

R-Ranch in the Mountains

Board of Director's Meeting Minutes

July 20, 2013

- I. CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Karen Meadows, President. Board members Rick Upton, Fawn Howell, Chris McKemie, Bryan Walker, Bill Poole, and Mike Carbonara were in attendance.
- II. OPENING PRAYER-** Delivered by Fawn Howell
- III. PLEDGE OF ALLEGIANCE-** Karen Meadows
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA –** Changes –1. Julie Higman will give the Sales, Stable, and Accommodations Reports. 2. New Business- Bill Poole wants to discuss transfer and quit claim deed issues. 3. Old Business- employee handbook-Bill Poole. 4. New Business-General liability waiver-Bill Poole. 5. New Business-Owner/Contractor bid list-Mike Carbonara.
Motion by Chris McKemie, seconded by Rick Upton to accept the Agenda as amended. Motion carried.
- V. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
Motion by Bill Poole, seconded by Rick Upton to suspend reading of the previous month's minutes. Motion carried.
- VI. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
Motion by Rick Upton, seconded by Bill Poole to accept the previous month's minutes. Motion carried.
- VII. REPORTS**
 - a. Financial Report- Judy Croft- Report attached
 - b. Administrative Director's Report- Julie Higman- Report attached. Fawn Howell questioned the proper notification for available RV-5 sites.
 - c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager -Report attached.
 - d. Stables Report Julie Higman - Report attached – There was discussion on adding sand to the corral and re-grading to cover rock ledge. Money is in stable operating to absorb the cost.
 - e. Reservation Report –Julie Higman- Report attached.
 - f. Sales Report- Julie Higman- Report attached.
 - g. Events Report- Denise Roberson talked about upcoming events & wedding booking strategy.

Recess – 10:45

Reconvene – 10:55

VIII. Old Business

- a. Follow up on minimum number of annual stays on lease sites-Karen Meadows
Discussion followed – Tabled
- b. Owner's Pasture/paddocks - Rick Upton – Rick explained concept, discussion followed. No resolution.
- c. Employee Handbook – Bill Poole – Update – Should have something at the next meeting.
- d. General Liability Waiver – Bill Poole – Bill will revise to include all aspects of the Ranch and expects to have it by the next Board meeting.

IX. New Business

a. Standing Committee Reports

1. Accommodations Committee- Co-Chairman- Patsy Bracy/Iris Koplen, Board Liaison- Fawn Howell- Report attached. Liaison not receiving emails.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Brenda Harned, Board Liaison- Bill Poole – Procedures for amendments to Policy & Guidelines tabled until August meeting.
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Cecil Pacetti- First meeting will be held on August 10, 2013 to prioritize needs for expenditures.
4. Land Use Committee- Chairman- Hal Barrineau, Board Liaison- Bryan Walker – No Report
5. Marketing Committee- Chairman- Barbara Poole, Board Liaison- Rick Upton- Report Attached – Marketing to the Horse owner community, also made a presentation to a Georgia Equine organization. We are working with the Equine Search & Rescue to allow them to use our facilities for training. Emphasized the need for more weddings.
6. Owner's Concerns Committee- Chairman- Lisa Richards, Board Liaison- Chris McKemie- Two issues have been resolved.

b. Special Committee/Board Appointed Committees/Chairman/Liaison

1. Breakfast With Santa Committee-Co-Chairs-Fawn Howell, kitchen, Ellie McKinney, Crafts. – Ellie will be contacted by Fawn to see if she will be available for it.

2. Chapel Hill Cabin Rehab Committee- Chairman-Anita Curry- Sue Burton said they will be doing a fundraiser on Labor Day Weekend as well as some improvements in the Chapel Hill area. Cabin inspections went well.
3. Landscape /Beautification Committee—Chairman-Patsy Bracy – No Report.
4. Nominating Committee- Chairman- Brenda Harned – No Report.
5. Rainbow Lake Dam Committee – Karen Meadows gave an update on what is being done to resolve the Rainbow Dam issue.
6. Rodeo - Chairman- Monica Hill- Monica is absent. Rick and Judy Croft gave an estimate of about \$20,000 profit.
7. RV-6 Committee- Chairman- **To Be Determined.**

- c. **Marketing at the Good Sam /Camping World rally at Atlanta Motor Speedway – Rick Upton** – We can get a booth for \$880.00. Rick made a motion that commission proceeds from sales by marketing committee members during Ronna's vacation be put in the marketing budget. Motion seconded by Bill Poole. Motion carried.
- d. **Rainbow Dam** – Previously covered.
- e. **Ways to bring in more Owners – Karen Meadows** – Challenge every Owner to bring in friends, etc., for each to bring in one new Owner, with various extra incentives. Discussion followed. Look into adjusting Children's Rights. Being forwarded to the Marketing Committee.
- f. **Deed Transfers** - Bill Poole discussed issues relating to the way deeds are transferred. Bill made a motion, seconded by Rick Upton to get with Julie and our attorney for one hour to straighten out our transfer procedures.
- g. **Leasing excess Chapel Hill Cabins – Rick Upton** – Recommend leasing ten cabins at \$1,000.00 per year and buy 22 - 5,000 BTU air conditioners. Discussion followed. Steve Corbin was asked to research the cost to upgrade the electric. Rick recommended including the three cabins previously approved for leasing in the September lottery and it was agreed to do so.
- h. **Owner/Contractor bid list** – Mike Carbonara – Discussion on pros and cons ensued. Sent to Policy & Guidelines for recommendations.

- X. **MOTION TO ADJOURN GENERAL MEETING**
 (Motion to adjourn) Fawn Howell
 (2nd Motion to adjourn) Mike Carbonara
 Motion Carried

The next meeting of the R-Ranch Board of Directors will be held on **August 17, 2013** at 9:30 A.M. in the R-Ranch board room.

- XI. ADJOURN GENERAL MEETING, July 20, 2013, 12:45 AM-Karen Meadows**
- XII.** An Executive session followed to discuss personnel matters. No motions were made, nothing to report.

Respectfully submitted,

Michael Carbonara, Secretary

BOARD OF DIRECTORS MEETING

JULY 20 2013

SIGN IN SHEET

OWNERS NAME

OWNER#

Johnny Mason	0042
Bonnie CARBONARA	0862
Richard Rochleau	0038
Branda Harned	1104
Alex Griffin	1800
Bill Poole	1085
Sue Burton	682
Bev Upton	1608
Dennie Robinson	
Katherine McKen	1154
Barbara Brown	0568

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	911	913	927	948	796	850	925	943	921	943	783	809	880	888	916
Suspended	145	108	89	73	225	169	106	85	106	85	248	224	153	135	104
Master Credit	25	33	42	53	52	52	52	59	58	58	57	57	56	56	27
Howe	0	0	0	1	1	1	1	1	1	1	1	1	36	21	21
R-Ranch/Invent	561	561	564	562	566	557	562	557	569	567	673	674	680	731	952
BD W/O	134	165	155	140	137	148	147	147	136	145	145	145	143	132	155
Hardship														15	20
Bankruptcy	4	0	3	3	3	3	4	5	6	5	6	6	5	4	6
Closed													176	248	161
To be Researched	620	620	620	620	620	620	603	603	603	596	487	484	271	170	35
Problem children															
TOTAL UNITS	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
Status as of:	12/19/11	1/19/12	2/16/12	3/16/12	4/27/12	5/18/12	6/15/12	7/20/12	8/17/2012	9/14/12	10/27/12	11/16/12	12/15/12	2/15/13	3/15/12

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	799	810	860	888											
Suspended	216	206	157	133											
Master Credit	27	27	27	27											
Howe	21	21	21	21											
R-Ranch/Invent	968	973	978	977											
BD W/O	148	147	146	144											
Hardship	17	14	10	9											
Bankruptcy	7	7	7	7											
Closed	170	170	169	169											
Research/Problem	27	25	25	25											
TOTAL UNITS	2400	2400	2400	2400											0
Status as of:	4/26/13	5/17/13	6/14/13	7/19/13											

