

**R-Ranch**

**Board of Director's General Meeting**

**June 13, 2015**

**Agenda**

- I. CALL TO ORDER- 9:30 A.M.- President Bill Poole
- II. OPENING PRAYER- *Brenda*
- III. PLEDGE OF ALLEGIANCE
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA - *Brenda/Mike*
- V. SUSPEND READING MAY'S MEETING MINUTES - *Brenda/Iris*
- VI. APPROVE/AMEND/ACCEPT MAY'S MEETING MINUTES - *Brenda/Iris*
- VII. Audit Report-CPA Firm Baker & Mundy-Rob Mundy
- VIII. REPORTS
  - a. Financial Report- Judy Crofts
  - b. Executive Director's Report- Michael Hoffer
  - c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
  - d. Stables Report- Josh Littlejohn, Stable Manager
  - e. Sales Report- Sandy Stephenson
  - f. Events Report- Denise Roberson
  - g. Treasurer's Report-Rick Upton
  - h. President's Report-Bill Poole

**STANDING COMMITTEE REPORTS**

- 1) Accommodations Committee-Chairperson, Valorie Lottes; Board Liaison, Iris Koplen
- 2) Covenants/Bylaws/Policy & Guidelines Committee-Chairperson, Alex Griffin; Board Liaison, Brenda Harned
- 3) Finance Committee-Chairperson, Sue Burton; Board Liaison, Rick Upton
- 4) Land Use/Firewise Committee-Chairperson, Hal Barrineau; Board Liaison, Mike Carbonara
- 5) Marketing Committee-Chairperson, ~~Alex Borbely~~ *Vicki Vorhies-Condres*; Board Liaison, Jim Kaminsky
- 6) Owner's Concerns Committee-Chairperson, Sandy Adams; Board Liaison, Roger Yonts
- 7) Nominating Committee- Chairperson, Christy Griffin; Board Liaison, Bill Poole
- 8) Strategic Planning Committee-Chairperson, Roger Yonts

**BOARD APPOINTED COMMITTEE REPORTS**

- a) Rainbow Lake Dam Committee- Chairperson, Hal Barrineau
- b) Rodeo Committee – Chairperson, Michael Hoffer

**IX. OLD BUSINESS**

- a) Rainbow Lake Dam Report (from Friday's call)-Bill Poole
- b) Rainbow Lake Cabins Refurbishment-Anita Curry

**X. NEW BUSINESS**

- a) Hotel/Motel Fee & Tax discussion-Bill Poole

**XI. ADJOURN GENERAL MEETING**

Time: 12:35pm

**ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Bill Poole**

The next meeting of the R-Ranch Board of Directors will be held on July 18, 2015 at 9:30 A.M. in the R-Ranch board room.

**XII. EXECUTIVE SESSION (if needed)**

**R-Ranch in the Mountains**  
**Board of Director's Meeting Minutes**

**May 16, 2015**

- I. **CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Bill Poole, President. Board members Anita Curry, Brenda Harned, Mike Carbonara, Roger Yonts, Jim Kaminsky, Iris Koplen, Rick Upton, and Cecil Pacetti, were in attendance.
- II. **OPENING PRAYER-** Delivered by Jim Kaminsky
- III. **PLEDGE OF ALLEGIANCE-**
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA –** Brenda Harned made a **motion** to accept the agenda as written; **seconded** by Iris Koplen; **vote** was unanimous in favor.
- V. **SUSPEND READING APRIL MEETING MINUTES –** Mike Carbonara made a **motion** to suspend reading the minutes; **seconded** by Iris Koplen; **vote** was unanimous in favor
- VI. **APPROVE/AMEND/ACCEPT APRIL MEETING MINUTES –** Roger Yonts made a **motion** to approve the minutes as written; **seconded** by Brenda Harned; **vote** was unanimous in favor
- VII. **SUSPEND READING APRIL OWNER'S MEETING MINUTES –** Brenda Harned made a **motion** to suspend reading the owner's meeting minutes; **seconded** by Jim Kaminsky; **vote** was unanimous in favor
- VIII. **APPROVE/AMEND/ACCEPT APRIL OWNER'S MEETING MINUTES-** Iris Koplen made a **motion** to approve the owner's meeting minutes as written; **seconded** by Rick Upton; **vote** was unanimous in favor
- IX. **REPORTS**
  - a. **Financial Report-** Judy Crofts-(Report attached)-Judy reported that we have 760 active owners at present; 243 suspended. Of that 243, 57 owe less than \$600. There is some concern regarding the active number since the budget is based on 900 active owners. Judy reviewed the process that Angel goes through to collect from suspended owners. She said that Angel's collections for April were \$24,670.79, YTD are \$66,342.46 and since she began in February, 2013 she's collected \$398,798.50. Lastly, Judy said that our net income year-to-date is \$19,043.92, the reserves net year-to-date is \$21,392.95 and the rodeo net year-to date is \$2,219.95.
  - b. **Executive Director's Report-** Michael Hoffer- (Report attached)- Michael reviewed his written report. During his report, he passed out some photographs of damage to most of the Rainbow Lake cabins

caused by carpenter bees and emphasized how bad the problem is. He said there was also a problem with carpenter ants. He said he had called Cook's Pest Control to evaluate and propose a solution and cost. Cook's gave a proposal of \$1050 to treat for the bees and \$525 for the ants. After discussion, Rick Upton made a **motion** to spend the money to treat the bees and ants at Rainbow with money coming from the cabin reserve account; **seconded** by Brenda Harned; **vote** was unanimous in favor. Cook's also had proposed to control rodents but the Board was in agreement that there was not a significant problem with the rats. The discussion then led to the trash dumpster company we have a contract with. Steve described several problems with the schedule of the company emptying our dumpsters as well as the lack of emptying. Bill Poole told Michael that there needs to be written documentation on the issues so that if we feel that they have breached the contract, we are able to show the non-compliance with the contract.

- c. R-Ranch Grounds Report - Steve Corbin, Maintenance Manager – (Report attached) Steve reviewed several issues that are documented on his weekly reports. He also asked for volunteers to help with baling hay.
- d. Stables Report - Josh Littlejohn, Stables Manager – (Report attached) Josh made some corrections to his ride numbers on the written report.
- e. Sales Report - Sandy Stephenson, Sales Manager – (Report attached) Sandy reviewed her written report. She commented that the biggest competition for new sales is transfers being offered through Craigslist. Jim Kaminsky recommended that we double our transfer fee to enable the owner to get out of the ownership but at a higher cost. Within Sandy's report, she included a proposal for a revised fee on a transfer of an ownership. She also has a proposal for new sales in which she reviewed. There was a lot of discussion regarding ideas on how to get new sales rather than transfers. Rick Upton made a **motion** to offer new sales for \$499 each. The distribution would be: \$13 for the document recording fee, \$150 for the deed, \$100 for the background/credit check, and the balance recorded as assessment for the current assessment period; assessments would be due again at the next period; **seconded** by Jim Kaminsky; **vote** was unanimous in favor. Jim Kaminsky made a **motion** to make transfers cost \$562 without a payment in advance of the current assessment as long as the current owner is current with assessments; **seconded** by Brenda Harned; **vote** was unanimous in favor.

- f. Events Report – Denise Roberson, Lodge Manager-Denise reported that there are thirteen weddings scheduled for the remainder of the year. She also said that the Lumpkin County High School Soccer Club has a banquet scheduled at the lodge on May 17<sup>th</sup> and the Lumpkin County Sheriff's department was coming on June 23<sup>rd</sup> for a fundraiser. She also handed everyone a Memorial Day flyer outlining the planned activities (attached).
- g. Treasurer's Report-Rick Upton-Rick reported that the recent audit results should be presented by the June Board meeting. Also, he emphasized the need for more active owners.
- h. President's Report-Bill Poole-Bill continued the emphasis on the need for new owners and how critical it is to increase the number of active owners. He pointed out that marketing is key to bringing in potential sales for Sandy. He suggested that two focus groups be targeted to find out what brought new owners in and what has dissatisfied owners that have sold.

#### X. Standing Committee Reports

1. Accommodations Committee-Chairman-Valerie Lottes, Board Liaison-Iris Koplen-Valorie reported that the Committee was focused on what keeps owners happy and using the Ranch. She gave the number of upcoming RV sites becoming available during the lotteries. She said they would be doing a study of which sites are not being utilized and why. She also said that they are trying to bring in a car show as a fundraiser and have already spoken to someone who does the shows. She said that a lot of focus has been placed on Chapel Hill Cabin adoptions and Rainbow Lake cabin inspections. Anita Curry said that she would help assess the needs of the Rainbow cabins and would approach members of the Chapel Hill Cabin Improvement Group to work and bring the cabins to a higher standard.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Brenda Harned, Board Liaison-Bill Poole- No report
3. Finance Committee-Chairman-Sue Burton, Board Liaison- Rick Upton- No report
4. Land Use Committee- Chairman- Hal Barrineau, Board Liaison- -no report
5. Marketing Committee- Co-chairs-Barbara Poole, Beverly Upton, Board Liaison- -
6. Owner's Concerns Committee- Chairman-Brenda Harned- No report
7. Nominating Committee – Chairman – Christy Griffin – No report
8. Strategic Planning Committee-Roger Yonts-No report

**BOARD APPOINTED COMMITTEE REPORTS**

- a) Rainbow Lake Dam Committee-Chairman-Hal Barrineau- No report
- b) Rodeo Committee-Chairman-Michael Hoffer-Report attached-Michael reviewed the progress of the Rodeo

**XI. Old Business**

- a. Ownership Pricing Strategy-Bill Poole-this topic was discussed during the Sales Committee report.

