bella	1	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Projected Weekly	Weekly
	Bojangle	2	9-WK	10-WK	11-WK	70	1-WK	2-WK	3-WK	Weekly
	Captain	3	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	Weekly
	Cheyenne	4	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	Weekly
	Chili	5	6-WK	7-WK	8-WK	70	1-WK	2-WK	3-WK	Weekly
	Ed	6	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	11-WK	Weekly
	Fancy	7	9-WK	10-WK	11-WK	12-WK	13	14-WK	15-WK	Weekly
	Feather	8	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	Weekly
	Frodo	9	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	Weekly
	Jake	10	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	Weekly
	Klinger	11	11-WK	12-WK	70	1-WK	2-WK	3-WK	4-WK	Weekly
	Madtie	12	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	Weekly
Barefoot	Magicman	13	6-WK	7-WK	8-WK	9-WK	10-WK	11-WK	12-WK	Weekly
	Pickles	14	10-WK	11-WK	70	1-WK	2-WK	3-WK	4-WK	Weekly
	Redman	15	4-WK	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	Weekly
	Socks	16	5-WK	6-WK	7-WK	70	1-WK	2-WK	3-WK	Weekly
Barefoot	Spirit	17	8-WK	9-WK	10-WK	11-WK	12	13-WK	14-WK	Weekly
	Cash	18	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	Weekly
	Cooley	19	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	Weekly
	Cougar (M)	20	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	Weekly
	Dakota	21	70	1-WK	2-WK	3-WK	4-WK	5-WK	6-WK	Weekly
	Dart (G)	22	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	11-WK	Weekly
	Dodge	23	1-WK	2-WK	3-WK	1-WK	2-WK	3-WK	4-WK	Weekly
	El Dorado	24	9-WK	10-WK	11-WK	70	1-WK	2-WK	3-WK	Weekly
	Job	25	2-WK	3-WK	4-WK	5-WK	6-WK	7-WK	8-WK	Weekly
	Leo	26	8-WK	9-WK	10-WK	70	1-WK	2-WK	3-WK	Weekly
	Molly	27	5-WK	6-WK	70	1-WK	2-WK	3-WK	4-WK	Weekly
	Nugget	28	3-WK	4-WK	5-WK	6-WK	7-WK	70	1-WK	Weekly
	Scarlett	29	8-WK	9-WK	175	1-WK	2-WK	3-WK	4-WK	Weekly
	Scout	30	3-WK	4-WK	5-WK	6-WK	7-WK	70	1-WK	Weekly
Barefoot	Sis	31	5-WK	6-WK	7-WK	8-WK	9-WK	10-WK	11-WK	Weekly
Ok	Thorpe	32	8-WK	9-WK	10-WK	1-WK	2-WK	3-WK	4-WK	Weekly
Barefoot	Tonka	33	8-WK	9-WK	10-WK	11-WK	12	13-WK	14-WK	Weekly

CF DEC 28: \$210 CF \$70 \$0.00 \$0.00 \$210.00 \$13.00 \$70.00 \$0.00 \$0.00

Total: \$140 CF \$70.00 \$0.00

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

<b>Key 2:</b>
: Projected for Farrier / Monitor
: Scheduled for Farrier / Shod

[Empty box]

3-WK
2-WK

# JANUARY 2018 STABLE REPORT

(1-31 JAN)

## Note

Rick has requested that our board reports cover the actual calendar month instead of from board meeting to board meeting as I have done in the past. This report will therefore contain the remainder of January from the last board meeting until February 1. Good news, as you won't have so much boring horse stuff to read. Until next month anyway. I'll make up for it then.

## General Health and Welfare

Both herds have been quite healthy through the last part of January. There were a few exceptions, mostly due to the rapidly changing weather. Late January did have some extreme freeze-thaw cycles, which can be very hard on horse's hooves, feet and lower legs.

## Individual Health Issues

**Jake:** Jake has not experienced any choking issues since we changed his feed. His choking episodes tended to be sporadic, so it is too early to declare this treatment a total success. If he remains choke free for another month or two, we can be relatively sure this has helped.