R-Ranch In The Mountains Association
Book Balance
June 30, 2013

Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		83,456.03
Lodge/Event Bank Account		31,735.59
Cabin Project Bank Account		61,322.28
Stable Project Bank Account		4,234.98
Property Tax Escrow Bank Acct		37,761.46
Payroll Bank Account		1,292.95
Rodeo Project Bank Account		25,930.85
Rainbow Dam/Legal Bank Account		273,039.87
Infrastructure MM Bank Account		5,216.77
RV Bank Account		58,467.58
RV-6 Project Bank Account		40,082.04
Stable Petty Cash		391.57
	\$	<u>623,431.97</u>

R-Ranch In The Mountains Association
Operating Summary - Budget Comparison Report
For the Six Months Ending June 30, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ 1,456.36	\$ 0.00	1,456.36	\$ 608,055.08	\$ 615,500.00	(7,444.92)
Children's Rights	850.00	0.00	850.00	2,400.00	2,000.00	400.00
Electric Reimbursements	3,544.62	2,800.00	744.62	24,598.69	23,200.00	1,398.69
Interest Income	2.79	15.00	(12.21)	7.31	90.00	(82.69)
Fines & Fees	115.00	25.00	90.00	573.00	150.00	423.00
Late Fees & Finance Charges	6,874.61	2,500.00	4,374.61	47,517.29	25,000.00	22,517.29
Ownership Sales & Transfers	3,421.00	3,500.00	(79.00)	9,587.00	12,250.00	(2,663.00)
Reserve Funding Operating	3,716.72	4,281.00	(564.28)	14,373.81	14,349.00	24.81
RV Moves, Pet & Day Use F	1,020.00	900.00	120.00	3,345.00	2,530.00	815.00
Sales	1,841.06	2,075.00	(233.94)	6,650.95	7,315.00	(664.05)
Vending Income	0.00	100.00	(100.00)	160.08	350.00	(189.92)
Recovery of Bad Debt	62.40	0.00	62.40	795.71	0.00	795.71
Miscellaneous & Tax Refund	70.00	50.00	20.00	8,407.76	300.00	8,107.76
Total Operating Income	22,974.56	16,246.00	6,728.56	726,471.68	703,034.00	23,437.68
Operating Expenses						
Employee Expenses	49,400.86	43,952.76	(5,448.10)	292,713.43	271,168.17	(21,545.26)
Administrative Expenses	7,007.57	7,323.00	315.43	51,100.46	46,953.00	(4,147.46)
Cabin Expenses	60.26	525.00	464.74	585.98	2,150.00	1,564.02
Cleaning Expenses	817.10	1,200.00	382.90	4,408.78	5,100.00	691.22
General Property Maintenan	10,632.97	10,590.00	(42.97)	75,683.86	74,515.00	(1,168.86)
Lodge Expenses	1,006.18	815.00	(191.18)	9,247.80	7,355.00	(1,892.80)
Owner Events	36.95	150.00	113.05	3,656.46	2,550.00	(1,106.46)
Ownership Sales & Transfers	448.07	605.00	156.93	2,060.73	2,178.00	117.27
RV Expenses	0.00	0.00	0.00	165.70	0.00	(165.70)
Sales & Marketing Expense	1,292.98	78.00	(1,214.98)	5,738.59	6,643.00	904.41
Sales Expense	840.61	1,200.00	359.39	5,417.89	6,095.00	677.11
Stables Expense	548.70	2,675.00	2,126.30	16,269.22	21,233.00	4,963.78
Utilities Expense	10,412.85	13,045.00	2,632.15	108,399.79	88,920.00	(19,479.79)
Rodeo Expense	0.00	500.00	500.00	1,005.00	3,000.00	1,995.00
Property Insurance Expense	3,832.00	3,700.00	(132.00)	25,396.76	22,200.00	(3,196.76)
Property Taxes Expense	7,500.00	7,500.00	0.00	45,000.00	45,000.00	0.00
Bad Debt Expense	2,994.70	0.00	(2,994.70)	156,964.81	127,500.00	(29,464.81)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	21.00	25.00	4.00	21.20	150.00	128.80
Total Operating Expenses	97,052.80	93,883.76	(3,169.04)	807,535.78	739,560.17	(67,975.61)
Net Operating Income	\$ (74,078.24)	\$ (77,637.76)	3,559.52	\$ (81,064.10)	\$ (36,526.17)	(44,537.93)

R-Ranch In The Mountains
Operating Variance Report
June 2013

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Assessments					
1,456	0	1,456	608,055	615,500	(7,445)
The monthly favorable variance is assessments collected on new sales. The year to date unfavorable variance is due to negotiating settlements on accounts with bad debt.					
Children's Rights					
850	0	850	2,400	2,000	400
The monthly favorable variance is due to one renewal and one new children's right membership					
Electric Reimbursements					
3,545	2,800	745	24,599	23,200	1,399
The monthly and year to date favorable variances are due to higher than anticipated reservations.					
Late Fees & Finance Charge Income					
6,875	2,500	4,375	47,517	25,000	22,517
The monthly and year to date favorable variances are due to late fees being added to past due assessments and increased length of time of past due balances, finance charges are calculated on the number of days past due.					
Ownership Sales and Transfers Income					
3,421	3,500	(79)	9,587	12,250	(2,663)
The year to date unfavorable variances are due to less than anticipated sales and transfers.					
Reserve Funding to Operating Income					
3,717	4,281	(564)	14,374	14,349	25
The monthly unfavorable variance is due to contributions being less from Lodge Reserve than expected however this is offset by Cabin and RV income being higher than anticipated.					
RV Move, Pet and Day Use Income					
1,020	900	120	3,345	2,530	815
The year to date favorable variance is due to more RV moves and Pavilion reservations than expected.					
Miscellaneous & Tax Refund Income					
70	50	20	8,408	300	8,108
The monthly and year to date favorable variances are due to receiving our 2010 & 2011 Health Care Credit Tax refund.					

All variances in excess of \$500 and 5% are explained in this Variance Report.

R-Ranch In The Mountains
Operating Variance Report
June 2013

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Employee Expenses					
49,401	43,953	(5,448)	292,713	271,168	(21,545)

The monthly & year to date unfavorable variance is due to some overtime, commissions and higher taxes.

Administrative Expenses

7,008	7,323	315	51,100	46,953	(4,147)
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The monthly unfavorable variance is due to a correction in business fees for the Chamber of Commerce coded incorrectly as well as slightly higher than expected merchant fees. The year to date unfavorable variance is due to higher than anticipated merchant fees, computer expense, mileage reimbursement, office carpet cleaning, copies for the Deed Project Reconciliation and for mailings for the election process.

Cabin Expenses

60	525	465	586	2,150	1,564
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The year to date favorable variance is due to holding off repairs until a later date.

Lodge Expenses

1,006	815	(191)	9,248	7,355	(1,893)
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The year to date unfavorable variance is due the purchase of a pool vacuum which is off set by other repairs coming in under budget or being held off until a later date.

Owners Events Expenses

37	150	113	3,656	2,550	(1,106)
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The year to date unfavorable variance is due to purchases made for current and future events as well as some purchases for July 4th.

Sales & Marketing Expense

1,293	78	(1,215)	4,446	6,565	2,119
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The monthly unfavorable variance is due to Sales Force being charged in June verses July and an advertisement for summer pool use. The year to date favorable variance is due to recoding the Chamber of Commerce to administrative expenses and expenses being less than anticipated.

Stables Expense

549	2,675	2,126	16,269	21,233	4,964
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The monthly favorable variances are due to lower than expected feed costs, the farrier missed a week as well as lower expenses in general. The year to date favorable variances are due to the aforementioned and lower expense in all areas of the stables.

Utilities Expense

10,413	13,045	2,632	108,400	88,920	(19,480)
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The monthly favorable variance is due to the electricity & propane being less than anticipated based on 2012 actual. The year to date unfavorable variance is due to the higher than anticipated electricity, propane, extra trash pickups, water treatment fees and repair of the sewer treatment plant.

Property Insurance Expense

3,832	3,700	(132)	25,397	22,200	(3,197)
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The year to date unfavorable variance is due to not accruing in January.

All variances in excess of \$500 and 5% are explained in this Variance Report.