**XII. New Business**

- a. Committee Chair Appointments-appointments agreed on as follows:

- Accommodations Chairperson-Valorie Lottes, Board Liaison-Iris Koplen
- Covenants/By-Laws Chairperson-Alex Griffin, Board Liaison-Brenda Harned
- Finance Chairperson-Sue Burton-Board Liaison-Rick Upton
- Land Use/Firewise Chairperson-Hal Barrineau, Board Liaison-Mike Carbonara
- Marketing Chairperson-Alex Borbely, Board Liaison-Jim Kaminsky
- Owner's Concerns Chairperson-Sandy Adams, Board Liaison-Roger Yonts
- Nominating Chairperson-Christy Griffin, Board Liaison-Bill Poole
- Strategic Planning Chairperson-Roger Yonts

- b. Pool Operations & Life Guard-Michael Hoffer-it was agreed on during Michael's Executive Director's report that we should continue to have a life guard on duty during weekends and major holidays during the pool season.

- c. Rainbow Cabins Refurbishment-Bill Poole-discussed in the Accommodations Committee reporting

- d. Strategic Planning-next step-Identifying long/medium term goals-Bill Poole-Bill asked that all the department managers think about their goals to be included in the next Strategic Planning session.

**XIII. MOTION TO ADJOURN GENERAL MEETING-** Roger Yonts made a **motion** to adjourn; **seconded** by Iris Koplen; **vote** was unanimous in favor

Time: 1:15pm

**Announce Date, Time, and Location of the next general meeting-** Bill Poole-

The next meeting of the R-Ranch Board of Directors will be held on June 13, 2015 at 9:30 A.M. in the R-Ranch board room.

Respectfully submitted,

*Anita Curry* - 7/18/15

Anita Curry, Secretary



PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	911	913	927	948	796	850	25	943	921	943	783	809	880	88	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	58	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	4	0	3	3	3	3	4	5	6	5	6	6	5	4	6
Bankruptcy															
Closed	620	620	620	620	620	620	603	603	603	596	487	484	271	170	35
To be Researched	620	620	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
Problem children	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
TOTAL UNITS	12/19/11	1/19/12	2/16/12	3/16/12	4/27/12	5/18/12	6/15/12	7/20/12	8/17/12	9/14/12	10/27/12	11/16/12	12/15/12	2/15/13	3/15/12
Status as of:															

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	799	810	860	888	888	924	802	826	846	897	882	906	813	847	885
Suspended	216	206	157	133	134	103	229	198	162	118	132	108	197	168	125
Litigation					8	8	8	16	18	21	21	21	26	26	32
Master Credit	27	27	27	27	4	4	4	4	4	4	4	4	0	0	0
Howe	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
R-Ranch/Invent	968	973	978	977	980	182	182	184	200	193	190	193	204	197	201
BD W/O	148	147	146	144	158	153	149	144	141	139	140	140	137	136	132
Hardship	17	14	10	9	6	4	4	6	7	6	9	6	1	4	5
Bankruptcy	7	7	7	7	7	7	7	7	7	7	6	6	6	6	7
Closed	170	170	169	169	169	169	169	169	169	170	170	170	170	170	170
Research/Problem	27	25	25	25	25	25	25	25	25	25	25	25	25	25	22
TOTAL UNITS	2400	2400	2400	2400	2400	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Status as of:	4/26/13	5/17/13	6/14/13	7/19/13	8/16/13	9/20/13	10/25/13	11/15/13	12/16/13	1/17/14	2/14/14	3/14/14	4/25/14	5/16/14	6/12/14

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	901	890	695	718	804	826	823	844	844	721	760	828			
Suspended	113	124	313	292	195	174	181	155	155	282	243	182			
Litigation	32	32	39	39	45	45	51	92	88	88	83	82			
Howe	21	21	21	21	20	20	20	20	20	12	11	11			
R-Ranch/Invent	194	195	197	197	207	206	205	210	210	214	216	212			
BD W/O	132	129	123	122	118	117	113	72	74	74	79	79			
Hardship	4	6	8	7	7	8	6	7	7	10	9	7			
Bankruptcy	8	8	9	9	9	9	9	9	9	9	9	9			
Closed	170	170	170	170	170	170	170	169	168	168	168	168			
Research/Problem	25	25	25	25	25	25	22	22	22	22	22	22			
TOTAL UNITS	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	0	0	0
Status as of:	7/18/14	9/19/14	10/24/14	11/14/14	12/19/14	1/16/15	2/28/15	3/27/15	4/24/15	5/15/15	6/12/15				

Account Summary as of 05/29/2015 4:43 PM sorted by Group, Account Nickname

Secure Mail  
**Mailbox(0) Compose** **Options**

Alerts  
Balance Alerts(0)  
Activity Alerts(0)  
Notice Alerts(0)

by Account Nickname In Ascending Order

Account Nickname	Current Balance	Available Balance
<u>CABIN FUND</u>	34,199.85	34,199.85
<u>INFRASTRUCTURE</u>	9,458.36	9,458.36
<u>LODGE EVENTS</u>	3,501.50	3,501.50
<u>OPERATING</u>	225,703.17	225,703.17
<u>PAYROLL</u>	6,413.45	6,413.45
<u>PROPERTY TAX</u>	38,531.38	38,531.38
<u>R RANCH RODEO</u>	2,146.23	2,146.23
<u>RAINBOW DAM ACCT</u>	260,386.72	260,386.72
<u>RV FUND</u>	80,250.13	80,250.13
<u>RV PROJECT ACCT</u>	11,696.43	11,696.43
<u>STABLE FUND</u>	6,433.45	6,433.45
	<b>678,720.67</b>	<b>678,720.67</b>

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*Book balance  
243,320.39*

R-Ranch In The Mountains® - Cash  
Balance Sheet  
May 31, 2015

ASSETS

Current Assets	\$	200.00	
Petty Cash		300.00	
Register Cash		224,373.65	
Operating Bank Account		3,484.15	
Lodge/Event Bank Account		34,665.89	
Cabin Project Bank Account		6,631.42	
Stable Project Bank Account		38,534.76	
Property Tax Escrow Bank Acct		976.74	
Payroll Bank Account		1,513.32	
Rodeo Project Bank Account		260,646.92	
Rainbow Dam/Legal Bank Account		9,967.64	
Infrastructure MM Bank Account		79,693.69	
RV Bank Account		11,696.43	
RV-6 Project Bank Account		794,780.19	
Accounts Receivable		1,827.63	
Other Receivables		2,135.40	
Chapel Hill Improvement Group		(1,159.50)	
Youth Camp			
Total Current Assets			1,470,268.33
Property and Equipment		85,393.64	
Furniture & Fixtures		53,018.00	
Vehicles		218,179.38	
Machinery & Equipment		66,305.58	
Horses & Sports Equipment		772,398.06	
Buildings and Improvements		57,370.36	
Fixed Assets - Cabin		9,041.26	
Fixed Assets - Inf		52,027.81	
Fixed Assets - Lodge		105,307.49	
Fixed Assets - RV		30,902.56	
Fixed Assets - RV6		6,642.34	
Fixed Assets - Stable		5,920.50	
Fixed Assets - Rodeo		(797,505.14)	
Accumulated Depreciation			
Total Property and Equipment			665,001.84
Other Assets		224,051.00	
Unsold Ranch Memberships		27,737.35	
Dam Consulting in Progress			
Total Other Assets			251,788.35
Total Assets	\$		<u>2,387,058.52</u>

LIABILITIES AND CAPITAL

Current Liabilities	\$	336.92	
Sales Tax Payable		38,524.63	
Accrued Property Tax		16,166.26	
Prepaid Assessments		108.34	
Prepaid - Other			
Total Current Liabilities			55,136.15
Long-Term Liabilities			

Unaudited - For Management Purposes Only

R-Ranch In The Mountains® - Cash  
Balance Sheet  
May 31, 2015

		0.00
( at Long-Term Liabilities		
Total Liabilities		55,136.15
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	18,933.17	
Undesignated Net Assets	1,459,166.47	
Current Year Net Assets Change	45,951.28	
		2,332,038.08
Total Capital		2,332,038.08
Total Liabilities & Capital		\$ 2,387,174.23

R-Ranch In The Mountains® - Cash  
 Operating Summary - Budget Comparison Report  
 For the Five Months Ending May 31, 2015

