

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

June 15, 2013

- I. **CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Karen Meadows, President. Board members Rick Upton, Cecil Pacetti, Rich Miramonti, Bryan Walker, Bill Poole, and Mike Carbonara were in attendance.
- II. **OPENING PRAYER-** Delivered by Bryan Walker
- III. **PLEDGE OF ALLEGIANCE**
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
Motion by Bill Poole, seconded by Rick Upton to accept the Agenda. Motion carried.
- V. **SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
Motion by Cecil Pacetti, seconded by Rich Miramonti to suspend reading of the previous month's minutes. Motion carried.
- VI. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
Motion by Bill Poole, seconded by Rich Miramonti to amend and accept the previous month's minutes to reflect a change in RV-7 from four to five original Owners. Motion carried.
- VII. **REPORTS**
 - a. Stables Report- Kim Bruce, Stable Manager- Report attached
 - b. Financial Report- Judy Croft- Report attached
 - c. Administrative Director's Report- Julie Higman- Report attached.
 - d. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager- Not in attendance-Report attached.
 - e. Reservation Report -Julie Higman- Report attached.
 - f. Sales Report- Ronna Horn- Report attached.
 - g. Events Report- Denise talked about Fourth of July events, and that a wedding ad will be included in a bridal magazine which will be an insert in various newspapers. Ducky Derby will be postponed until Labor Day weekend.
- VIII. **Old Business-** Mike Carbonara asked about having anyone with access to Ranch funds bonded, since Sharon was supposed to implement bonding, but never did. Julie Higman said that she will take care of this.
- IX. **New Business**
 - a. Standing Committee Reports

1. Accommodations Committee- Co-Chairman- Patsy Bracy/Iris Koplen, Board Liaison- Fawn Howell- Report attached. Discussion followed to add Chapel Hill cabins #922 & 963 to the lottery as five year leases. There would be no charge for the first three years while upgrades are being performed, then \$650 per year for up to two years, with lessees having first right of refusal. Motion to adopt this policy was made by Cecil Pacetti, seconded by Rich Miramonti. Motion Carried.
A motion was made by Rick Upton, and seconded by Cecil Pacetti to add rehabbed Chapel Hill Cabins to the lottery for one year leases @ \$1,000 with no first right of refusal. Cabins will be selected by Anita Curry. Motion carried.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Brenda Harned, Board Liaison- Bill Poole- Brenda recommended implementing the proposal to notify Owners one month in advance of voting on a Policy & Guidelines change. Bill Poole made a motion to implement, seconded by Rich Miramonti. Motion carried.
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Cecil Pacetti- Setting up their first meeting.
4. Land Use Committee- Chairman- Hal Barrineau, Board Liaison- Bryan Walker, Hal Barrineau not present. Bill Poole suggested a Rainbow Dam Meeting and looking at the possibility of sewers for the Arena sites.
5. Marketing Committee- Chairman- Barbara Poole, Board Liaison- Rick Upton- Report Attached.

Recess – 11:10 AM

Reconvene – 11:25 AM

6. Owner's Concerns Committee- Chairman- Lisa Richards, Board Liaison- Chris McKemie- Nothing to report.

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

1. Breakfast With Santa Committee-Co-Chairs-Fawn Howell, kitchen, Ellie McKinney, Crafts. No Report.
2. Chapel Hill Cabin Rehab Committee- Chairman-Anita Curry- previously covered.
3. Landscape /Beautification Committee—Chairman-Patsy Bracy – Previously covered.