R-Ranch In The Mountains Association
 Budget Comparison Report - Reserve Accounts
 For the Six Months Ending June 30, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 10,127.97	\$ 4,500.00	5,627.97	\$ 39,290.11	\$ 23,650.00	15,640.11
Cabin Reserve Expenses	<u>2,893.81</u>	<u>1,835.25</u>	<u>(1,058.56)</u>	<u>41,929.92</u>	<u>31,328.70</u>	<u>(10,601.22)</u>
Net Cabin Reserve Income	7,234.16	2,664.75	4,569.41	(2,639.81)	(7,678.70)	5,038.89
RV Reserve Income	8,297.69	5,000.00	3,297.69	32,198.94	26,050.00	6,148.94
RV Reserve Expenses	<u>1,654.32</u>	<u>1,064.54</u>	<u>(589.78)</u>	<u>65,361.72</u>	<u>55,469.23</u>	<u>(9,892.49)</u>
Net RV Reserve Income	6,643.37	3,935.46	2,707.91	(33,162.78)	(29,419.23)	(3,743.55)
RV 6 Reserve Income	3.07	0.00	3.07	28.31	0.00	28.31
RV 6 Reserve Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,716.68</u>	<u>19,120.98</u>	<u>(3,595.70)</u>
Net RV6 Reserve Income	3.07	0.00	3.07	(22,688.37)	(19,120.98)	(3,567.39)
Lodge Reserve Income	6,712.50	18,770.00	(12,057.50)	28,582.00	45,420.00	(16,838.00)
Lodge Reserve Expenses	<u>5,221.05</u>	<u>7,988.98</u>	<u>2,767.93</u>	<u>64,651.67</u>	<u>66,998.27</u>	<u>2,346.60</u>
Net Lodge Reserve Income	1,491.45	10,781.02	(9,289.57)	(36,069.67)	(21,578.27)	(14,491.40)
Stables Reserve Income	962.77	700.00	262.77	2,745.27	2,800.00	(54.73)
Stables Reserve Expenses	<u>318.30</u>	<u>41.65</u>	<u>(276.65)</u>	<u>7,698.31</u>	<u>6,642.83</u>	<u>(1,055.48)</u>
Net Stables Reserve Income	644.47	658.35	(13.88)	(4,953.04)	(3,842.83)	(1,110.21)
Infrastructure Reserve Income	832.32	966.82	(134.50)	1,509.53	2,195.95	(686.42)
Infrastructure Reserve Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,810.14</u>	<u>7,869.13</u>	<u>5,058.99</u>
Net Infrastructure Reserve In	832.32	966.82	(134.50)	(1,300.61)	(5,673.18)	4,372.57
Dam/Legal Reserve Income	288.80	292.40	(3.60)	1,247.83	984.60	263.23
Dam/Legal Reserve Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,237.50</u>	<u>0.00</u>	<u>(2,237.50)</u>
Net Dam/Legal Reserve Inco	288.80	292.40	(3.60)	(989.67)	984.60	(1,974.27)
Total Net Reserve Income	<u>\$ 17,137.64</u>	<u>\$ 19,298.80</u>	<u>(2,161.16)</u>	<u>\$ (101,803.95)</u>	<u>\$ (86,328.59)</u>	<u>(15,475.36)</u>

**R-Ranch In The Mountains
Reserves Variance Report
June 2013**

<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Reserve - Cabin Income					
9,876	4,500	5,376	39,038	23,650	15,388
The monthly favorable variance is due to higher than expected reservations in addition to restructuring the billing process of the adopt a cabin program, this should correct itself over time. The year to date favorable variances are due to the aforementioned and cottage fees being much more than anticipated due to an unbudgeted group and 2 weddings.					
Reserve - RV Income					
8,298	5,000	3,298	32,199	26,050	6,149
The monthly favorable variance is due to much higher than expected reservations. The year to date favorable variance is due to the aforementioned, a board site that was not renewed in April going into the lottery for May, a site in RV7 being renewed early and 6 one month adoptions that were unbudgeted.					
Reserve - Lodge Income					
6,713	18,770	(12,058)	28,582	45,420	(16,838)
The monthly and year to date unfavorable variance is due to having less than projected weddings.					
Reserve - Cabin Expense					
2,894	1,835	(1,059)	41,930	31,329	(10,601)
The monthly unfavorable variance is due to tree removal and contributions to Operating, Dam & Infrastructure being higher based on the higher than anticipated income. The year to date unfavorable variances are due to the aforementioned and emergency repair of the ball field lift station which was budgeted for October this year.					
Reserve - RV Expense					
1,654	1,065	(590)	65,362	55,469	(9,892)
The monthly unfavorable variance is due to contributions to Operating, Dam & Infrastructure being higher based on the higher than anticipated income. The year to date unfavorable variance is due to the aforementioned and emergency repair of the ball field lift station which was budgeted for October this year.					
Reserve - RV6 Expense					
0	0	0	22,717	19,121	(3,596)
The year to date unfavorable variance is due to the emergency repair of the ball field lift station which was budgeted for October this year. The year to date favorable variance is due to the aforementioned and lower contribution to the boom mower than budgeted.					
Reserve - Stables Expense					
318	42	(277)	7,698	6,643	(1,055)
The year to date unfavorable variance is due to the emergency repair of the ball field lift station which was budgeted for October this year.					
Reserve - Infrastructure Expense					
0	0	0	2,810	7,869	5,059
The year to date favorable variance is are due to holding off on paving project.					
Reserve - Dam/Legal					
0	0	0	2,238	0	(2,238)
The monthly and year to date unfavorable variances are due to unbudgeted consultations with our attorneys.					

R-Ranch In The Mountains Association
Balance Sheet
June 30, 2013

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		83,456.03
Lodge/Event Bank Account		31,735.59
Cabin Project Bank Account		61,322.28
Stable Project Bank Account		4,234.98
Property Tax Escrow Bank Acct		37,761.46
Payroll Bank Account		1,292.95
Rodeo Project Bank Account		25,930.85
Rainbow Dam/Legal Bank Account		273,039.87
Infrastructure MM Bank Account		5,216.77
RV Bank Account		58,467.58
RV-6 Project Bank Account		40,082.04
Stable Petty Cash		391.57
Accounts Receivable		442,584.50
Allowance for Doubtful Account		(127,000.00)
Other Receivables		417.55
Prepaid Expenses		2,655.27
Total Current Assets		942,089.29
Property and Equipment		
Furniture & Fixtures		82,992.71
Vehicles		50,018.00
Machinery & Equipment		150,579.38
Horses & Sports Equipment		63,339.16
Buildings and Improvements		675,367.55
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		(548,580.14)
Total Property and Equipment		740,928.98
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		27,737.35
Total Other Assets		117,737.35
Total Assets	\$	<u><u>1,800,755.62</u></u>

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 20,583.47
Refundable Deposits	250.00
Usage Fee Give Away	939.58
Sales Tax Payable	274.31
Accrued Property Tax	52,000.00
Accrued Property Insurance	11,100.00
Accrued Expenses	37,453.00

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
June 30, 2013

Prepaid Assessments	50,586.55	
Prepaid - Other	100.00	
Other Payables	28.50	
Total Current Liabilities		173,315.41
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		173,315.41
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	983,293.89	
Current Year Net Assets Change	(163,840.84)	
Total Capital		1,627,440.21
Total Liabilities & Capital	\$	1,800,755.62



Directors Report

June 15, 2013 to July 20, 2013

The Georgia Dept. of Transportation has requested our cooperation in allowing them access to field survey the Roundabout @ Stone Pile Gap Road. It may be necessary for them to drive stakes in the ground and some small trees and undergrowth be cleared to provide for the work. They have assured us that this work will be done in a professional manner with as little inconvenience to us as possible.

An e-mail blast has been sent reminding owners of the Owner Referral Card and their opportunity to receive a credit of \$50 toward future assessments. Just last week we had an owner turn in her card when she referred a new owner.

We have also e-mailed a blast letting owners know about the three Chapel Hill Cabins that are going to be in the Lottery Sept., Oct., and November. We encourage all owners interested to stop by the office and pick up a key to view these cabins if interested.

Our own Fireman-Tom Johnson held a CPR Class this past Wednesday for all owners. We had 13 participate. A big thank you to Tom for taking time to teach our owners CPR, perhaps they will save a life in the future.