**Jeb:** Jeb's allergies are not severe this month. We will continue to observe him and treat him if necessary.

**Cheyenne:** Cheyenne has been suffering from many physical problems for the last year. These included stifle issues and arthritis in the bones of her feet. In late January, after a hard freeze, she suffered a new injury to her front leg. We had just experienced heavy rain followed by a deep freeze. As mud freezes, foot and leg injuries are very common. We attempted to treat with stall rest, but Cheyenne did not tolerate this at all. Her pacing and pawing at the door only exacerbated the injury. We decided to put her back with the herd and kept her medicated with an NSAID. After several weeks her injury improved slightly, but only when kept on high doses of bute. This drug is very effective for pain relief, but long term use can have serious side effects. We consulted with Dr. Eddy who diagnosed a severe tendon injury. The treatment would have been long term stall rest, which would adversely affect her other health issues. With very heavy hearts, we decided the only humane treatment for her was euthanization. She was a wonderful horse and will be sadly missed.

**Molly:** Molly also suffered a leg injury during this freeze-thaw cycle. Her injury was less severe and she recovered quickly on her own.

## **Behavioral Issues and Training**

Horse behavior has continued to be excellent for the remainder of January. Boy, we're good. The fact that we have had few rides, thanks to rain and miserable weather, is just a coincidence.

**COUGAR:** Cougar is doing great. Her issues with longer down times are improving. I have ridden her out on trails with no ground/corral work after a long layoff and experienced no problems at all. She is probably never going to be comfortable in the lead, since she is a natural follower. But I think she will be a great middle of the pack, intermediate type.

**SCOOT:** Scoot is still kind of an idiot. But fun to ride for experienced riders. She is a good lead horse and will be fine as a guide and experienced horse. I doubt she will ever be able to move down to intermediate level since she is spirited and needs an experienced rider.

**MAGIC:** I have been riding Magic in the corral and on short rides, trying to build up some muscle. He is a very sweet horse and never even blinked when I jumped on him after a year off. I made some videos of him gaiting beautifully and sent them out to interested people. I doubt he could handle regular trail rides again, but until we can find him a home he will be capable of light corral rides and leading with small children.

Suzanne Wandersee, Assistant Stable Manager, Trainer

Courtney Greene  
Sales and Marketing

2018 started off a little rough, but it is slowly picking back up. The Atlanta RV Show most certainly helped with advertising and getting a few new owners. I have had at least one tour every couple of days and I am constantly responding to emails inquiring about ownership. Our special of \$1495.00 will be ending February 28<sup>th</sup> so I am staying in contact with the attendees of the show as much as possible to simply give them a BOOST in the right direction! I most certainly believe that we will make up for the slow month of January in the coming months, especially spring. I am still new to Sales Force, but I am learning every day!

Courtney's Sales Report

Generated By:

Courtney Greene  
R-Ranch in the Mountains  
2/15/2018 9:19 AM

Filtered By:

Date Field: Close Date equals Current FQ (1/1/2018 to 3/31/2018)  
Show: My opportunities  
Opportunity Status: Closed Won  
Probability: All

Sorted By:

Close Month: Close Month - Sorted ascending  
Type: Type - Sorted ascending

Close Date	Owner Number	Account Name	Lead Source	Stage	Fiscal Period
<b>Close Month: 1/1/2018 (1 record)</b>					
<b>Type: Transfer (1 record)</b>					
1/10/2018	460	Jonathan Generous	Web	Transfer Complete	Q1-2018
<b>Close Month: 2/1/2018 (3 records)</b>					
<b>Type: Ownership (2 records)</b>					
2/6/2018	323	Brenda & Jack Cook	Atlanta RV Show 2018	Sale Complete	Q1-2018
2/10/2018	444	Jason Griffin	Atlanta RV Show 2018	Sale Complete	Q1-2018
<b>Type: Transfer (1 record)</b>					
2/9/2018	349	Don Cassidy	Owner Transfer	Transfer Complete	Q1-2018
<b>Grand Totals (4 records)</b>					

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Tasks and Appointments

Generated By:

Courtney Greene

R-Ranch in the Mountains

2/16/2018 10:07 AM

Date	Company / Account	Opportunity	Contact	Subject	Status	Task
<b>Assigned: Courtney Greene (38 records)</b>						
1/4/2018	Jonathan Generous	Jonathan Generous-	-	Call	Completed	1
1/8/2018	Melissa Wilson	Melissa Wilson-	-	Call	Completed	1
1/10/2018	Rebecca Crawford	Rebecca Crawford-	-	Call	Completed	1
1/11/2018	Erin watson	Erin watson-	-	Call	Completed	1
1/15/2018	Joanne & Octavio Calatayud	Joanne & Octavio Calatayud-	-	Call	Completed	1
1/22/2018	Gail & Rick Rotters	Gail & Rick Rotters-	-	Call	Completed	1
1/22/2018	Billy Lawrence	-	Billy Lawrence	Call	Completed	1
1/25/2018	Don Cassidy	Don Cassidy-	-	Call	Completed	1
1/7/2018	Rebecca Crawford	-	Rebecca Crawford	Email: Horses	Completed	1
1/3/2018	William Kunzman	William Kunzman-	William Kunzman	Email: R-Ranch in the Mountains	Completed	1
1/10/2018	william ashley	william ashley-	william ashley	Email: R-Ranch in the Mountains	Completed	1
1/4/2018	William Kunzman	William Kunzman-	William Kunzman	Email: R-Ranch Ownership	Completed	1
1/6/2018	Rebecca Crawford	-	Rebecca Crawford	Email: R-Ranch Ownership!	Completed	1
1/7/2018	Melissa Watts	Melissa Watts-	Melissa Watts	Email: R-Ranch Ownership!	Completed	1
1/10/2018	Michael Homer	-	Michael Homer	Email: R-Ranch Ownership!	Completed	1
1/10/2018	Steve Meguiar	-	Steve Meguiar	Email: R-Ranch Ownership!	Completed	1
1/10/2018	Sharon Dedert	Sharon Dedert-	Sharon Dedert	Email: R-Ranch Ownership!	Completed	1
1/11/2018	Erin watson	Erin watson-	Erin watson	Email: R-Ranch Ownership!	Completed	1
1/11/2018	Riley Greenwood	Riley Greenwood-	Riley Greenwood	Email: R-Ranch Ownership!	Completed	1
1/12/2018	Melissa Wilson	Melissa Wilson-	Melissa Wilson	Email: R-Ranch Ownership!	Completed	1
1/13/2018	Steve Bowman	Steve Bowman-	Steve Bowman	Email: R-Ranch Ownership!	Completed	1
1/17/2018	Tom Rodney	Tom Rodney-	Tom Rodney	Email: R-Ranch Ownership!	Completed	1
1/17/2018	Kris Copeland	Kris Copeland-	Kris Copeland	Email: R-Ranch Ownership!	Completed	1

1/17/2018	Mary Everett	Mary Everett-	Mary Everett	Email: R-Ranch Ownership!	Completed	1
1/17/2018	Donald Berman	Donald Berman-	Donald Berman	Email: R-Ranch Ownership!	Completed	1
1/21/2018	Malisa Yates-Renaud	-	-	Email: R-Ranch Ownership!	Completed	1
1/31/2018	Brian Murdock	Brian Murdock-	Brian Murdock	Email: R-Ranch Ownership!	Completed	1
1/31/2018	Diana Mouzon	Diana Mouzon-	Diana Mouzon	Email: R-Ranch Ownership!	Completed	1
1/7/2018	Gregg & Teresa Murphey	-	Gregg & Teresa	Email: Thank You for Visiting Us!	Completed	1
1/7/2018	Shari Bender	Shari Bender-	Shari Bender	Email: Thank You for Visiting Us!	Completed	1
1/6/2018	Jonathan Generous	Jonathan Generous-	-	Tour	Completed	1
1/13/2018	Erin watson	Erin watson-	-	Tour	Completed	1
1/14/2018	Melissa Wilson	Melissa Wilson-	-	Tour	Completed	1
1/18/2018	Joanne & Octavio Calatayud	Joanne & Octavio Calatayud-	-	Tour	Completed	1
1/25/2018	Billy Lawrence	-	Billy Lawrence	Tour	Completed	1
1/27/2018	Don Cassidy	Don Cassidy-	-	Tour	Completed	1
1/29/2018	Gail & Rick Rotters	Gail & Rick Rotters-	-	Tour	Completed	1
<b>Grand Totals (38 records)</b>						