4. Nominating Committee- Chairman- Brenda Harned – No Report.
 5. Rodeo - Chairman- Monica Hill- Sponsorships are up this year. All volunteers will meet at 4:00 PM Friday, June 21, 2013 for briefing, tickets, and shirts
 6. RV-6 Committee- Chairman- To Be Determined.
- c. Required minimum number of annual stays for Owners on leased sites- Karen Meadows. It was previously a requirement that a leasing Owner make eighteen stays per year. There was a motion by Bill Poole to amend the site adoption agreement requiring twelve annual stays for all adoptions. The motion was withdrawn and the issue was turned over to the Accommodations Committee for their recommendation.
 - d. Remove and sell the abandoned units in the storage yard- Mike Carbonara. The junk needs to go! Julie will move this along by strictly enforcing the six month Owner inspection requirement.
 - e. Emergency Procedures – Karen Meadows. There was discussion to raise awareness of potential emergencies, and come up with an emergency plan, i.e.; sirens, etc.
 - f. Ownership price increase- Rick Upton. Marketing will do a comparison with other facilities in the N. GA area. Prospective Owners frequently ask what is wrong, because our sales price is so cheap. Also discussed briefly the possibility of a buyback program.
 - g. Road repair from Crystal to RV-1- Mike Carbonara. Something needs to be done to repair the road before the only option will be a complete repaving. This is a big project that will need to be budgeted. Lisa Richards will provide the name of the contractor that did the last paving. Mike will research repair costs.
 - h. Freeze Deeds- Bill Poole. Bill Poole made a motion, seconded by Mike Carbonara to freeze, or cap the number of deeds currently sold or available to 1,600. Discussion followed. Motion carried.
 - i. Raise daily reservation rate for utilities. Bryan wants an analysis done before making any change.

- X. **MOTION TO ADJOURN GENERAL MEETING**
 (Motion to adjourn) Bryan Walker
 (2nd Motion to adjourn) Rick Upton
 Motion Carried

The next meeting of the R-Ranch Board of Directors will be held on **July 20, 2013**
at 9:30 A.M. in the R-Ranch board room.

ADJOURN GENERAL MEETING, June 15, 2013, 12:32 AM-Karen Meadows

**An Executive session followed to discuss personnel matters. No motions were
made, nothing to report.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Carbonara", with a long horizontal flourish extending to the right.

Michael Carbonara, Secretary

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															
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															3
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												
Suspended	216	206	157												
Master Credit	27	27	27												
Howe	21	21	21												
R-Ranch/Invent	968	973	978												
BD W/O	148	147	146												
Hardship	17	14	10												
Bankruptcy	7	7	7												
Closed	170	170	169												
Research/Problem	27	25	25												
TOTAL UNITS	2400	2400	2400												0
Status as of:	4/26/13	5/17/13	6/14/13												

R-Ranch In The Mountains Association
Book Balance
May 31, 2013

Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		138,436.87
Lodge/Event Bank Account		31,312.68
Cabin Project Bank Account		53,791.32
Stable Project Bank Account		3,326.75
Property Tax Escrow Bank Acct		37,758.67
Payroll Bank Account		1,658.99
Rodeo Project Bank Account		12,759.73
Rainbow Dam/Legal Bank Account		272,673.85
Infrastructure MM Bank Account		4,952.77
RV Bank Account		52,876.27
RV-6 Project Bank Account		40,078.97
Stable Petty Cash		159.07
	\$	<u>650,285.94</u>

R-Ranch In The Mountains Association
Operating Summary - Budget Comparison Report
For the Five Months Ending May 31, 2013