RV Storage Abandoned Vehicle Update: We have eight RV and trailers that need to be removed or storage agreements renewed. Letters were sent to six owners that were identified and an e-mail blast sent out to all owners. Our response as of today, one RV has been removed, two are in negotiations to resolve old debt or deed RV's to the Ranch, one trailer has been identified and a storage agreement has been filled out and owner number put on. A reminder e-mail blast will be sent out soon.

Chapel Hill Inspections: 11 were done on Saturday, July 13th. We have 6 signed up for this next Saturday. A few violations have been noted but overall cabins in good shape. Re-inspections of violations will be done in December.

During June's Board Meeting an Emergency Weather Plan was discussed. I have contacted Chief David Whimpy of the Lumpkin County EMS/Fire Department in regards to their Code Red automatic alarm via Telephone or e-mail, emergency radios and sirens. We are now signed up for the Code Red alarms and he has referred me to Mr. Lloyd Chester of Mobile Communications. We are looking at getting a grant

through GEMA for the emergency radios in every cabin. For Board Review..... I am submitting quotes for sirens to be installed.

We are now working on getting OSHA Compliant. All products will be inventoried, labeled and categorized per OSHA Standards in the Maintenance Barn, Stables, Housekeeping and office.
A binder will be kept in each area. SM

On Thursday, July 25th the staff will be getting together to start on our 2014 Budget.

On July 10th all electric meters were read.

Respectfully Submitted,
Julie Higman
Administrative Director

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

July 8, 2013

Dear Property Owner,

We wish to request your cooperation in our continuing effort to provide a safe and efficient transportation system for the people of Georgia.

Field surveys are scheduled to begin soon in the vicinity of your property for the purpose of gathering the information necessary to design as follows: Survey for Roundabout @ Stone Pile Gap Road.

During the course of our engineering studies, it may become necessary for our survey personnel to enter upon your property. This entry is provided for and regulated by Georgia Law, Code 32-2-2(9) which states that "The Department and its authorized agents and employees shall have the authority to enter upon any lands in the State for the purpose of making such surveys, soundings, drillings and examinations as the Department may deem necessary or desirable to accomplish the purpose of this title, and such entry shall not be deemed a trespass, nor shall it be deemed an entry which would constitute a taking in a condemnation proceeding provided that reasonable notice is given the owner or occupant of the property to be entered and that such entry shall be done in a reasonable manner with as little inconvenience as possible to the owner or occupant of the property."

It may be necessary that some stakes be driven in the ground and some small trees and undergrowth be cleared to provide for the work; however there will be no damage to fruit or nut trees, shrubs, flowers or crops by our personnel during the progress of this work. Please be assured that this work will be done in a professional manner with as little inconvenience to you as possible.

If you have any questions concerning this, please contact me.

I sincerely appreciate your cooperation in this cause.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Shane Dover".

L. Shane Dover
District Location Engineer
Telephone (770) 532-5580

Sunday 6/16/13

- ① Rounds
- ② Pool
- ③ Filled LP
- ④ Picked up carpet for Owners at # 109
- ⑤ Reset Wi-Fi BH #3

Monday 6-17-13

- ① Rounds
- ② Take Hay Equipment back to Hay Barn
- ③ Put Radio Sign up
- ④ Work on Pool Cell.
- ⑤ Fill L/P
- ⑥ Replace Lights @ Arena
- ⑦ " " in B/H - 3
- ⑧ Repair Light in B/H - 2
- ⑨ Check Turret in B/H - 2
- ⑩ Replace ~~Big~~ Breaker @ # 713
- ⑪ Clean Gate at Crystal Lake
- ⑫ Pick up Brush RV-3 & RV2 & RV-1
- ⑬ Move Picnic table to # 104
- ⑭ Work on Front Gate
- ⑮ Cut Grass

Tuesday 6/18/13

- ① Rounds
- ② Pool

- ⑥ Bush Hog pasture
- ⑦ Mow Grass at Arena

Wed 6-19-13

- ① Rounds
- ② Pool
- ③ Put up Tents for Rodeo
- ④ Drove Steaks & Tied down Tents
- ⑤ Drove Steaks & put Caution tape around grates
- ⑥ Move RV
- ⑦ Repair faucet RV 2
- ⑧ Mowed Roadways

Thursday 6-20-13

- ① Rounds
- ② Pool
- ③ Fixed water leak in 903

Thursday 6-20-13

- ① Rounds
- ② Pool
- ③ Work on tractor
- ④ Take skd steer to Arina for Rodeo
- ⑤ " Picnic tables to Arina
- ⑥ Cut Grass
- ⑦ Move R/V
- ⑧ Fill 4/P
- ⑨ Mowed County roadway to Yahoela rd

Fri 6-21-13

- ① Bounds
 - ② Pool
 - ③ Move RV's
 - ④ Clean up trash @ Chapel Hill
 - ⑤ Pull Out Dumpster truck & clean up road
 - ⑥ Fill L/P
 - ⑦ Patch Road with asphalt
 - ⑧ Rodeo
- Saturday 6-22-13

①

(8) NUCCU

Saturday 6-22-13

① ~~Model~~ work

Sunday 6-23-13

① Hounds

② Pool

③ Pick up trash

Mon 6-24-13

① Hounds

② Pool

③ Fill 4/P

④ Move R/V's

⑤ Take down tents & chairs

⑥ worked on Dodge truck

⑦ Fixed Road up to Storage

⑧ mowed grass at storage

Tuesday 6/25/13

- ① Rounds
- ② Pool
- ③ Brake Area
- ④ Check parking Lights
- ⑤ Put new ignition in Dodge truck
- ⑥ Clean Creek for Duck Run
- ⑦ Put GRAVEL in Sites 419 & 212
- ⑧ Took down old swing set that WAS Rotted
- ⑨ Reset Breaker Lodge Receptacles
- ⑩ Replace light at RV 5 B/H
- ⑪ Repair Hole in wall at # 930
- ⑫ Fill 4P

Wednesday 6/26/13

- ① Rounds
- ② Pool
- ③ Worked on pool Fence the rest of the day

Thur - 6-27-13

- ① Rounds
- ② Pool
- ③ Work on Pool Fence
- ④ Worked on Treatment plant
- ⑤ Repaired water hose for horse watering.

Friday 6/28/13

① Rounds

~~② Fix plumbing 935 Preplumbing~~

③ Sprayed Yellow Jackets 427

④ Preplumb the Cabin #935

⑤ Fixed table in 837

⑥ Moved RV's

⑦ Bush Hog PASTURES

⑧ Prebuilt Power Panel #209

⑨ Repair Lock on Ice Box @ Office

⑩ Replace Blub in #813

⑪ Bush hogged Treatment PLANT

⑫ Dumped brush off dump TRUCK

⑬ Cut Ditch Lines & Roadways inside

* STABLES BARROWED SQUARE & CIRCULAR SAW FOR THE WEEK END.
* STABLE 0-9 stinking Sun.

Saturday 7/6/13

- ① Rounds
- ② Pool
- ③ Install new Ballast & Lamps Womens/Lodge
- ④ Install new Breaker & Receptacle 538
- ⑤ Fix Pool Lights Temporarily

Sunday 7/7/13

- ① Rounds
- ② Pool
- ③ Install new Time Clock Pool

Monday 7/8/13

- ① Rounds
- ② Pool
- ③ Moved RV's
- ④ Work on Tractor

Tuesday 7-9-13

- ① Rounds
- ② Pool
- ③ Move RV
- ④ Repair Roof 802
- ⑤ Remove & Clean up Tree Limb #802
- ⑥ Repair & replace Picnic table #710
- ⑦ Regrade roads at rainbow
- ⑧ Remove rotten Gate 903
- ⑨ Repair Cabinet #903
- ⑩ Sink drain 904
- ⑪ Cut roadway

Wed 7-10-13

- ① Grounds
- ② Pool
- ③ Cut Grass
- ④ Fill L/P
- ⑤ Work on roads in Rainbow
- ⑥ " " Bed Frame's

Thur 7-11-13

- ① Grounds
 - ② Pool
 - ③ Remove Salt Cell from Pool & Send back to repair shop
 - ④ Cut Grass
 - ⑤ Move R/V
 - ⑥ Work on roads in rainbow
 - ⑦ Work on Bed Frame's
 - ⑧ Replaced hose bib at # 516
 - ⑨ Cut & Shortened bed for 350 TRUCK for moving RV's.
- Fri 7-12-13