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# Events Worksheet

yellow is  
R Ranch event

2018								
January	Date of Event	Total Event \$ amt	Deposit to Ranch	Date Dep. Pd	Balance Due	Amount Paid	Date Paid	Balance Due
Morris-Parker Wedding	1/13/18	\$1,700	\$1,000	2/14/17	\$700	\$700	12/22/17	\$0
Head-Boyce Wedding	1/27/18	\$250	\$250	12/30/17	\$0			\$0
Head-Boyce Wedding	1/28/18	\$3,000	\$1,000	3/22/17	\$2,000	\$2,000	1/17/18	\$0
February								
Meeting with Candidates	2/3/18	Free						
Chamber of Commerce	2/9/18	\$1,825			\$1,825	\$1,825	2/2/18	\$0
R-Life Valentines Party	2/10/18	Free						Free
Paint w/Wanda Downstairs	2/17/18	Free						Free
Connectability	2/24/18	\$1,500	\$250	11/16/17	\$1,250			\$1,250
March								
Phi Mu	3/6/18	\$750	\$750	2/8/18	\$0			\$0
R life Wine/Meet Candidates	3/17/18	Free						Free
Paint w/Wanda Downstairs	3/24/18	Free						Free
Easter Egg Hunt	3/31/18	Free						Free
April								
Davis-Hernandez Wedding	4/5/18	\$2,775	\$1,000	9/27/17	\$1,775			\$0
R Ranch Open House	4/7/18	Free						
Jeanne Starr Am.Hoof Assoc	4-11-15, 2018	\$4,270	\$1,000	6/9/17	\$3,270			\$3,270
McGray-Dunigan Rehearsal Dinner	4/20/18	incl with total						
Paint w/Wanda Downstairs	4/21/18	Free						
McGray-Dunigan Wedding	4/22/18	\$5,025	\$1,000	3/14/17	\$4,025			\$4,025
Owner's Weekend	4/27-28/18	Free						
May								
Adam Dunton Grad Dinner	5/5/18	\$4,210	\$1,000	8/24/17	\$3,210			\$3,210
Paint w/Wanda Downstairs	5/12/18	Free						
Jackie Wright owner wed	5/19/18	\$3,240	\$3,000	3/18/17	\$240			\$240
Memorial Day sock hop	5/26/18	Free						
West/Walker wedding	5/27/18	\$3,285	\$1,000	1/28/17	\$2,285			\$2,285
Memorial Day Flag Raising	5/28/18	Free						
June								
R Life Adult Summer Camp	6/8-9/2018	Free						
Rodeo	6/15/16	Free						
R Life Dive in	6/30/18	Free						
Paint w/Wanda	6/30/18	Free						
July								
July 4th Celebration	7/7/18	Free						
Kids Camp w/Racheal	7/16-20/2018	Free						
R Life Dive in	7/21/18	Free						
R Life Luau	7/28/18	Free						
Paint w/Wanda downstairs	7/28/18	Free						
Wood-Cunningham wedding	7/29/18	\$2,750	\$1,000	1/5/18	\$1,750			\$0
August								
Betke-Heflin Wedding	8/9/18	\$1,970	\$1,000	11/15/18	\$970			\$0
R Life Casino	9/25/18	Free						
September								
R Life Tailgate Labor Day	9/1/18	Free						
R Life Sip and Serve Tennis Court	9/15/18	Free						
Burrell Owner Wedding	9/22/18	\$4,263	\$1,000	2/9/18	\$3,263			\$0
Rogers-Singler Wedding	9/29/18	\$5,250	\$1,000	1/18/18	\$4,250			\$0
October								

Dade County Firefighters	10-5,6,7-18	\$2,800						\$2,800
Stokes-Estes Lake-Pavil wedding	10/13/18	\$1,300	\$250	4/4/17	\$1,050			\$1,050
Hothdorf-Clough Owner wedding	10/13/18	\$3,225	\$1,000	7/22/17	\$2,225			\$2,225
Paint w/Wanda Downstairs	10/20/18	Free						
Owner's Weekend Halloween	10/27/18	Free						
November								
Sator/Stewart Owner wedding	11/3/18	\$2,510	\$1,000	12/13/16	1510			\$1,510
Delucia-Hayes wedding	11/10/18	\$5,410	\$1,000	5/10/17	\$4,410			\$4,410
Figueroa-Cain Owners Wedding	11/18/18	\$2,950	\$500	10/25/17	\$2,450			\$0
Nally Renewal Wedding	11/24/18	\$1,350	\$250	4/8/17	\$1,100			\$0

December								
Breakfast with Santa	12/1/18	Free						
Employee Appreciation Lunch	12/14/18	Free						
New Year's Eve	12/31/18	Free						

Less  
Deposits 2017

<b>Total for 2018</b>	<b>\$65,608</b>	<b>\$15,000</b>
-----------------------	-----------------	-----------------

# Events

## Summary for February 2018 Board Meeting

<b>Total Income for January 2018</b>	
Wedding Cash Accounting	<b>\$4,250</b>
Events Cash Accounting	<b>\$0</b>
<b>Total Income for January 2018</b>	<b>\$4,250</b>

8 Wedding Tours

<b>Total Expenses for January 2018</b>				<b>\$4,036</b>	(elect.,propane, comm)
<b>Net</b>				<b>\$214</b>	<b>OVER</b>

<b>Projected Cash Value of Weddings and Events in 2018</b>
--

Total Value of Weddings and Events	<b>\$65,608</b>	15 Weddings
Less Deposits Collected in 2017	<u>\$15,000</u>	6 Revenue-Producing Events
	<b>\$50,608</b>	29 Non-Revenue Producing Events



Front Office Report—January 2018

Due to the extreme weather, reservations have been down.