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ (2,166.24)	\$ 0.00	(2,166.24)	\$ 606,598.72	\$ 615,500.00	(8,901.28)
Children's Rights	0.00	500.00	(500.00)	1,550.00	2,000.00	(450.00)
Electric Reimbursements	2,197.10	2,000.00	197.10	21,400.01	20,400.00	1,000.01
Interest Income	2.57	15.00	(12.43)	4.52	75.00	(70.48)
Fines & Fees	75.00	25.00	50.00	458.00	125.00	333.00
Late Fees & Finance Charges	6,865.28	5,000.00	1,865.28	40,755.62	22,500.00	18,255.62
Ownership Sales & Transfers	1,562.00	3,500.00	(1,938.00)	6,166.00	8,750.00	(2,584.00)
Reserve Funding Operating	4,082.41	3,823.50	258.91	10,657.09	10,068.00	589.09
RV Moves, Pet & Day Use F	865.00	700.00	165.00	2,325.00	1,630.00	695.00
Sales	1,258.40	1,250.00	8.40	4,809.89	5,240.00	(430.11)
Vending Income	0.00	50.00	(50.00)	160.08	250.00	(89.92)
Recovery of Bad Debt	162.40	0.00	162.40	733.31	0.00	733.31
Miscellaneous & Tax Refund	8,300.73	50.00	8,250.73	8,337.76	250.00	8,087.76
Total Operating Income	23,204.65	16,913.50	6,291.15	703,956.00	686,788.00	17,168.00
Operating Expenses						
Employee Expenses	72,395.87	60,501.89	(11,893.98)	243,312.57	227,215.41	(16,097.16)
Administrative Expenses	11,586.92	10,613.00	(973.92)	44,092.89	39,630.00	(4,462.89)
Cabin Expenses	238.35	225.00	(13.35)	525.72	1,625.00	1,099.28
Cleaning Expenses	952.41	1,200.00	247.59	3,591.68	3,900.00	308.32
General Property Maintenan	11,525.19	10,290.00	(1,235.19)	65,050.89	63,925.00	(1,125.89)
Lodge Expenses	727.51	575.00	(152.51)	8,241.62	6,540.00	(1,701.62)
Owner Events	1,494.97	800.00	(694.97)	3,619.51	2,400.00	(1,219.51)
Ownership Sales & Transfers	358.38	605.00	246.62	1,612.66	1,573.00	(39.66)
RV Expenses	(350.00)	0.00	350.00	165.70	0.00	(165.70)
Sales & Marketing Expense	(519.00)	828.00	1,347.00	4,445.61	6,565.00	2,119.39
Sales Expense	511.93	850.00	338.07	4,577.28	4,895.00	317.72
Stables Expense	2,052.92	2,480.00	427.08	15,720.52	18,558.00	2,837.48
Utilities Expense	14,881.14	10,675.00	(4,206.14)	97,986.94	75,875.00	(22,111.94)
Rodeo Expense	0.00	500.00	500.00	1,005.00	2,500.00	1,495.00
Property Insurance Expense	7,400.00	3,700.00	(3,700.00)	21,564.76	18,500.00	(3,064.76)
Property Taxes Expense	7,500.00	7,500.00	0.00	37,500.00	37,500.00	0.00
Bad Debt Expense	14,517.28	0.00	(14,517.28)	153,970.11	127,500.00	(26,470.11)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	25.00	25.00	0.20	125.00	124.80
Total Operating Expenses	145,323.87	111,367.89	(33,955.98)	710,482.98	645,676.41	(64,806.57)
Net Operating Income	\$ (122,119.22)	\$ (94,454.39)	(27,664.83)	\$ (6,526.98)	\$ 41,111.59	(47,638.57)

R-Ranch In The Mountains Association
Budget Comparison Report - Reserve Accounts
For the Five Months Ending May 31, 2013

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 16,255.44	\$ 3,500.00	12,755.44	\$ 29,162.14	\$ 19,150.00	10,012.14
Cabin Reserve Expenses	11,046.63	1,443.25	(9,603.38)	39,036.11	29,493.45	(9,542.66)
Net Cabin Reserve Income	5,208.81	2,056.75	3,152.06	(9,873.97)	(10,343.45)	469.48
RV Reserve Income	6,490.80	3,450.00	3,040.80	23,901.25	21,050.00	2,851.25
RV Reserve Expenses	11,659.13	7,095.20	(4,563.93)	63,707.40	54,404.69	(9,302.71)
Net RV Reserve Income	(5,168.33)	(3,645.20)	(1,523.13)	(39,806.15)	(33,354.69)	(6,451.46)
RV 6 Reserve Income	3.77	0.00	3.77	25.24	0.00	25.24
RV 6 Reserve Expenses	8,378.60	0.00	(8,378.60)	22,716.68	19,120.98	(3,595.70)
Net RV6 Reserve Income	(8,374.83)	0.00	(8,374.83)	(22,691.44)	(19,120.98)	(3,570.46)
Lodge Reserve Income	9,802.50	18,270.00	(8,467.50)	21,869.50	26,650.00	(4,780.50)
Lodge Reserve Expenses	10,920.93	7,597.73	(3,323.20)	59,430.62	59,009.29	(421.33)
Net Lodge Reserve Income	(1,118.43)	10,672.27	(11,790.70)	(37,561.12)	(32,359.29)	(5,201.83)
Stables Reserve Income	730.30	700.00	30.30	1,782.50	2,100.00	(317.50)
Stables Reserve Expenses	733.05	41.65	(691.40)	7,380.01	6,601.18	(778.83)
Net Stables Reserve Income	(2.75)	658.35	(661.10)	(5,597.51)	(4,501.18)	(1,096.33)
Infrastructure Reserve Income	266.02	707.23	(441.21)	677.21	1,229.13	(551.92)
Infrastructure Reserve Expense	952.57	0.00	(952.57)	2,810.14	7,869.13	5,058.99
Net Infrastructure Reserve Income	(686.55)	707.23	(1,393.78)	(2,132.93)	(6,640.00)	4,507.07
Dam/Legal Reserve Income	370.27	261.90	108.37	959.03	692.20	266.83
Dam/Legal Reserve Expense	75.00	0.00	(75.00)	2,237.50	0.00	(2,237.50)
Net Dam/Legal Reserve Income	295.27	261.90	33.37	(1,278.47)	692.20	(1,970.67)
Total Net Reserve Income	\$ (9,846.81)	\$ 10,711.30	(20,558.11)	\$ (118,941.59)	\$ (105,627.39)	(13,314.20)