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Operating Income</b>						
Assessments	\$ 31,756.37	\$ 38,455.15	(6,698.78)	\$ 496,913.18	\$ 530,555.55	(33,642.37)
Children's Rights	0.00	0.00	0.00	900.00	1,000.00	(100.00)
Electric Reimbursements	4,263.76	2,333.00	1,930.76	23,162.76	21,882.00	1,280.76
Interest Income	3.38	1.00	2.38	8.62	2.00	6.62
Fines & Fees	98.45	357.00	(258.55)	468.45	742.00	(273.55)
Late Fees & Finance Charges	3,313.34	2,000.00	1,313.34	5,325.82	2,500.00	2,825.82
Ownership Sales & Transfers	2,396.00	250.00	2,146.00	6,967.00	750.00	6,217.00
Reserve Funding Operating	5,557.01	5,504.40	52.61	35,899.88	41,168.70	(5,268.82)
RV Moves, Pet & Day Use F	610.63	470.00	140.63	1,920.63	1,410.00	510.63
Sales	1,965.47	2,450.00	(484.53)	7,441.34	8,762.00	(1,320.66)
Vending Income	40.00	100.00	(60.00)	251.65	236.00	15.65
Recovery of Bad Debt	7,117.60	3,300.00	3,817.60	59,962.25	16,500.00	43,462.25
Miscellaneous & Tax Refund	0.00	2,025.00	(2,025.00)	0.00	2,125.00	(2,125.00)
<b>Total Operating Income</b>	<u>57,122.01</u>	<u>57,245.55</u>	<u>(123.54)</u>	<u>639,221.58</u>	<u>627,633.25</u>	<u>11,588.33</u>
<b>Operating Expenses</b>						
Employee Expenses	80,651.63	71,428.69	(9,222.94)	275,031.49	281,347.38	6,315.89
Accrued Vacation Payout	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Expenses	7,029.51	9,769.50	2,739.99	25,832.51	38,382.50	12,549.99
Cabin Expenses	134.67	175.00	40.33	1,098.96	1,845.00	746.04
Cleaning Expenses	800.79	1,225.00	424.21	2,255.77	3,925.00	1,669.23
Commission Expenses	3,198.78	0.00	(3,198.78)	10,010.93	0.00	(10,010.93)
General Property Maintenan	14,026.69	10,164.00	(3,862.69)	35,453.50	45,970.00	10,516.50
ge Expenses	1,917.96	1,350.00	(567.96)	4,722.36	4,650.00	(72.36)
Owner Events	912.91	810.00	(102.91)	2,006.21	2,200.00	193.79
Ownership Sales & Transfers	416.02	448.00	31.98	1,595.59	1,232.00	(363.59)
RV Expenses	364.00	175.00	(189.00)	472.67	875.00	402.33
Sales & Marketing Expense	6.70	230.00	223.30	2,916.30	2,519.00	(397.30)
Sales Expense	1,505.70	1,184.00	(321.70)	4,780.12	5,752.75	972.63
Stables Expense	2,691.62	2,111.66	(579.96)	9,589.49	15,908.30	6,318.81
Utilities Expense	12,889.51	13,006.25	116.74	104,479.75	96,545.92	(7,933.83)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	0.00	0.00	0.00	27,137.50	26,000.00	(1,137.50)
Property Taxes Expense	7,500.00	7,500.00	0.00	37,500.00	37,500.00	0.00
Bad Debt Expense	6,262.34	0.00	(6,262.34)	34,471.57	0.00	(34,471.57)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	423.25	0.00	(423.25)
<b>Total Operating Expenses</b>	<u>140,425.70</u>	<u>120,277.10</u>	<u>(20,148.60)</u>	<u>579,894.84</u>	<u>567,027.85</u>	<u>(12,866.99)</u>
<b>Net Operating Income</b>	<u>\$ (83,303.69)</u>	<u>\$ (63,031.55)</u>	<u>(20,272.14)</u>	<u>\$ 59,326.74</u>	<u>\$ 60,605.40</u>	<u>(1,278.66)</u>

R-Ranch In The Mountains® - Cash  
Budget Comparison Report - Reserve Accounts  
For the Five Months Ending May 31, 2015

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 6,853.86	\$ 4,854.00	1,999.86	\$ 35,625.65	\$ 33,130.00	2,495.65
Cabin Reserve Expenses	3,455.05	5,693.20	2,238.15	25,130.90	46,060.85	20,929.95
Net Cabin Reserve Income	3,398.81	(839.20)	4,238.01	10,494.75	(12,930.85)	23,425.60
RV Reserve Income	9,934.50	4,490.00	5,444.50	76,531.25	50,574.00	25,957.25
RV Reserve Expenses	4,229.94	3,185.56	(1,044.38)	36,834.97	53,763.79	16,928.82
Net RV Reserve Income	5,704.56	1,304.44	4,400.12	39,696.28	(3,189.79)	42,886.07
RV 6 Reserve Income	0.00	4.00	(4.00)	0.00	25.00	(25.00)
RV 6 Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Net RV6 Reserve Income	0.00	4.00	(4.00)	0.00	25.00	(25.00)
Lodge Reserve Income	1,735.00	8,000.00	(6,265.00)	9,910.00	52,500.00	(42,590.00)
Lodge Reserve Expenses	4,816.68	6,838.45	2,021.77	26,617.56	43,019.12	16,401.56
Net Lodge Reserve Income	(3,081.68)	1,161.55	(4,243.23)	(16,707.56)	9,480.88	(26,188.44)
Stables Reserve Income	735.00	1,230.00	(495.00)	2,903.00	3,300.00	(397.00)
Stables Reserve Expenses	162.03	5,012.30	4,850.27	1,634.31	5,728.78	4,094.47
Net Stables Reserve Income	572.97	(3,782.30)	4,355.27	1,268.69	(2,428.78)	3,697.47
Infrastructure Reserve Income	509.28	140.71	368.57	3,794.21	1,075.82	2,718.39
Infrastructure Reserve Expenses	0.00	0.00	0.00	1,517.73	786.32	(731.41)
Net Infrastructure Reserve Income	509.28	140.71	368.57	2,276.48	289.50	1,986.98
Dam/Legal Reserve Income	227.71	229.74	(2.03)	1,432.43	1,560.05	(127.62)
Dam/Legal Reserve Expense	0.00	0.00	0.00	15,150.00	0.00	(15,150.00)
Net Dam/Legal Reserve Income	227.71	229.74	(2.03)	(13,717.57)	1,560.05	(15,277.62)
Total Net Reserve Income	\$ 7,331.65	\$ (1,781.06)	9,112.71	\$ 23,311.07	\$ (7,193.99)	30,505.06

R-Ranch In The Mountains® - Cash  
Rodeo Budget Comparison Report  
For the Five Months Ending May 31, 2015

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Operating Income</b>						
Rodeo Income - T Shirts	\$ 20.00	\$ 0.00	20.00	\$ 75.00	\$ 0.00	75.00
Rodeo Income - Vendors	900.00	0.00	900.00	1,100.00	0.00	1,100.00
Rodeo Income - Sponsors	1,400.00	0.00	1,400.00	3,400.00	0.00	3,400.00
<b>Total Rodeo Income</b>	<u>2,320.00</u>	<u>0.00</u>	<u>2,320.00</u>	<u>4,575.00</u>	<u>0.00</u>	<u>4,575.00</u>
<b>Operating Expenses</b>						
Rodeo Expense	35.00	0.00	(35.00)	35.00	0.00	(35.00)
Rodeo Expense - Advertising	0.00	0.00	0.00	35.05	0.00	(35.05)
Rodeo Expense - T-Shirts	2,318.79	0.00	(2,318.79)	2,318.79	0.00	(2,318.79)
Rodeo Expense - In-House E	383.19	0.00	(383.19)	383.19	0.00	(383.19)
Rodeo Expense - Upgrades	38,482.35	0.00	(38,482.35)	38,482.35	0.00	(38,482.35)
Rodeo Expense - Miscellane	7.15	0.00	(7.15)	7.15	0.00	(7.15)
<b>Total Rodeo Expenses</b>	<u>41,226.48</u>	<u>0.00</u>	<u>(41,226.48)</u>	<u>41,261.53</u>	<u>0.00</u>	<u>(41,261.53)</u>
<b>Net Rodeo Income</b>	<u>\$ (38,906.48)</u>	<u>\$ 0.00</u>	<u>(38,906.48)</u>	<u>\$ (36,686.53)</u>	<u>\$ 0.00</u>	<u>(36,686.53)</u>



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To the Board of Directors  
R-Ranch in the Mountains Ranch Owners' Association, Inc.  
Dahlonega, GA

### Management Recommendations

#### Accounting Manual & Policies

Through reviewing the internal control structure, it was noted that a limited number of personnel understand the accounting program the organization uses to perform all accounting operations. In the event that there was significant employee turnover, it is recommended that an accounting manual be designed specifically toward the set up of everyday accounting operations as well as operating the accounting program on the bookkeeper's computer. Proper authorized personnel and board members should receive a copy of the manual and proper training be implemented.

In addition to the items noted above, it was also noted that some of the internal control of the daily accounting operations can be strengthened. During testing of transactions, it was noted that on check disbursements not all transactions were documented as to management approval. In order to prevent misallocation of funds and misclassifications of expenses and to improve cash management it is recommended that the proper authorized management sign off and document approval of check disbursements and transfer of funds between accounts.

#### Personnel Files

Through the review of personnel files and board of director minutes, it was noted that the details of terminations and incidents were not properly documented. In order to protect the organization from future lawsuits and further difficulties, it is recommended that all incidents and terminations be well documented in the board minutes and personnel files.

#### Segregation of Duties

The size of the agency's accounting and administrative staff precludes certain internal controls that would be preferred if the office staff were large enough to provide optimum segregation of duties. This situation dictates that the Board of Directors remains involved in the financial affairs of the agency to provide proper oversight and independent review of activities.