Spent majority of time working on RV storage agreements, contacting owners, and getting abandoned RV's removed from Storage. Have sent over of 200 emails regarding RV's.

Currently scanning all RV storage agreements into ROS.

Lydia Fuller  
Front office team lead

## HOUSEKEEPING REPORT JANUARY 2018

This month we have cleaned 15 Rainbow Duplex cabins, 28 Rainbow single cabins, 2 Chapel Hill cabins, and 6 rental cabins for a total of 51 cabins. Thus far, we have gotten over half the Rainbow Lake cabins deep cleaned. We have 9 more to go, then we will start working on the Lodge and the bathhouses. There are a few Duplex cabins that the floors need attention in. The 2 that are the worst are 812 and 806. The others are 804, 809, and 810. We will hopefully be able to address these cabins as soon as maintenance gets done with all the electrical work up at Chapel Hill.

We were able to order a commercial washer and dryer for our supply room. Maintenance installed them. They started off working well, but we ran into a few issues. The washer spins so fast and hard during the extraction cycle that it was shaking violently and pulling the bolts out of the floor. Then, we also had an issue with the some of the insulation in the dryer missing. Maintenance has gotten more insulation ordered for the dryer and they are in the process of figuring out a solution to the washer. We are going to try and set it up and anchor it to a slab of concrete and see if that solves the issue with it shaking the bolts loose.

We have received the old sales van to replace our white van. Everything has been transferred over so that the old van could be sold, and it is working out well. At the wedding at the end of the month, we had a severe leak in the men's bathroom at the Lodge. The bathroom was flooded, and it caused flooding in the Lodge foyer. All of this was going on during the wedding in the Grill Room. It took most of the afternoon to get all the water out of the foyer and bathroom. A lot of damage was done to the wallpaper, cabinetry, ceiling, etc. in the bathroom where the water was hitting everything. It was all Curtis could do to keep it out of the Grill Room and away from the carpet.

We have had several donations of dishes and a few pieces of furniture donated. We have begun putting the dishes, silverware, pots,

and pans in some of the Rainbow Lake cabins that do not yet have any. We have gotten them in 807 and 835. We have also put some of the donated items up at Chapel Hill. Some of the ones we have done are 916, 917, and 965. We replaced the dining room table and put a lamp in the bedroom in 833 with ones that had been donated.

I am still in need of a Part-Time housekeeper. I have had a few interviews this month, but none have worked out. Mostly, they were not able to work the hours or days I would be needing them to work. We will be running an ad in the papers again and hopefully I will be able to get someone in here and get them trained before the end of March when we start to get busy.



## February 2018 Report Accommodations Committee

- February Lottery: Saturday 02/03/18
  - 10 owners
  - 3 of 3 RV spots leased for one year
  - 2 Monthlies RV sites
  - 0 Cabins

### Topics and Discussions:

- Becky working with Land Use Committee Chair (Hal B) on new RV area. Hal pulling information for review. Next face to face meeting scheduled for April 2018. Will be communicating by email.

Becky Mooney  
Accommodation Committee - Chair

**Summary for February 2018 Board Meeting**

<b>Total Income for January 2018</b>		
<b>Wedding Cash Accounting</b>	<b>\$4,250</b>	8 Wedding Tours
<b>Events Cash Accounting</b>	<b>\$0</b>	
<b>Total Income for January 2018</b>	<b>\$4,250</b>	

<b>Total Expenses for January 2018</b>		<b>\$4,036</b> (elect.,propane, comm)
<b>Net</b>		<b>\$214</b> OVER

<b>Projected Cash Value of Weddings and Events in 2018</b>		
<b>Total Value of Weddings and Events</b>	<b>\$65,608</b>	15 Weddings
<b>Less Deposits Collected in 2017</b>	<b>\$15,000</b>	6 Revenue-Producing Events
	<b>\$50,608</b>	29 Non-Revenue Producing Events