**R-Ranch In The Mountains
Operating Variance Report
May 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						
	(2,166)	0	(2,166)	606,599	615,500	(8,901)

The monthly unfavorable variance is due to negotiating settlements on accounts with bad debt.

Late Fees & Finance Charge Income						
	6,865	5,000	1,865	40,756	22,500	18,256

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						
	1,562	3,500	(1,938)	6,166	8,750	(2,584)

The monthly and year to date unfavorable variance is due to less than anticipated sales and transfers.

Reserve Funding to Operating Income						
	2,422	4,422	(2,000)	6,575	6,245	330

The monthly unfavorable variance is due to contributions being less from Cabins due to restructuring the billing process this should correct itself over time, RV is less this month due board site adoption being billed and paid a month early and Lodge income was less than anticipated this month.

RV Move, Pet and Day Use Income						
	865	700	165	2,325	1,630	695

The year to date favorable variance is due to more RV moves and Pavilion reservations than expected.

Miscellaneous & Tax Refund Income						
	8,301	50	8,251	8,338	250	8,088

The monthly and year to date favorable variances are due to receiving our 2010 & 2011 Health Care Credit Tax refund.

Employee Expenses						
	72,396	60,502	(11,894)	243,313	227,215	(16,097)

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

Administrative Expenses						
	11,587	10,613	(974)	44,093	39,630	(4,463)

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 the aforementioned, computer expense, mileage reimbursement, office carpet cleaning, copies for the Deed Project Reconciliation and for mailings for the election process.

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

**R-Ranch In The Mountains
Operating Variance Report
May 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>
Cabin Expenses						
	238	225	(13)	526	1,625	1,099
The year to date favorable variance is due to holding off repairs until a later date.						
General Property Maintenance						
	11,525	10,290	(1,235)	65,051	63,925	(1,126)
The year to date unfavorable variance is due to repairs to the hay baler that was unbudgeted.						
Lodge Expenses						
	728	575	(153)	8,242	6,540	(1,702)
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						
	1,495	800	(695)	3,620	2,400	(1,220)
The monthly and year to date unfavorable variances are due to purchases made this month in preparations for events budgeted at a later date.						
Sales & Marketing Expense						
	(519)	828	1,347	4,446	6,565	2,119
The monthly favorable variance is due to recoding the Chamber of Commerce to administrative expenses. The year to date favorable variance is due to the aforementioned and expenses being less than anticipated.						
Stables Expense						
	2,053	2,480	427	15,721	18,558	2,837
The monthly and year to date favorable variances are due to lower expense in all areas of the stables.						
Utilities Expense						
	14,881	10,675	(4,206)	97,987	75,875	(22,112)
The monthly unfavorable variance is due to the electricity & propane being more than anticipated based on 2012 actual, an extra trash pickup and treatment plant fees being more than expected. The year to date unfavorable variance is due to the aforementioned and repair of the sewer treatment plant.						
Property Insurance Expense						
	7,400	3,700	(3,700)	21,565	18,500	(3,065)
The monthly and year to date unfavorable variances are due to not accruing in May in error this is the correction.						