BAKER & MUNDY, LLC  
Cleveland, GA  
May 7, 2015

**R-Ranch in the Mountains  
Ranch Owners' Association, Inc.**

**Independent Audit Report**

**For the Year Ending**

**December 31, 2014**

**R-Ranch in the Mountains Ranch Owners' Association, Inc.**

**Independent Audit Report**

**Table of Contents**

<u>Page</u>	<u>Description</u>
	Independent Auditor's Report
1	Balance Sheet
2-3	Statement of Income & Members Equity
4	Statement of Cash Flows
5-7	Notes to the Financial Statements



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of R-Ranch in the Mountains Ranch Owners' Association, Inc.

We have audited the accompanying financial statements of R-Ranch in the Mountains Ranch Owners' Association, Inc., which comprise the balance sheet as of December 31, 2014, and the related statements of revenues, expenses, and changes in members equity and cash flows for the year then ended, and the related notes to the financial statements.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

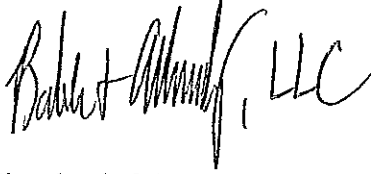
### *Opinion*

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P.O. BOX 2929, CLEVELAND, GA 30528 E-MAIL: [ROB@BAKERMUNDY.COM](mailto:ROB@BAKERMUNDY.COM)

MEMBER: American Institute of Certified Public Accountants  
Georgia Society of Certified Public Accountants

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of R-Ranch in the Mountains Ranch Owners' Association, Inc. as of December 31, 2014, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

A handwritten signature in black ink, appearing to read "Robert H. Andrews, LLC". The signature is written in a cursive style with a large, stylized initial "R".

Cleveland, GA

May 7, 2015

# R-Ranch in the Mountains Ranch Owners' Association, Inc.

## Balance Sheet

As of December 31, 2014

### ASSETS

#### CURRENT ASSETS

Cash & cash equivalents	\$151,430
Other receivable	1,800
Unsold ranch memberships - based on 1100 ownerships	230,538
Accounts receivable	1,001,397
Allowance for doubtful accounts	<u>(181,024)</u>

#### TOTAL CURRENT ASSETS

\$1,204,141

#### FIXED ASSETS

Buildings & Land ~	1,188,974
Furniture & Fixtures	85,394
Horses & Sports Equipment	68,006
Machinery & Equipment	226,454
Vehicles	53,018
Less: Accumulated Depreciation	<u>(885,749)</u>

#### NET FIXED ASSETS

736,097

#### OTHER ASSETS

Restricted cash - reserve accts.	421,296
Dam consulting in progress	<u>27,737</u>

#### OTHER ASSETS

449,033

#### TOTAL ASSETS

\$2,389,271

### LIABILITIES & MEMBERS EQUITY

#### CURRENT LIABILITIES

Accounts payable	\$45,020
Accrued expenses	8,848
Payroll taxes payable	1,096
Prepaid assessments	30,056
Accrued payroll	<u>19,942</u>

#### Total Current Liabilities

\$104,962

#### Total Liabilities

104,962

#### MEMBERS EQUITY

Members Equity	<u>2,284,309</u>
----------------	------------------

#### Total Members Equity

2,284,309

#### TOTAL LIABILITIES AND MEMBERS EQUITY

\$2,389,271

The accompanying notes are an integral part of these financial statements

# R-Ranch in the Mountains Ranch Owners' Association, Inc.

## Statement of Income and Members Equity

For the year ended December 31, 2014

	<u>Rodeo</u>	<u>Lodge</u>	<u>RV</u>	<u>General &amp; Administrative</u>	<u>Cabin</u>	<u>Stable</u>	<u>Infrastr./Dam</u>	<u>Total</u>
<b>Revenue</b>								
Rodeo Income	\$39,333	\$0	\$0	\$0	\$0	\$0	\$0	\$39,333
Cabin Rental Fees	-	-	-	-	83,985	-	-	83,985
RV Fees	-	-	88,659	-	-	-	-	88,659
Lodge Event Fees	-	58,394	-	-	-	10,709	-	58,394
Stable Fees	-	-	-	-	-	-	-	10,709
Usage Fees/Reimbursement	-	-	-	60,088	-	-	-	60,088
Infrastructure	-	-	-	-	-	-	7,048	7,048
Assessments	-	-	-	1,274,157	-	-	-	1,274,157
Interest Income	-	-	64	28	48	1	307	448
Retail Sales	-	-	-	21,764	-	-	-	21,764
Owner Fines & Fees	-	-	-	1,893	-	-	-	1,893
Ownership Sales/Transfers	-	-	-	32,759	-	-	-	32,759
Bad Debt Recovery	-	-	-	271	-	-	-	271
Late Fees & Finance Charges	-	-	-	132,572	-	-	-	132,572
Miscellaneous income	-	-	-	19,887	-	-	-	19,887
<b>Total Revenue</b>	<b>\$39,333</b>	<b>\$58,394</b>	<b>\$88,723</b>	<b>\$1,543,419</b>	<b>\$84,033</b>	<b>\$10,710</b>	<b>\$7,355</b>	<b>\$1,831,967</b>
<b>Operating Expenses</b>								
Salaries	\$0	\$0	\$0	\$361,797	\$48,240	\$72,360	\$0	\$482,397
Payroll taxes	-	-	-	34,096	4,546	6,819	-	45,461
Group Insurance	-	-	-	80,269	-	-	-	80,269
Payroll fees	-	-	-	8,665	-	-	-	8,665
Insurance	-	-	-	58,314	-	-	-	58,314
Advertising	7,830	844	-	3,989	-	-	-	12,663
Auto expense	-	-	-	28,656	-	-	-	28,656
Bad debt	-	-	-	52,088	-	-	-	52,088
Bank charges/ Merchant Fees	99	-	-	9,170	-	-	-	9,269
Commissions	-	-	-	22,803	-	-	-	22,803
Development & Training	-	-	-	657	-	-	-	657
Dues & subscriptions	-	-	-	552	-	-	-	552
Event fees	-	35,800	-	-	-	-	-	35,800
Legal & Professional	-	-	-	11,086	-	-	-	11,086

The accompanying notes are an integral part of these financial statements

**R-Ranch in the Mountains Ranch Owners' Association, Inc.**  
**Statement of Income and Members Equity**

For the year ended December 31, 2014

	<u>Rodeo</u>	<u>Lodge</u>	<u>RV</u>	<u>General &amp; Administrative</u>	<u>Cabin</u>	<u>Stable</u>	<u>Infrastr./Dam</u>	<u>Total</u>
Miscellaneous	4,696	33	104	1,882	104	72	-	6,891
Office supplies	-	-	-	21,703	-	-	-	21,703
Owner Events	-	10,993	-	-	-	-	-	10,993
Property taxes	-	-	-	90,000	-	-	-	90,000
Repairs & maintenance	-	18,854	3,288	39,133	9,853	7,500	1,854	80,482
Rodeo Expense	21,271	-	-	-	-	-	-	21,271
Sales Expense	-	-	-	13,472	-	-	-	13,472
Supplies	-	133	-	2,354	7,251	13,716	-	23,454
Telephone	-	-	-	15,608	-	-	-	15,608
Utilities	-	-	-	242,483	-	-	-	242,483
<b>Total Operating Expenses</b>	<b>33,896</b>	<b>66,657</b>	<b>3,392</b>	<b>1,098,777</b>	<b>69,994</b>	<b>100,468</b>	<b>1,854</b>	<b>1,375,038</b>
<b>Operating Income (Loss)</b>	<b>5,437</b>	<b>(8,263)</b>	<b>85,331</b>	<b>444,642</b>	<b>14,039</b>	<b>(89,757)</b>	<b>5,501</b>	<b>456,928</b>
Depreciation Expense	378	1,367	8,931	74,707	2,448	412	-	88,243
<b>Net Income (Loss)</b>	<b>\$5,059</b>	<b>\$(9,630)</b>	<b>\$76,400</b>	<b>\$369,935</b>	<b>\$11,591</b>	<b>\$(90,170)</b>	<b>\$5,501</b>	<b>\$368,686</b>
<b>Beginning Members Equity</b>	<b>13,161</b>	<b>111,072</b>	<b>339,827</b>	<b>1,144,100</b>	<b>111,471</b>	<b>(90,155)</b>	<b>286,147</b>	<b>1,915,623</b>
<b>Ending Members Equity</b>	<b>\$18,220</b>	<b>\$101,442</b>	<b>\$416,227</b>	<b>\$1,514,035</b>	<b>\$123,062</b>	<b>\$(180,325)</b>	<b>\$291,648</b>	<b>\$2,284,309</b>

The accompanying notes are an integral part of these financial statements

# R-Ranch in the Mountains Ranch Owners'

## Statement of Cash Flows

For the year ending December 31, 2014

### Cash Flows from operating activities:

Net Income (Loss)		\$368,686
Adjustments to reconcile change in retained earnings to net cash provided by operating activities:		
Depreciation	88,243	
Decrease (Increase) in other receivable	(1,800)	
Decrease (Increase) in net accounts receivable	(246,793)	
Decrease (Increase) in unsold ranch memberships	(6,487)	
Increase (Decrease) in accrued payroll	(1,185)	
Increase (Decrease) in prepaid assessments	9,972	
Increase (Decrease) in accounts payable	14,454	
Increase (Decrease) in accrued vacation	(7,977)	
Increase (Decrease) in accrued expenses	(33,020)	
Increase (Decrease) in payroll taxes payable	<u>(2,183)</u>	
Total adjustments		<u>(186,776)</u>
Net cash provided by operating activities		181,910
Cash flows from investing activities:		
Decrease (Increase) in restricted cash	106,948	
Purchase of fixed assets	<u>(159,339)</u>	
Net cash provided by investing activities		(52,391)
Cash flows from financing activities:		
		-
Net increase (decrease) in cash and cash equivalents		129,519
Cash and cash equivalents at beginning of year		<u>21,911</u>
Cash and cash equivalents at end of year		<u><u>\$151,430</u></u>

The accompanying notes are an integral part of these financial statements

# R-Ranch in the Mountains Ranch Owners' Association, Inc.

Notes to the Financial Statements  
for the year ended December 31, 2014

## NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Organization

R-Ranch in the Mountains Ranch Owners' Association, Inc. was incorporated in Lumpkin County as a not-for-profit corporation in the state of Georgia for the purpose of managing, maintaining and operating the common property of the R-Ranch resort community.

### Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles.

### Property and Equipment

Equipment purchased is carried at cost. Depreciation expense is computed using the straight-line method for equipment, vehicles, and buildings over the estimated useful life of the asset. The principal life used for the depreciation of equipment is five or seven years, and 39 years for buildings.

### Income Taxes

The company has elected to be taxed under the provisions of the Internal Revenue Code Section 528 as a tax-exempt homeowners association. Under Internal Revenue Code Section 528, the association is not taxed on income and expenses related to its exempt purpose, which is the maintaining and maintenance of association property. All non-exempt income would be taxed at the applicable federal and state income tax rates.

### Cash and Cash Equivalents

Cash and cash equivalents consist of one bank account. At year-end, and at no time during the year did the organization's bank balance exceed the FDIC insurance limitation of \$250,000. Due to the balances meeting the FDIC limitations no credit risk exists as of December 31, 2014.

## NOTE 2: ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

## NOTE 3: ACCOUNTS RECEIVABLE - MEMBERS

Association members are subject to annual assessments to provide funds for the association's operating expenses, future capital acquisitions, and major repairs. Accounts receivable at the balance sheet dates represent fees due from property owners. Annual fees for the years ended or build based on per units owned. Assessments outstanding over one year are charged with interest. The association's policy is to pursue collection procedures and place liens on the properties of owners, whose assessments have passed a reasonable time period. In order to measure the correct amount of member receivables, the amount of gross accounts receivable from members must be reduced by an *allowance for doubtful accounts*. The allowance is calculated by measuring the amount of receivables that have been turned over to collection procedures or have been assessed as uncollectable.

## R-Ranch in the Mountains Ranch Owners' Association, Inc.

Notes to the Financial Statements  
for the year ended December 31, 2014

Gross Accounts Receivable – Owners	\$1,001,397
Less: Allowance for Doubtful Accounts	<u>(181,024)</u>
Net Accounts Receivable – Members	\$820,373

### NOTE 4: COMMITMENTS AND CONTINGENCIES

R-Ranch in the Mountains Ranch Owners' Association, Inc. is dependent upon the revenue received from annual maintenance fees, cabin rentals, and campground fees in order to operate. The ability of the association's patrons to continue giving amounts consistent and comparable with prior years may be dependent upon current and future economic conditions. Though the Board of Directors believes the organization has the resources to continue its programs, its ability to do so, and the extent to which it continues, may be dependent on the above factors.

### NOTE 5: SUBSEQUENT EVENTS

During testing for subsequent events, procedures were implemented that provide evidence about conditions that *did not exist* at the date of the statement of financial position, but arose after that date. As of May 7, 2015, no subsequent events were discovered that would be misleading in regard to the financial statements for the year ending December 31, 2014.

### NOTE 6: OTHER ASSETS

The association has to continually provide maintenance and repair to various amenities at the Ranch. The Dam at Rainbow Lake is in disrepair and in need of renovation. Due to the complexity of the situation with the repair, engineers are having to be consulted before the intended repairs can be completed. The repairs in progress for this project totals \$27,737.

The association has various bank accounts that are provided and restricted for particular areas of interest. The restricted cash balances are as follows.

<u>Account</u>	<u>Balance</u>
Lodge/Events	\$8,678
Cabin Project	14,766
Stable Project	5,605
Property Tax	8,525
Payroll	613
Rodeo Project	38,200
Rainbow Dam/Legal	272,772
Infrastructure Money Market	6,583
RV Bank Account	47,234
RV-6 Project	<u>18,320</u>
Total Restricted Cash	\$421,296

Total Other Assets: \$449,033

### NOTE 7: ACCRUED EXPENSES

The first payroll period in January 2015 contained days that were in December 2014. An

**R-Ranch in the Mountains Ranch Owners' Association, Inc.**

Notes to the Financial Statements  
for the year ended December 31, 2014

accrual was made to reflect the amounts that were December payroll. The total accrued payroll for the period ending December 31, 2014 equaled \$19,942. Various property taxes, insurance, and other operating expenses were accrued as being owed as of December 31. The various accrued expenses total \$8,848.

<u>Total Accrued Expenses:</u>	
Accrued payroll	\$19,942
Accrued expenses	<u>8,848</u>
Total	\$28,790

**Executive Director's Report**  
**Board of Director's Meeting**  
June 13, 2015

- Staff: Sandy Stephenson gave notice of her pending resignation as Sales & Marketing Manager. We'll commence a search for a replacement. Jacob Woodall resigned as our weekend security officer. Tyler Davis was retained as our lead Life Guard and is also assisting with Housekeeping. We have an ad running in three local papers for part time help – Security, Housekeeping and for an additional certified life guard.
- I want to recognize two employees this month for extra ordinary efforts on behalf of the ranch – Steve Corbin for equipment repairs and ~~Dense Robinson~~ <sup>Denise Robinson</sup> for various enhancements around the ranch. Also Judy Croft, for getting financial reports out a week earlier than normal.
- Employee of the Year vs. Executive Director's Ranch Owner – Volunteer of the Year.
- June is Open Enrollment for all of those ranch employees who opt to take it. Owner Steve Walker thinks there are opportunities for savings to both the ranch and many employees under the Affordable Care Act. I recommend that the BoD engage either the Finance Committee or a select group of knowledgeable volunteers to study the matter. Currently the major medical, dental, vision etc. comes from PayChex, our payroll system provider. Reps from Liberty National Insurance were here to meet with employees interested in supplement coverage at their own expense.
- Under the grant we received this year from the Georgia Forestry Commission for staff training, I've scheduled a class on June 25<sup>th</sup> with reps attending from the GFC and Lumpkin County fire department.
- As part of our joint marketing agreement, the Booth Western Art Museum presented us with a framed poster from a recent event there. They are a major rodeo sponsor and will have a marketing table during that event here.
- Stable staff member and former Army Command Sergeant Major presented the ranch on Memorial Day, an American Flag which he brought back from one of his FOB, combat deployments. It will be properly framed and displayed in the Welcome Center.
- We've identified a number of large dead trees on the ranch that should they fall could threaten livestock, fencing or structures. I'm seeking affordable resources to assist Maintenance in getting them down.
- As will be reported elsewhere, we met with our CPA to review the 2014 Financial Audit and IRS filings.
- A significant amount of my time this month has been dedicated to rodeo coordination which I'll report on separately.

***This completes my report.***

### R-Ranch Stable Report

2014.			2015		
Months /	R	/ P	Months /	R	/ P
Jan.	80	2	Jan.	169	24
Feb.	62	7	Feb.	68.	5
March	250	22.	March.	92.	22
April.	281.	19.	April.	271	33
May.	285	60.	May.	316	28
June.	<u>382.</u>	<u>54.</u>	June.	<u>148.</u>	<u>17</u>
Total	958.	110	Total	1,126	129
	Update	6 / 12 / 15		\$3,171.	

**Maintenance and stables** picked up 65 round bales out of the Lodge pasture.

We had a great turn out for **Memorial Day** weekend . We had 109 rides & 7 passes.

Weekend of June 6th & 7th was very busy. 63 rides & 11 passes. At the same time we were going to bail hay but the square baler broke so we round baled it. I believe we picked up another 43 round baled. We also had **junior Wrangler** and had about 10 to 15 kids. They worked on grooming and styling and had a great time.

**Jp Gillardo**, one of our owners donated a \$6000 security system for the barn. Three of the cameras are up and recording now. We have 3 more that will be up and running hopefully by next week or when he comes back. One of the outside cameras is a night vision camera as well . Every inch of the barn will be covered. The purpose in the cameras is so if we have horses in at night we can make sure they're OK. We also can use the cameras for teaching ( if you can see yourself ride you know how to correct yourself) and if there's any accidents or any theft.

#### *It's rodeo time*

We have a new electronic booking system that can communicate with the office when booking stalls.

We have 11 stalls booked right now . Stall 1 is a double stall with two horses. We have three inside stalls left.

Stalls will be paid for in advance this year due to non-payment of a few this past year.