- ① Grounds
- ② Pool
- ③ Move R/V
- ④ Install Bed Frame's 803, 833, 834
- ⑤ Added gravel to bad spots on Log Cabin Rd - Due to Heavy Rain
- ⑥ Repair Light @ # 942
- ⑦ Pick up Parts for Treatment Plant
- ⑧ Work on treatment Plant

Sat 7-13-13

- ① Rounds
- ② Pool
- ③ Worked on bikes
- ④ Picked up carpet in 7
- ⑤ Fixed water leak at #942

Sun 7-14-13

- ① Rounds
- ② Pool
- ③ Dumped carpet in roll-off
- ④ worked on bikes

Monday 7-15-13

- ① Rounds
- ② Pool
- ③ Take 8 Trash cans to lodge for Joe
- ④ Build New Swing @ B/V 14
- ⑤ Meet with Pool Lady from County

Tuesday 7/16/13

- ① Rounds
- ② Pool
- ③ Installed Meter & Replaced Breakers 22;
- ④ Work on Lawn mower
- ⑤ Cut Grass

Wed 7-17-13

- ① Rounds
- ② Pool
- ③ Trip to town Pick up Met, for P/N Site #224
- ④ Rebuild Site #224
- ⑤ Checked Power @ 227
- ⑥ Checked Power 437
- ⑦ Cut Roadways

Thursday 7-18-13

- ① Rounds
- ② Repaired pool, Line Broke
Wed. Night: Bring Chemicals back
up & opened pool by 4:00
- ③ Worked on CRAWLER @ treatment PLANT
- ④ Move RV
- ⑤ Check Storm Damage

Friday 7/19/13

- ① Rounds
- ② Pool
- ③ Cut & picked up tree Debris from Storm
- ④ Worked on CRAWLER @ Treatment PLANT
- ⑤ Took old Sign Board down @ Gate
- ⑥ Cleaned up tree debris at RV2 and #833
- ⑦ Repaired hose at 913
- ⑧ grass

STABLE REPORT

July 20, 2013

HORSE UPDATE:

There are currently 26 ranch horses on property.

Belle was re-homed on Thursday, July 18th to her new forever home in Ball Ground, Georgia. Her arrival at her new home was eagerly greeted by a half-dozen people! This mare is in a home where she will be much more than a pasture ornament. She will be groomed and loved almost daily. They were most excited to have her.



Jasmine is going to her new home today in Dahlonega.

Still to re-home are:

BEAU, GINGER, RENEGADE, MOE, MASON*, SIS*

ROXY:

Roxy has gained over 100lbs. and doing very well. With this kind of progress, we will be able to begin riding her this fall. The kids in the wrangler program have been wonderful in embracing this little mare and helping to bring her back to good health.



FENCING: Re-painting still remains to be completed. We are waiting for a long enough spell of dry weather. We are still holding the final invoice for the painting.

CORRAL: Due to the excessive amounts of rain we have had this year, and considering that it is been some time since sand has been added to the riding corral at the stables, we are finding multiple areas where the rock base is protruding from the surface of the riding corral. This presents a hazardous riding condition for horses and riders. In the event a horse (with shoes) were step on the slick rock area at a trot or canter, it could prove to result in injury. We are in desperate need of sand at some point in the near future. We have been raking and attempting to re-grade the existing sand as to cover these areas, but this is a very temporary fix. Sand will cost approximately \$350-450 a load. Approximately 4-5 loads are needed for a proper application.



2013 RESERVATION REPORT
(June 15th thru July 20th)

CHAPEL HILL	71
DUPLEX	61
SINGLES	71
COTTAGES	17
RV1	38
RV2	50
RV3	28
RV4	49
RV5	88
RV7	30
TENT	1
ARENA	1
LODGE	0
LAWN	0
PAVILLION	1
STALL	3
COAST TO COAST	14
PASSPORT AMERICA	5

61

Lottery: One Year Lease

This month we have:

6 SITES AUGUST	1 IN RV 1	2 IN RV 4	2 IN RV 5	1 IN RV 7	\$6,000
<i>Specials-2 in RV5 are 20 month leases</i>					

Previous Months: One Year Lease

10 SITES JULY	1 IN RV 1	1 IN RV 2	3 IN RV 4	5 IN RV 7	\$10,000 30 attendees
5 SITES JUNE	2 IN RV 2	1 IN RV 3	2 IN RV 4		\$5,000 21 attendees
SPECIAL: 1	2 ½ YEAR SITE IN RV 1 (RELINQUISHED SITE)				
3 SITES MAY	2 IN RV 2	1 IN RV 3			\$3,000 19 attendees
5 SITES APRIL	1 IN RV2	1 IN RV 3	2 IN RV4	1 IN RV5 (2 YEAR)	\$4,000 20 attendees
3 SITES MARCH	2 IN RV2	1 IN RV 4			\$3,000 12 attendees
3 SITES FEBRUARY	1 IN RV2	2 IN RV 4			\$3,000 15 attendees
2 SITES JANUARY	1 IN RV2	1 IN RV 5 (28 MONTH)			\$3,800 14 attendees

Previous Months: One Month Lease

3 Sites January	2 in RV 2	1 in Arena		\$405
4 Sites February	2 in RV2	1 in Arena		\$540
3 Sites March	2 in RV 2	1 in Arena		\$405
4 Sites April	2 in RV 2	1 in Arena	1 in RV 4	\$540
6 Sites May	2 in RV 2	2 in Arena	2 in RV 4	\$810
3 Sites June	2 in RV 2		1 in RV 4	\$405
4 Sites July	2 in RV 2		2 in RV 4	\$540

ATTENTION ALL OWNERS



The Board of Directors approved 1-year adoptions for 3 Chapel Hill cabins. The adoption fee for each cabin is \$1,000 with no right of first refusal. The cabins available in the September lottery are:

942, 947, 948

The recipients of these leases are not required to do any improvements to the cabins unless they want to; lessees **are** required to maintain the cabin (the cabin will be inspected at the beginning and the end of the lease period); and the only maintenance provided by R-Ranch will be to the water and electric utilities.

If you are interested in viewing any of these cabins prior to the lottery, please come by the office to pick up the key.

**DON'T MISS OUT ON THIS GREAT
OPPORTUNITY!**

(the cabin will be inspected at the beginning and the end of the lease period); and the only maintenance provided by R-Ranch will be to the water and electric utilities.

If you are interested in viewing any of these cabins prior to the lottery, please come by the office to pick up the key.

Don't miss out on this great opportunity!

Children's Rights

10 *Active Children's Rights at this time.
2 purchased this month (July)*

Housekeeping Report

CABINS, RENTALS & DUPLEXES HAVE BEEN CLEANED 123 TIMES AS OF TODAY

*Respectfully Submitted
Julie Higman/Administrative Director*

Sales Report

June, 2013

Sales	4
Sales from Referrals	2
Referrals	2
Tours	12
Site Visits-General Inquiries	5
Sales Calls Inquiries-Ownership Sales Kits Emailed	46
Chamber Leads Followed Up On with Sales Information	17
Potential Sales-June	3
Site/Planning Visits Weddings	0
Weddings	0
Sales Calls Inquiries-Wedding Sales Kits Emailed	24
Follow up emails 7/5/13	20
Sales Calls Inquiries-Groups	1
Groups In House	0
Transfers-Completed	5
Transfers-Pending-June	7