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

**R-Ranch In The Mountains
Reserves Variance Report
May 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					
16,255	3,500	12,755	29,162	19,150	10,012
The monthly favorable variance is due 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					
6,491	3,450	3,041	23,901	21,050	2,851
The monthly favorable variance is due to 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					
9,803	18,270	(8,468)	21,870	26,650	(4,781)
The monthly and year to date unfavorable variance is due to having less than projected weddings.					
Reserve - Cabin Expense					
11,047	1,443	(9,603)	39,036	29,493	(9,543)
The monthly and year to date unfavorable variances are due to the emergency repair of the ball field lift station which was budgeted for October this year.					
Reserve - RV Expense					
11,659	7,095	(4,564)	63,707	54,405	(9,303)
The monthly and year to date unfavorable variance is due to the emergency repair of the ball field lift station which was budgeted for October this year, however this is offset by bath house 3 re-roofing which was budgeted this month but completed earlier in March.					
Reserve - RV6 Expense					
8,379	0	(8,379)	22,717	19,121	(3,596)
The monthly and year to date unfavorable variances are 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 - Lodge Expense					
10,921	7,598	(3,323)	59,431	59,009	(421)
The monthly unfavorable variance is due to the emergency repair of the ball field lift station which was budgeted for October this year as well as the gutter replacement and repairs being done in a previous month.					
Reserve - Stables Expense					
733	42	(691)	7,380	6,601	(779)
The monthly and year to date unfavorable variances are due to the emergency repair of the ball field lift station which was budgeted for October this year.					
Reserve - Infrastructure Expense					
953	0	(953)	2,810	7,869	5,059
The monthly unfavorable variance is due to road repair at the lift station. The year to date favorable variance is due to holding off on paving project.					
Reserve - Dam/Legal					
75	0	(75)	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
May 31, 2013

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		138,436.87
Lodge/Event Bank Account		31,312.68
Cabin Project Bank Account		53,791.32
Stable Project Bank Account		3,326.75
Property Tax Escrow Bank Acct		37,758.67
Payroll Bank Account		1,658.99
Rodeo Project Bank Account		12,759.73
Rainbow Dam/Legal Bank Account		272,673.85
Infrastructure MM Bank Account		4,952.77
RV Bank Account		52,876.27
RV-6 Project Bank Account		40,078.97
Stable Petty Cash		159.07
Accounts Receivable		459,146.59
Allowance for Doubtful Account		(127,000.00)
Other Receivables		417.55
Prepaid Expenses		2,655.27
Total Current Assets		985,505.35
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		(626,225.99)
Total Property and Equipment		663,283.13
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		27,737.35
Total Other Assets		117,737.35
Total Assets	\$	<u>1,766,525.83</u>

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 26,729.15
Refundable Deposits	750.00
Usage Fee Give Away	939.58
Sales Tax Payable	147.94
Accrued Property Tax	44,500.00
Accrued Property Insurance	7,400.00
Accrued Expenses	47,957.69

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
May 31, 2013

Prepaid Assessments	<u>47,927.34</u>	
Total Current Liabilities		176,351.70
Long-Term Liabilities	<u> </u>	
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		176,351.70
Capital		
Lodge Retained Earning	86,755.33	
RV Retained Earnings	124,934.06	
RV 6 Retained Earnings	73,712.76	
Cabin Retained Earning	77,364.20	
Stable Retained Earnings	12,679.59	
Infrastructure Retained Earn	13,216.28	
Legal Retained Earnings	23,995.81	
Dam Retained Earnings	251,020.62	
Undesignated Net Assets	1,049,956.55	
Current Year Net Assets Change	<u>(123,461.07)</u>	
Total Capital		<u>1,590,174.13</u>
Total Liabilities & Capital	\$	<u><u>1,766,525.83</u></u>

Administrative Director Report

May 18 through June 15 2013

Our (LPS) Land Application System Permit has been processed and awaiting the final approval. All conditions have been met.

The Sludge Manifest and Profile Approval for removal of hazardous material has been completed and referred to BOD for approval.

We have replaced an old external backup hard drive with a new one that has more memory. Our old one had stopped backing up a year ago. We should always have two back up programs in place. Our current carbonite backup system (which is an offsite server) has been working properly.