**Josh Littlejohn**

**Board of Directors Meeting**

**June 13, 2015**

**May 16- June 13, 2015**

**Sales Report**

**New Sales YTD: 15 (13 since May 16 at \$499)**

**Sources: Walk in Drive By =5**

**Owner Referrals=4 (only received 2 cards)**

**Passport America= 1**

**Rodeo Sponsor=1**

**Sandy=2**

---

**Transfers Completed: 3 (2 at \$ 562)**

**YTD:17 Pending 2 Sources: Craig's List and owners**

---

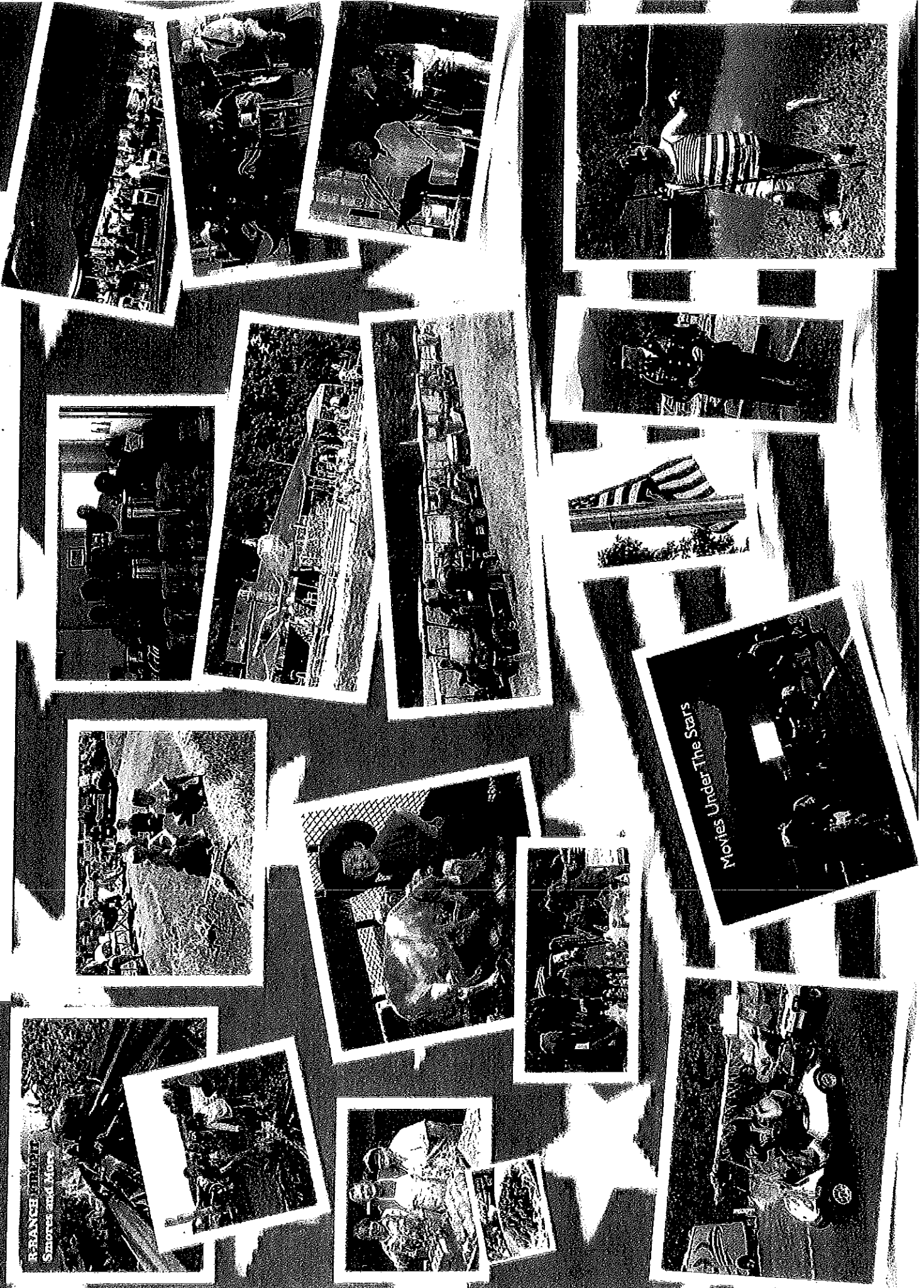
**Those who want to sell: 34**

**Tours: since May 16 =27**

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**New Leads: 41**

# R Ranch 2015 Memorial Day Weekend



R-RANCH MEMORIAL DAY  
Smores and More

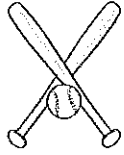
Movers Under The Stars



## Events July 1st - 4th 2015



**Tuesday June 30th: Family Kickball 11 am at Ball Field**  
*Sign up at Office*



**Wednesday July 1st: Boys vs Girls at Base ball Field**  
*Sign up at Office Bring own glove and/or equipment*



**Thursday July 2nd: Family Survivor Contest**  
**Instructions to follow Starts early**



**Family Movie Under the Stars**  
**9 pm at Lodge near Fire Pit (still pending)**

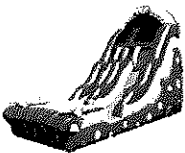


**Friday July 3rd: Pot Luck Dinner around the campfire,**  
**Cherokee Wallace Seabolt from Yahoola Cherokee**  
**Museum returns with tales of Indian Folklore and some**  
**history of "R" Indian Mound.**

*Horse shoes, Corn Holing, Gold Panning, Cooking Hot dogs over the open fire, Roasting Marshmallows and Smores, Hiking to the Indian Mound,*



**Saturday July 4th: Rubber Ducky Race 11 am**  
*starts at RV 5 Bridge area and ends at RV 3 Covered Bridge*  
*After June 17th, Ducks go on sale at Office \$1 each*  
*Prize money for 1st, 2nd, & 3rd Place (regardless of Age)*



**Saturday July 4th: Largest Water Slide and Pool :**  
**Poolside 9 am to 8 pm**



**Saturday July 4th: NasCart Racing 2 pm at Ball Field**



**Saturday July 4th: Decorated Independence Day Golf**  
**Cart Parade 8 pm Line -up at RV 5 Bathhouse**

# R Ranch July 4, 2015 Schedule of Events

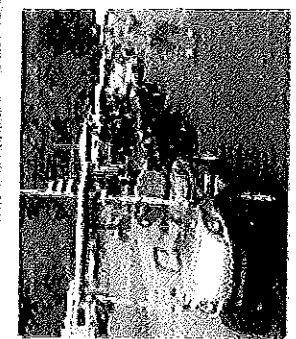
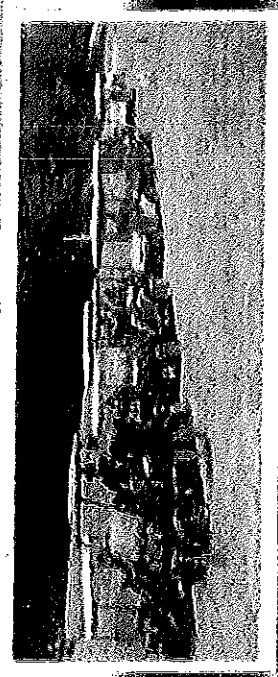
Saturday July 4th, 2015

Rubber Ducky Race: 11 am  
Start at RV 5 Bridge and Ends at RV 3 Covered Bridge

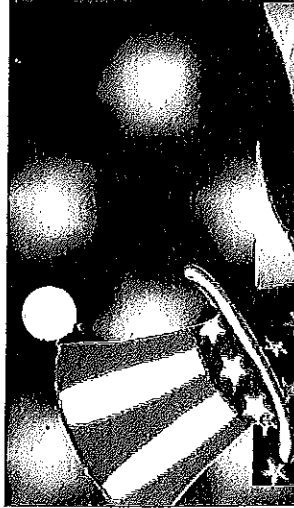
Largest Inflatable Water slide and Pool:  
Poolside 9 am to 8pm

NasCart Race: 2 pm at the Ball Field  
Emphasis is on having fun not being the Fastest

Independence Day Red, White, & Blue Decorated  
Golf Cart Parade: Line up at RV 5 Bathroom by 8 pm



**Thank You**  
for serving our country and  
protecting our freedom!



# July 4, 2015 at R Ranch

It is that time of year again for "R" Annual Rubber Duckie Race

*Rules have changed!*

All Ducks are \$1 each

The first 3 ducks that cross the finish line wins 1st, 2nd, and 3rd place regardless of age!!!

Ducks of many styles go on sale at Office June 17th.

Style supplies are limited so buy early. Buy more than one; collect them all!