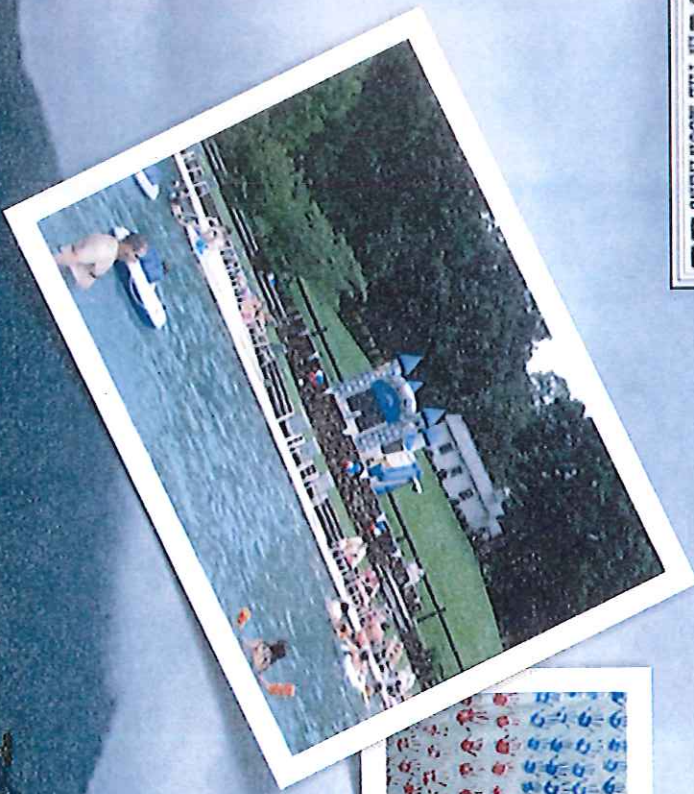
Sales

2012-2013

Ownership Sales 2012	January	February	March	April	May	June	July	August	September	October	November	December	Total
Per Month	\$0.00	\$499.00	\$998.00	\$0.00	\$1,497.00	\$2,495.00	\$2,495.00	\$0.00	\$499.00	\$0.00	\$998.00	\$998.00	\$10,479.00
		1	2	0	3	5	5		1	2	2	2	
Ownership Sales 2013	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Per Month	\$0.00	\$0.00	\$499.00	\$1,996.00	\$499.00	\$1,996.00							\$4,990.00
			1	4	1	4							
Owner Transfers 2012	January	February	March	April	May	June	July	August	September	October	November	December	Total
Per Month	\$150.00	\$450.00	\$450.00	\$300.00	\$750.00	\$750.00	\$0.00	\$150.00	\$150.00	\$300.00	\$0.00	\$0.00	\$2,850.00
	1	3	3	2	5	5	0	1	1	2	0	0	
Owner Transfers 2013	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Per Month	\$0.00	\$150.00	\$900.00	\$300.00	\$600.00	\$750.00							\$2,700.00
		1	6	2	4	5							
Wedding Sales 2012	January	February	March	April	May	June	July	August	September	October	November	December	Total
Per Month	\$0.00	\$0.00	\$8,305.00	\$8,491.00	\$9,815.05	\$9,843.00	\$6,498.00	\$4,410.00	\$2,233.00	\$3,122.50	\$6,230.05		\$58,947.76
			2	2	3	2	2	1	1	1	2		
Wedding Sales 2013	January	February	March	April	May	June	July	August	September	October	November	December	Estimated
Per Month			\$9,505.00		\$8,350.00								\$17,855.00
			2		2								



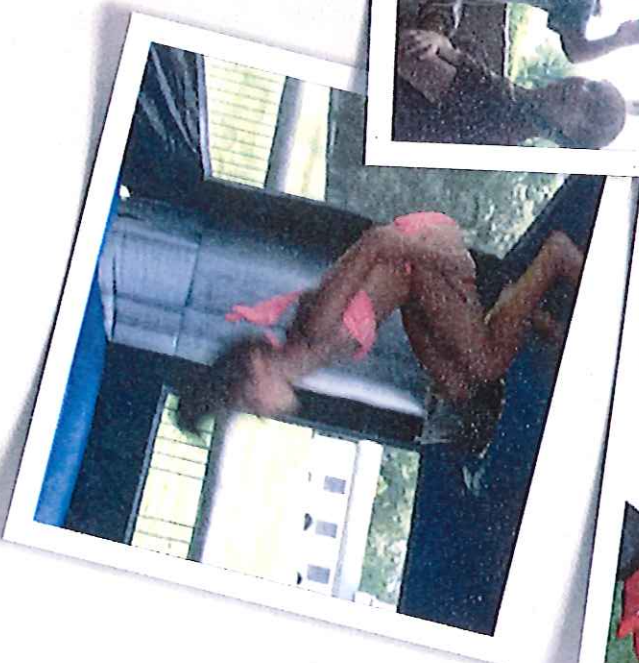
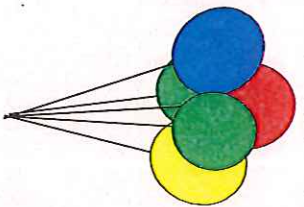
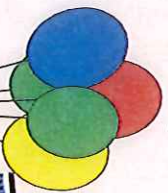
LIFE At Our RANCH



July 4th Celebration
August 2, 2013

"Our greatest happiness does not depend on the condition of life in which chance has placed us, but is always the result of a good conscience, good health, occupation and freedom in all just pursuits." ... Thomas Jefferson

July 4th Swimming Pool Party



Go to www.facebook.com/RRanchga for more photos





Family Fun at the Ranch



Go to www.facebook.com/RRanchga for more photos





Sock-Hop Dance



Go to www.facebook.com/RRanchga for more photos



Country Cookout

August 17, 2013

6:30 pm



- Pitchfork hotdogs & sausages
- Tea & Lemonade
- Smores
- Owners bring covered dish
 - (enough to feed 6-8 people)
 - ie. mac & cheese,
 - salad & dressings,
 - veggies
 - Chips
 - hot dog buns

Location: RV5 Park

- ✧ Stars of Hope
- ✧ Heritage History
- ✧ Star Gazing



RV 5
Park
August 17
6:30 pm
Country Cookout



Accommodations Committee Report

July 6, 2013

Present: Patsy Bracy-Co Chair, Iris Koplen-Co Chair, Julie Higman, Tom Johnson, Valorie Lottes, Brenda Harned, and Angie McDonald

SM

The meeting was brought to order and the following was discussed:

- 1) **RV 6 – Additional RV Sites.** Other options were discussed, i.e. using High Meadows as an alternative to completing RV6, due diligence needs to be completed to compare the cost to put more RV sites at this location vs. the current RV 6 location. The obvious reason for choosing this location is that the need for a lift station would be eliminated. The Accommodations Committee (AC) will ask the Board to put this on their immediate agenda to discuss and ask for a committee to be formed to complete task. Again, the Owner's biggest request is to have more RV sites. We had 30 Owners vying for 10 open RV spots in July lottery.
 - 2) **Arena – Sewer** – The AC requests due diligence be completed to see what it would cost to put sewer in the Arena. Ideas were a lift-station, septic tank. This could also help with those wanting a leased RV spot.
 - 3) **Putt-Putt Improvements** – Julie Higman stated the pergola has been purchased and will be erected soon.
 - 4) **Buddy Shack** – A meeting was held on 6/22/13, see the minutes attached. Clean-up day will be 7/20-21, 2013. Email blast will be sent out.
 - 5) **WIFI Hot-Spots** discussed, Windstream has run into difficulties getting Chapel Hill repaired. They are working to resolve this issue.
 - 6) **Rainbow Cabins-** The staff did an inventory of those needing table/chairs & mattresses . See attached list. Patsy Bracy will begin purchasing the tables and chairs. **Budget for this is \$1,000 coming from money accrued from this year's budget.**
 - 7) **Chapel Hill & RV 2 Bathhouse renovation to shower stalls:** Tom Johnson recommended and volunteered to get the showers extended to include a dressing area. Remove the bench on the wall, extend (using pressure treated plywood), to allow a dressing area. He will put together the ideas for this project and get volunteers to help complete. The minimal costs of the wood, caulk, etc. will be covered by the R Ranch.
 - 8) **CPR/AED Class** will be held on 7/17/13. (Tom Johnson-instructor)
 - 9) **Containers** – The AC recommends we change the allowed containers to 2 per site.
 - 10) **Electrical Charge** – Does this need to go up? Possibly during peak/high season?
 - 11) **Pool Lights** – Discussed they weren't coming on at dusk, Julie Higman stated she is having maintenance check into this.
 - 12) **Special Assessment** – The AC recommends the Board, after getting the due diligence completed on adding RV sites (either in RV6 or High Meadow), sewer in the Arena, more cabins, sport court, pavilion in Chapel Hill, other wants of the Owners, have a "Special Assessment". Ideas were to present to the ownership a request, in an email blast, "What would you like to see
-

improved, added, etc. to the R Ranch?" Get feedback, based on the requests, and come up with an assessment that would help us to move forward on the projects wanted by the ownership. We have ample time to complete the survey and have it ready to present at the next owner's meeting in October.

- 13) **Chapel Hill Cabin** (that was knocked off foundation). Julie discussed that insurance has been filed and they are looking into options, i.e. rebuilding, saving some of the old cabin, i.e. roof, etc. No decision has been reached at this time. A recommendation to use the money from the cabin and build a pavilion for Chapel Hill was also discussed.
- 14) **Chapel Hill Cabin – 973**. Patsy Bracy recommended reclaiming this cabin for either leasing or reservations. It is currently used as a storage/dump area. This is a very desirable area (first cabin on left). It would need a complete overhaul and Julie is checking to see if the roof is in good shape. This is the last cabin in the initial loop that has the old shingles. It was recommended salvaging the roof off the cabin mentioned above to repair this roof.
- 15) **Stays Required (RV)** – The Board has turned this over to our Committee for our review and suggestions. *Need to turn in recommendation at BOD Meeting July 20, 2013.

Meeting adjourned.

Patsy Bracy



R Ranch in the Mountains

Memo

Under the Site Adoption Program a minimum of 12 Annual Stays is required during the life of the contract. The 3 day out between stays is mandatory.

Example:

1 1 -13 consecutive night visit is the equivalent of = 1 Stay

1 14-21 consecutive night visit is the equivalent of =2 Stays

Strike Failure to meet the Annual 12-Stay requirement will result in the owner being ineligible to lease a site the following year and charged for stays not completed.

Owners will be required to document and maintain their stays in the Leased Site Book located at the front office under the tab labeled STAYS.

Begin Date? _____

COUNT ON TORN MATTRESSES AND UNEVEN TABLES

MATTRESSES:

- 801- 1
802- 2
804- 1
806- 1(Not real bad, just a small place)
807- 2
809- 1
812- 1
813- 2(1 is a bottom mattress)
832- 5(2 are bottom mattresses)
833- 1
834- 2
837- 4(2 are bottom mattresses)

← twin

←

TABLES:

- 802
803
804
805
806
809
811
812

\$1000.00

8

FUTURE USE PROPOSAL – OWNERS' PASTURE

This is a proposal for converting the current owners' pasture are into five (5) separate paddocks, which can be reserved in advance by owners bringing personal horses.

PROPOSED:

Each paddock will be labeled as: Paddock 1, Paddock 2, Paddock 3, Paddock 4, and Paddock 5

Paddocks 1,2,3 and 5 would have (immediate) access to running creek water.

Currently, Paddock 4 would not have access to creek water, (and might otherwise require a water barrel). (However, access could be created to the adjoining creek with the use of the backhoe to level the bank thus allowing easy access.)

SEE: Attached A & B

Ranch provides electric fencing to consist of T-Posts and electric fence tape/wire.

- T-posts would be spaced far enough apart (10-12 linear feet) as to still be able to utilize paddock area for parking during rodeo or other events.
- T-posts will create a safer and more secure paddock structure for electrical fencing (as opposed to step-in posts.)
- Each t-post will be capped with plastic post-caps to prevent injury to horses.
- Each paddock will have it's own gate/access which would consists of electric tape with an electric tape handle.

Electric fence chargers.*

*The cost of electric fence chargers are NOT included in this cost estimate as most horse owners that travel with their horses already have portable fence chargers. In this case, each paddock would include a separate t-post on which to hang charger, as well as a metal rod for electrical-ground.

In the event that the ranch chose to provide charger:
(Approx. cost is \$150 –\$175 per charger)

- Fence chargers kept at stables.
- Charger would be placed on paddock (by stable staff) on the anticipated date of arrival as each reservation is made for each paddock use.

Layout of available paddocks will include a 10' run between each paddock.

- Provides owners access to their own horses while lessening risk of injury from other horses to themselves or their own horse(s).
- Each owner will be able to retrieve their own horse without worry or concern about other owner's horses getting out.

Paddocks would be available by reservation ONLY

- Owners wishing to utilize a paddock would make a reservation (like anything else, such as cabins, RV sites, etc.)

Proposed policy for paddock reservations:

- Limit 2 horses per paddock area for paddocks 1, 2 and 3
- Limit 3 horses per paddock area for paddocks 4 & 5.
- Reservations MUST be made in advance.
 - Office makes the reservation (as with everything else)
 - Owners may request a specific paddock by number
 - Office notifies stable manager of reservation (as is currently being done with stall reservations)
 - Stable staff places a charger on reserved paddock (*if the ranch elects to supply the chargers*) on the day of arrival for the reservation (*otherwise, owners provide their own chargers*)
- In the event that a particular paddock becomes over-grazed, the Stable Manager will alert the office that the overgrazed paddock is *off-line* until such time as the grass can replenish.

OVERVIEW OF TOTAL ESTIMATED COSTS:

Costs are estimated based on the proposed (attached) drawing A & B

T-Posts (Estimated Cost: \$1,194)

Spacing approx. 12' apart for a total of 251 – metal (steel) t-posts (1.33" width x 6' tall)
(Available through www.ozbo.com for \$4.76 each)

T-Post Safety Caps (Estimated Cost: \$88)

Safety caps are highly recommended any time horses are confined in smaller areas with t-post fencing. Rural King at www.ruralking.com offers vinyl safety caps (white) at \$7.99 per bag of 25 caps. At 251 posts, 11 bags will be needed at a total cost of \$87.89. (This will allow a few extra if needed.)

T-Post Insulators (Estimated Cost: \$121)

Rural King (<http://www.ruralking.com>)

Estimating for 2 strand – across approx. 251 t-posts will require 2 insulators per t-post for a total of 502 insulators.

Estimates cost for insulators is: 25 per bag at \$5.99 per bag (white) would require 21 bags for a cost of approx. \$121



Fencing Wire (Estimated Cost: \$450)

Estimated linear feet: 2,896 linear feet per strand

Recommending minimum of two (2) strands. With two strands, total linear footage would be approx. 5,792 feet.

Electric fencing strand is available in various gauges of wire, tape and rope. Rope is recommended as it is more resistant to wind and elements, is visually more appealing, and is easier to string, repair and handle than heavier slick wire. Electric fencing tape is available in various widths. Tapes are more susceptible to being blown down by wind.



Fencing strand can range from \$30.00 - \$70.00 per 650' linear feet. A 6-strand-braided 1/4" poly-rope is recommended and would cost \$40-60.00 per 650 linear feet.

At approx. 650' per spool, it will take approx. 9 spools x \$50 per spool = \$450.00

TOTAL ESTIMATED COSTS BASED ON THIS PROPOSAL:

\$1,853.00 (approximately \$371 per paddock)