The Rubber Duckie Race will begin at 11 am near the bridge at RV 5

The Race will end at the Covered Bridge at RV 3



EVENT	ATTENDEES	REVENUE	EXPENSE	COMMENTS
Fire Pit/Smores Event	52	0	113.46	Count at 9:00 pm (smoores maker are reusable)
RC Airplane Night Show	48	0	0	Estimated Count based on staggered attendance
RC Airplane Daytime Event	38	0	0	Estimated Count based on staggered attendance
Childrens Art's & Crafts	30	0	196	Used all supplies that we purchased for 30 Kids
Lunch (CHIG)	75	?	0	Based on information from CHIG
Swimming Pool Party (Pirate Ship)	200+	0	225	Estimated based on staggered attendance
Sock-Monkey Treasure Hunt	?		\$7	Used left-over prize from Easter, bought \$7 sock monkey
Children's Evening Activities	30	0		Even the teenages had a great time playing the games
Pirate's Theme Dinner (Pot Luck)	52	0	0	Estimated based on staggered attendance
Spaghetti Luncheon	34	170	166.43	Based on Revenue divided by \$5.00 pp (Broke even)
Nascart Races	70	0	0	Estimated based on periodic count
Children's Petting Zoo	200+	157	150	Estimated based on staggered attendance, sold Snow Cones
Golf Cart Parade	75+	0	0	About 32 Golf carts each full of passengers.
Outdoor Movie	119	85	27.83	Count taken at 9:00 pm, Sold popcorn and sodas
Flag Dedication Ceremony	30+		0	
Fish-a-thon	20	10	12.44	Sold excess worms for future use, many more came early morning
<b>TOTAL</b>		<b>\$ 422</b>	<b>\$ 898.16</b>	

less BUDGET AMOUNT  
**Over or Short**  
**\$ 800**  
**\$ 323.84**

## SUMMARY OF EVENTS:

### *Thursday: May 21st*

- **High School Swimming Party (Last Thursday)** – This was successful. However, there was a swimming-pool chair broken when children attempted to overturn a large person seated in the chair into the pool. I have not contacted the school yet; Sandy suggested that we discuss the replacement of the chair when you return. They are well aware of the broken chair and they know how it happened.

### *Friday: May 22nd*

- **Firepit/Smores** and RC Airplane Event: This was highly successful. The R-Ranchers really enjoyed the fire pit. We had about 52 people based on our count at around 9 pm. The smores were a hit! There were two RC Airplane hobbyists present and they flew their model airplanes equipped with LED strips. The evening airshow presented a nice addition to the fire pit event.

### *Saturday: May 23rd*

- **RC Airplane Daytime Event:** This was also successful with a larger number of RC hobbieist and airplanes of all shapes and sizes. There were around 38 attendees at any given time. They were coming and going all morning.
- **Children's Arts and Crafts:** Rachael Morgan and Judy Smith, our R-Ranch Volunteers, hosted the Children's Event, and they were exceptional! We had about 30 children who came and went throughout the morning. They decorated their treasure chest and pirate costumes that they were going to wear and fill during their evening treasure hunt.
- **Luncheon:** The R-Ranch CHIG Committee hosted this event. They served their traditional hotdogs and hamburgers. They told me they served about 75 meals.
- **Swimming Pool Party:** As always, the swimming pool event was well attended. There was a constant flow of children to the Pirate Ship throughout the day. My estimate is that we had well over 200 pool-goers and the pool stayed crowded throughout the weekend.

We did have a couple of incidents at the pool:

- We had one child that ventured into deep water and had to be rescued by the lifeguard (and the parent). First Aid/CPR was not required.
- The lifeguard fell when the steps on the lifeguard stand collapsed and the lifeguard had scrapes down his shins and a puncture on the back of his leg from the bolts on the stand. He filled out an incident report with Christina. He did go to the emergency room, as he had to have this checked in concert with another injury he obtained from a head-on automobile collision earlier in the week. He returned to his pool duties following being released from the emergency room and he said he was ok. I am highly pleased with his overall performance – he is dedicated, he constantly cleans the pool area, he waters the plants, and he maintains a professional demeanor with the guests. (See Attached Photo)
- **Children's Evening Activities:** Rachael Morgan and Judy Smith managed the Children's activities on Saturday evening. I occasionally checked-up to be sure it was going well and I noted around 30 children present at this event.
- **Pirate's Theme Dinner:** This also went well, but there were not as many attendees as expected – only about 52 R-Ranchers showed up. Two volunteer bands played music, and the band's vocalist was also good. The food provided in the 'pot-luck' dinner was sufficient and I received a number of positive comments on the decorations. But several people requested dance music for future holiday events. We also provided a treasure map at each of the tables to kick-off the 'Sock-Monkey Treasure Hunt (See Sunday Events)

### **Sunday: May 24th**

- **Spaghetti Luncheon:** On Saturday, I learned the CHIG committee changed their plans to host the Sunday lunch. Since we had advertised it in the Memorial Day Events Schedule, I decided to 'pinch-hit' and provide a Spaghetti Lunch. Rachael, Judy, Keith and I made homemade spaghetti, salad, garlic bread and watermelon. We served 34 people and charged \$5 pp. We achieved breakeven from a financial perspective. *(I heard comments that they thought lunch might be hot dogs and hamburgers again so they did not come; they would have loved to have had spaghetti)*
- **Nascart Races:** Henry and Karen Meadows managed the golf cart races at the ball field. There were two races: I believe there were 9 carts participating in the first race; Mike Carbanara won the race. There was an accident in the second race whereby two golf carts converged. No

one was hurt and the second race was canceled following the accident.

- **Children's Petting Zoo:** This was the best-attended event (*besides the inflated pirate ship*) with well over 200 visitors. Susan Littlejohn from Build-an-Ark Animal Rescue Foundation provided sheep, goats, rabbits, and ducks for the children to pet and we sold 157 snow cones to help compensate for this year's reduced event budget. Karen Meadows, Tracy Hennessee and Sam volunteered to help me with this event. (*It took 4 people keep up with the demand of making snow cones*)
- **Sock-Monkey Treasure Hunt:** The Sock Monkey was hidden on the trail above Crystal Lake with riddles as clues. Elizabeth Morgan won the contest and she was presented a large water gun. (*Left over prize from Easter*) She seemed disappointed in the prize, so I told her I would gift to her a bottle of my homemade wine time she comes. The treasure-hunters all enjoyed the contest and they want to keep it ongoing if possible.
- **Golf Cart Parade:** The golf cart parade is always a success. I counted 23 carts at the starting point, but others joined along the parade route. My estimate from photos is there were around 28 carts at the finish of the parade. Karen said there were 32 carts.
- **Outdoor Movie:** Noel and Kevin Kyle (R-Ranch volunteers) hosted the outdoor movie adjacent to the fire pit. I counted 119 attendees. Noel and Kevin presented the movie entitled 'Home'; they used their own personal equipment and movie. I sold popcorn and canned drinks for \$1/per bag (or can). The Adults enjoyed the fire pit during the movie. The weather was delightful and comments received were highly positive.
- **Flag-dedication Ceremony:** This event was hosted by Bill Poole and Mike Carbonara. Herb Kirkover dedicated one of his two flags that were flown over Afghanistan. The event was held in the Lodge parking lot and there were 28 or more attendees. Herb memorialized those under his command who were killed in Afghanistan.

While the dedication ceremony was held in the Lodge parking lot on a temporary-mounted flagpole, Bill Poole mentioned our intention was to fly the flag on the office flagpole once the flagpole pulley was repaired. Bill also asked me to mount a small poster memorializing the event in a shadow-box presentation case to be displayed in the R-Ranch office.

- **Fish-a-thon:** We had about 20+ attendees. A child who caught a 9-inch bass and a small fish won both the 'Largest Fish' contest and the 'Most Fish Caught' contest. He was presented with a miniature-fishing pole as his

award. I returned the second fishing pole prize to Wal-Mart for a refund. Fishing worms were provided to the contestants and I was able to sell the remaining fishing worms to a fisherman for future use.

In summary, I believe you will receive positive comments from R-Ranch Owners. The primary difference in this event versus some of the others is that we are starting to have some R-Ranch Owner-volunteers. Rachael had several volunteers helping her with the children's events, Henry and Karen managed the golf cart events, Noel and Kevin managed the movie, and Bill and Mike managed the Flag-dedication Ceremony. Also, I asked my husband to help me on the other events where I did not have available volunteers. We took plenty of photos and I am currently working on an album to post in R-Ranch's Facebook.

Our 'opportunities' are that we need to secure DJ's/Live Bands to play dance music at major holiday events; and get the R-Ranch volunteers to provide entertainment for other weekends. (This will also allow us to post holiday event schedules sooner allowing holiday-vacationers to prepare.) Also, we need to continue our current trend in getting more of the activities to be managed by volunteers.

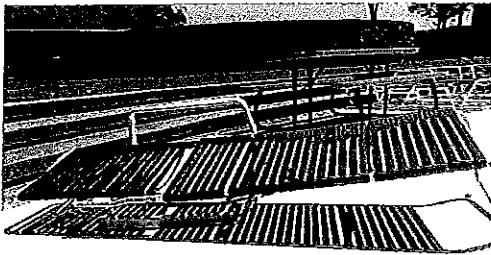
I also have provided an Excel spreadsheet (attached), summarizing the number of attendees at the Memorial Day Events and the financial performance. This week, I am cleaning the Lodge following the event, editing and posting the Memorial Day weekend photos to Facebook, and firming-up plans for the July 4th weekend. I did not take time-off last week, nor will I have time to take a day-off this week – but I plan to compensate for this next week.

Again, enjoy your vacation and I look forward to seeing you back at the 'Ranch' later this week.