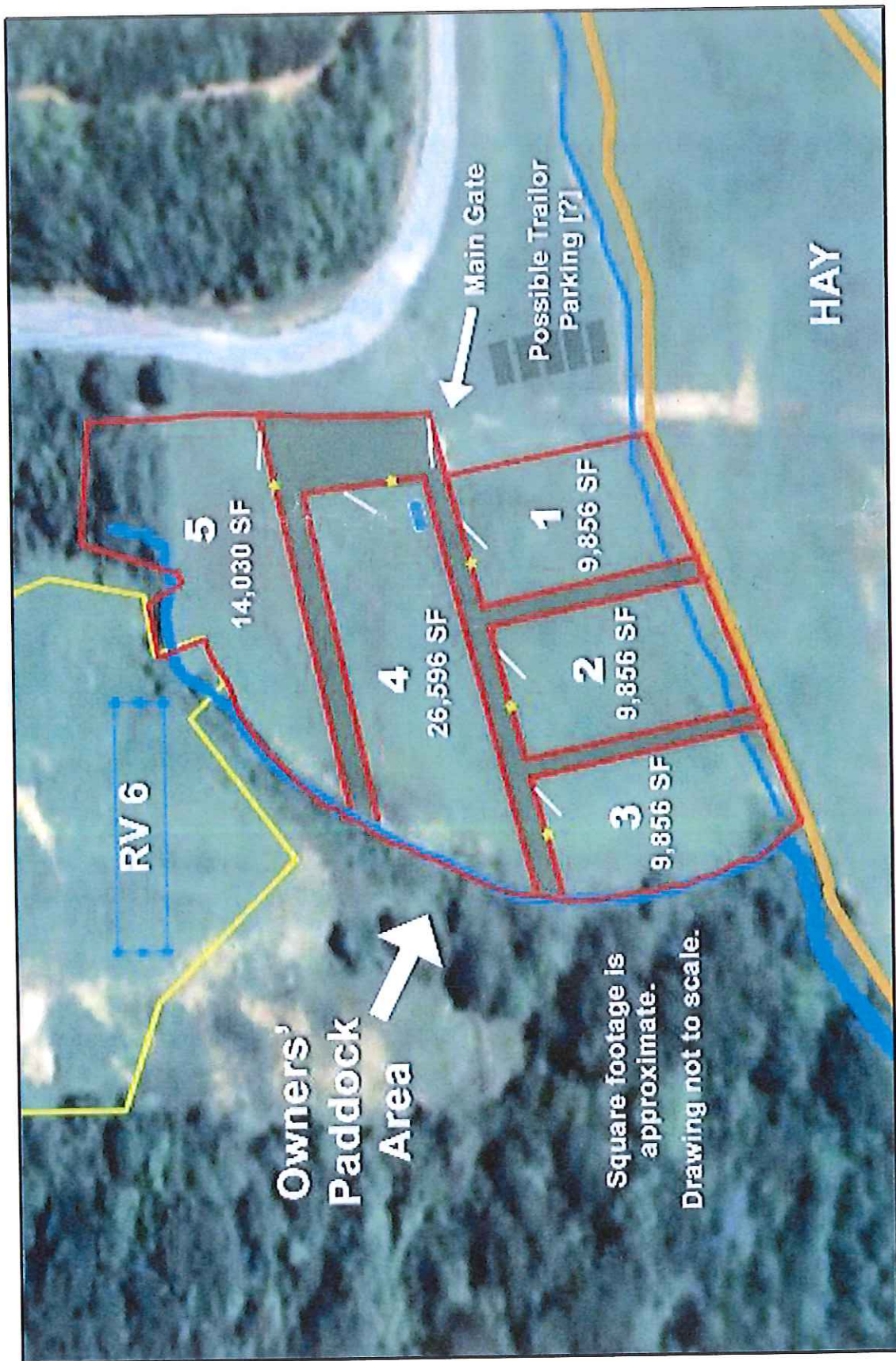
If each paddock rented for \$10.00 per day, the cost for that paddock would be recouped after 37 rental days.

PADDOCK	SIZE	SQ. FEET	WATER SOURCE	# HORSES
Paddock No. 1	154' long by 64' Wide	9,856 SF	Creek Water	2
Paddock No. 2	154' long by 64' Wide	9,856 SF	Creek Water	2
Paddock No. 3	154' long by 64' Wide	9,856 SF	Creek Water	2
Paddock No. 4	154' long by 64' Wide	26,596 SF	Water Barrel*	3
Paddock No. 5	154' long by 64' Wide	14,030 SF	Creek Water	3

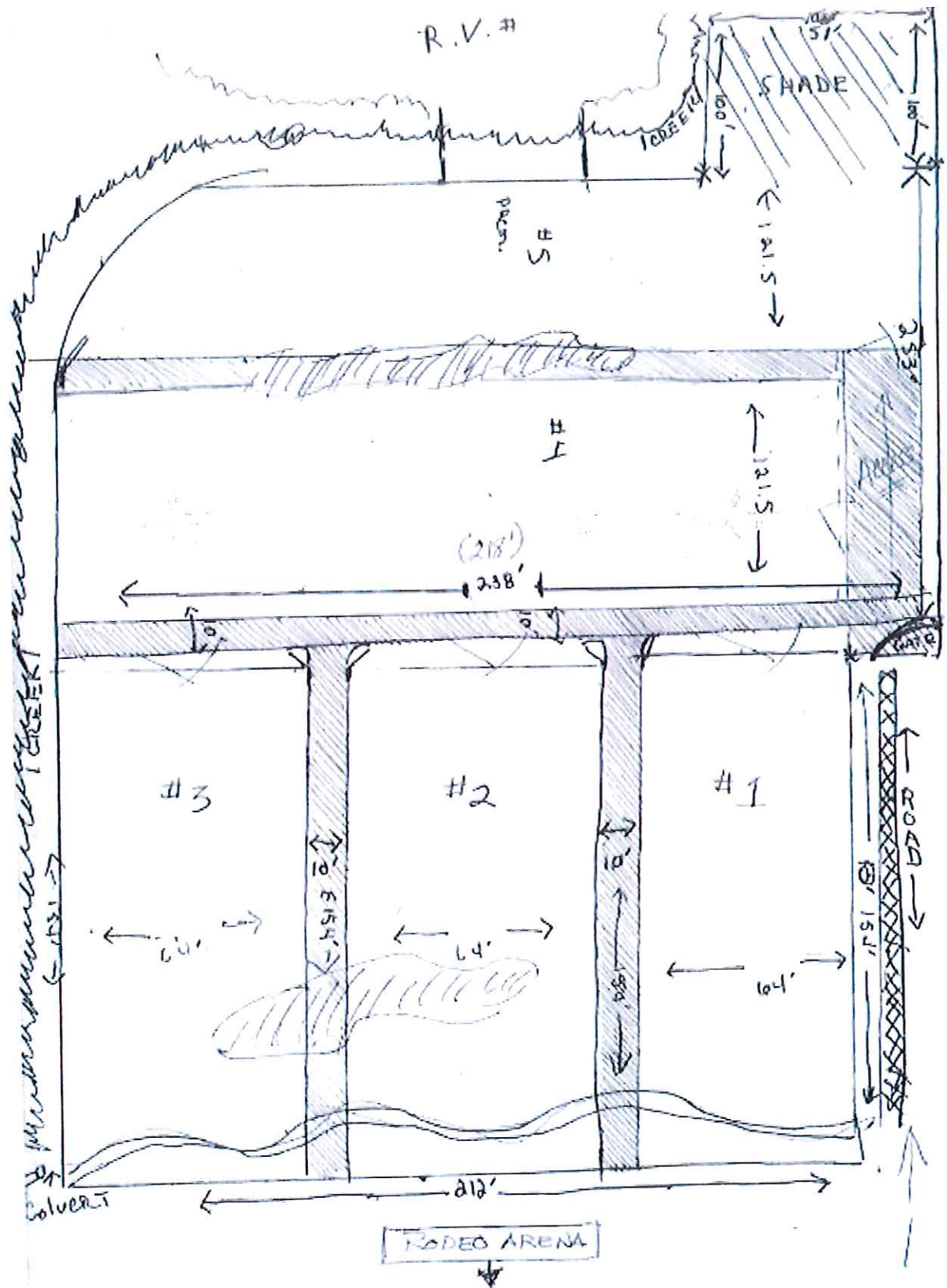
**Paddock 4 is located on the creek, however, the bank would have to be lowered to allow safe access to free-flowing creek water as the other four paddocks.*

DRAWING - A

4 loads of Gravel
@ \$4000 a load -



DRAWING - B



ARTICLE XV

PROCEDURES FOR AMENDMENTS TO POLICIES AND GUIDELINES

SM

1. If the Policies & Guidelines ("P&G") Committee wishes to propose an amendment or addition to the P & G the following procedure will be followed:
 - a. The proposed addition or amendment will be discussed and approved by a majority of the P&G Committee and recommended and presented to the Board at a meeting of the Board.
 - b. The Board will consider and discuss the recommendation of the P&G Committee and will vote on whether to submit such proposal or an amended proposal to the Owners for input.
 - c. If the proposal of the P&G Committee is approved or amended by the Board such proposal will be distributed to the Owners for consideration and input to be submitted to the P&G Committee and the Board prior to the next Board meeting.
 - d. At the next following meeting of the Board, the Board will consider the input of the Owners and any additional input from the P&G Committee based upon the input of the Owners and will vote on whether to accept or amend the proposal of the P&G Committee.
2. If the Board approves an amendment or addition to the P&G such amendment or addition will be communicated to the Owners by posting on the website, posting with the minutes of the Board meetings, posting in the Office and by email blast to all Owners.
3. Any such amendment or addition to the P&G will be effective 30 days following the posting of the amendment or addition as provided in Section 2 above.