Denise

Attachments:

- 1) Photo of damaged swimming-pool chair
  - 2) Photo of lifeguard stand;
  - 3) Attendees/Financial performance spreadsheet
- <Rranch writeup.docx>  
<Memorial Day Events - Attendance & Net Income.xlsx>



**Subject: Accommodations Meeting review**

June 6th, 2015

**Accommodations Committee Meeting**

Present:

Valorie Lottes, Barbara Brown, Alex Borbely, Iris Koplen, Sandy Adams, Michael

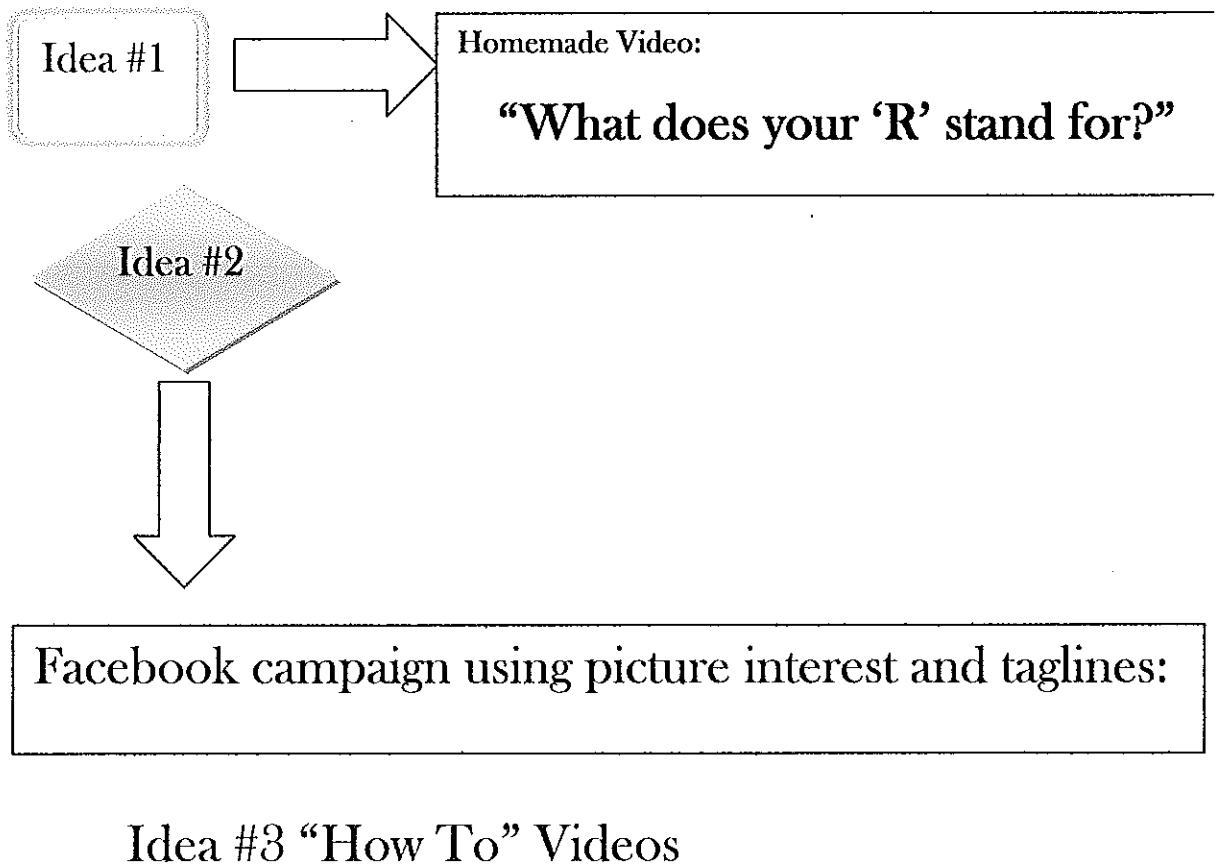
We discussed improving the logistics of monthly adoptions. These adoptions are over until the next lottery, if they did not get chosen in the current lottery. Current of lottery to day of lottery. The problem being, what if you do not have means to Ranch. Since the Ranch does not move RV's until the next business day after the propose to extend the current monthly adoption. This will allow the owner to stay weekend. They must have a move scheduled with the Ranch for the first business We all voted and everyone agreed to present it to the board as a recommendation Committee.

Next we discussed the pricing structure for guests staying in cabins or cottages listed that we believe does not have to be collected. Majority ruled that we roll the usage fee into the base price. Just stop breaking down the cost of the cabin or verbiage of usage fee and tax. Pending advise from legal counsel on the tax, we to the board.

Another item discussed that we need to present a recommendation to the board containers allowed on an RV site. Currently we allow 3 and would like to reduce containers per RV site.

## Cost of implementing:

- Extremely low cost
- A few hours to days of fun and creativity for those members who want to participate
- **FREE** (along with invested time)



## Idea #1

Homemade Video: "What does your 'R' stand for?"

- Cost-Free
- Who- Engage willing members of all ages to participate
- Keep simple-
  - Front entrance shot
  - film members engaging 25 activities , amenities, & events that begin with "R"
  - Each member shouts at the camera "Their" 'R' word!
  - End with the barn and rodeo area and a "TAG LINE"

Equipment- An inexpensive or borrowed

"You Tube" friendly video camera

Viewed- On You Tube, Facebook, and Google

<https://www.youtube.com/watch?v=ji3cZ5FNdUE>

## Idea #2

Facebook campaign using picture interest and taglines:

- Cost-Free
- Who- Any member with a good eye, a camera or phone....("Vikki" will get it started)
- Close up's of events, amenities, activities, aesthetics, and objects related as such
- Post to Facebook with a tagline



Redefine your rein...



Rover... free range in his own park

- Every post will include: Simple up close picture
- Tagline

AND:

"R Ranch"  
Dahlonga

Ranch website  
Ranch phone number      Hash tags

Idea #3  
“How To” Videos

- FREE
- Our own “You Tube” channel
  - How to saddle up
  - How to bait a hook
- Do’s and Don’ts for wedding guest
- What to have on hand for a short hike

*Have three kids together (Adlibbed):*

“How to make s’mores”

<https://www.youtube.com/watch?v=pWV3qo8vPcE>

## More Video ideas:

- Cost: **FREE**
- Homemade
- Up load to our “You Tube Channel
- Willing members participation
- Feature Videos:
  - The pool                      Vacation Bible School
  - Horseback riding              The lakes
  - The cabins                      The RV sites
  - The Dog Park                      The rodeo
  - Weddings                      Hiking trails

<https://www.youtube.com/watch?v=6-6oGpZ8foE>



June 12, 2015

Ms. Lynnette T. Riley  
Commissioner, Georgia Department of Revenue  
1800 Century Boulevard, N.E.  
Suite 15300  
Atlanta, GA 30345-3205

Re: Comments on Proposed Rule 560-13-2-.01 "State Hotel-Motel Fee"

Dear Commissioner Riley:

This letter is intended to provide you the comments and perspective of R-Ranch in the Mountains Ranch Owner's Association, Inc. ("R-Ranch") with respect to the above-referenced proposed rule. R-Ranch is a shared ownership recreational resort with RV sites, cabins and camp sites, located in the mountains north of Dahlonega, Georgia. Our sites and cabins are available exclusively to our owners but are occasionally allowed to be rented to non-owners who are participating in events by invitation of R-Ranch and its owners.

Our position is that pursuant to section 2(c) of the proposed Rule, R-Ranch is not renting "hotel rooms" and is therefore not a "hotel" or an "innkeeper" under the proposed rule.

Section 2(c) defines a hotel room as one which is "usually occupied by transients or travelers who do not enjoy an exclusive right or privilege with respect to the room".

Our cabins do not meet this definition since they are "usually occupied" by our Owners who do "enjoy an exclusive right or privilege with respect to the room."

Accordingly, even though our cabins are occasionally rented to guests who are not Owners, we believe that under this Proposed Rule we should not be obligated to collect or pay the Hotel/Motel Fee.

Ms. Lynnette T. Riley  
Commissioner, Georgia Department of Revenue  
June 12, 2015  
Page 2

We have discussed this with our State Senator for Lumpkin County, Senator Steve Gooch, and he has confirmed that he does not believe that it would be consistent with the legislative intent that such Fee should be applicable to R-Ranch.

Please consider and let us know if you agree with this interpretation.

Thank you in advance for your consideration.

Sincerely yours,

**R-Ranch in the Mountains Ranch Owners' Association, Inc.**

William M. Poole  
President

WMP/daf

cc: Senator Steve Gooch

[Print](#)

[Close](#)

From: **JERI LINDSEY**  
Sent: Thu 9/18/14 2:39 P  
To: Jac Lindsey Ploeg

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Date: Thu, 18 Sep 2014 08:38:21 -0400  
Subject: Fwd: Proposal to resurface one tennis court,and one basket ball court at R Ranch In The Mountains: 65 R Ranch Road. Dahlonegs, Ga. 30533  
From:  
To: Je

-----  
From: [jen@gmail.com](mailto:jen@gmail.com)>  
Date:  
Subject: tennis court,and one basket ball court at R Ranch In The  
Mount onegs, Ga. 30533  
To: <  
Cc:

This work will be performed by Linden Classen and Dean Lindsey.  
This work includes but is not limited too:

- (1) Clean courts as necessary.
- (2) Fill cracks.
- (3) Flood and patch birdbaths.
- (4) Apply one coat of acrylic resurface.
- (5) Apply two coats of Acrytech color. Color is owners choice.
- (6) Put existing lines back.
- (7) Rehang net.
- (8) cleanup

TOTAL CONTRACT PRICE :  
SEVEN THOUSAND THREE HUNDRED EIGHTY TWO DOLLARS. \$7,382.00