In an effort to provide a better line of communication to all owners, the BOD Meeting Minutes will be available to the owners at the front desk as well as being posted on the Web Site. We have also introduced a cork board in the office which states Proposed changes and the date posted, the other side states Passed with dates indicating when passed. The Policy and Guidelines, Covenants and Bylaws will reflect changes in **RED**

We have a staff member who has had amazing success – Angel has collected over \$70,214.33 in old debt since February. She has manually audited all files and averages once a week research at the courthouse to look for those deeds that are missing as well as the CIC deeds. I am proud to announce our records room is now in wonderful shape.

2013-2014 Committee Contact Information Sheet is completed. Committee Chairs, please see me after the meeting to verify e-mail addresses and request your copies after corrections have been made. I also need to know if you are going to have standing meeting times and dates so they can be put on the R-Ranch calendar.

Please remember to e-mail your committee reports so they can be put on the R-Ranch Web Site.

It was Denise's turn to attend the Chamber Business after Hours on June 5th . Net- working, she met with 2 DJ's, a florist who would be glad to suggest R-Ranch as a Venue if we include her in our reference book to brides, a wedding dress shop owner, a person who can connect us up with someone who can put on a Heritage Day Program and runs the Cherokee Museum, and a couple who would like to print our signs and wedding material.

In order to promote our Wedding Venue we felt the Forsyth County Newspaper and Dawson Community Newspapers, Bridal Guide coming out on June 16th and June 19th was a perfect opportunity to introduce our venue and extend the demographic area surrounding the R-Ranch. We paid for this guide with the budgeted money from Soiree Magazine that went out of business. This guide will also run for a full year on both websites at no additional cost.

In an effort to gain extra revenue a Group Special \$50 Sports Package is now being offered with Weddings/Group Cabin Reservations. Included in this sports package is use of pool, canoes, fishing, putt-putt golf, basketball, tennis, softball, volleyball and playground. A special ID Tag will be given to those that purchase this special package so it can be visible to all owners.

Again, in an effort to generate extra revenue we have placed an ad in the Dahlonga Nugget for a Summer Pool Special. \$600.00 for 10 weeks of pool usage only, Monday through Friday family of 4 no guests. A background check will also be required. Again, a special pass will be necessary to access the R-Ranch and sign in required. The special begins the week of July 8th.

Memorial Day Celebration went extremely well. With just a few minor instances all owners and guests enjoyed their beautiful weekend and I commend Denise and her staff for their fine job. There is a flyer on the back table with pictures of the Memorial Day Event. Pick one up on your way out.

I anticipate the July 6th celebration to be just as memorable. Flyers are at the Front Office as well as the Bar-B-Que Tickets. \$10.00 a plate
***** get em while they last.

I also wanted to acknowledge Owner, Patsy Bracy for the beautification project she and her kids have undertaken all over the Ranch. The flowers are beautiful and make such a statement of love and care to potential owners.

Peach State Fire, Inc. annual inspection was Tuesday, June 11th to inspect/repair all fire extinguishers and Suppression Systems in Lodge Kitchen and Grill Areas. All were in compliance. Last year we paid a total of \$ 1059.62 and this year \$1719.72 a difference of \$ 660.10. The difference was 31 extinguishers needed new valve pins, o-rings, service collars and a few were low on chemicals that needed to be recharged and we needed to replace a few extinguishers altogether to bring us in compliance.

Chapel Hill Cabins will be inspected on :
July 13th and July 27th from 9:00-4:00.

All lessees need to contact the office and set up an appointment. The April billing has been done with a few that will roll over in the next few months. Our last hurdle of the year is to verify all work has been completed. I want to thank Anita Curry for her time and patience with me as I struggled through learning the Chapel Hill Program do's and don'ts.

Announcement: We are having a Buddy Shack Work Weekend July 20th & 21st. A planning meeting will be held on June 22nd at 11:00 a.m. at the Buddy Shack. Many donated items including appliances will be re-purposed around the ranch. If you have donated an item and want to claim it please

do so by Friday, July 19th. Questions and comments see Valorie Lottes @ Site 414.

Our lifeguards have received numerous compliments from owners regarding their diligence in keeping the pool area clean and free of chairs, garbage and unnecessary items in the walkway surrounding the pool. Please remember **NO GLASS BOTTLES IN THE POOL AREA**. Lifeguards will supply **SOLO** Cups if needed.

Overall a productive month for R-Ranch staff who continue to work diligently for all our owners.

Respectfully Submitted,

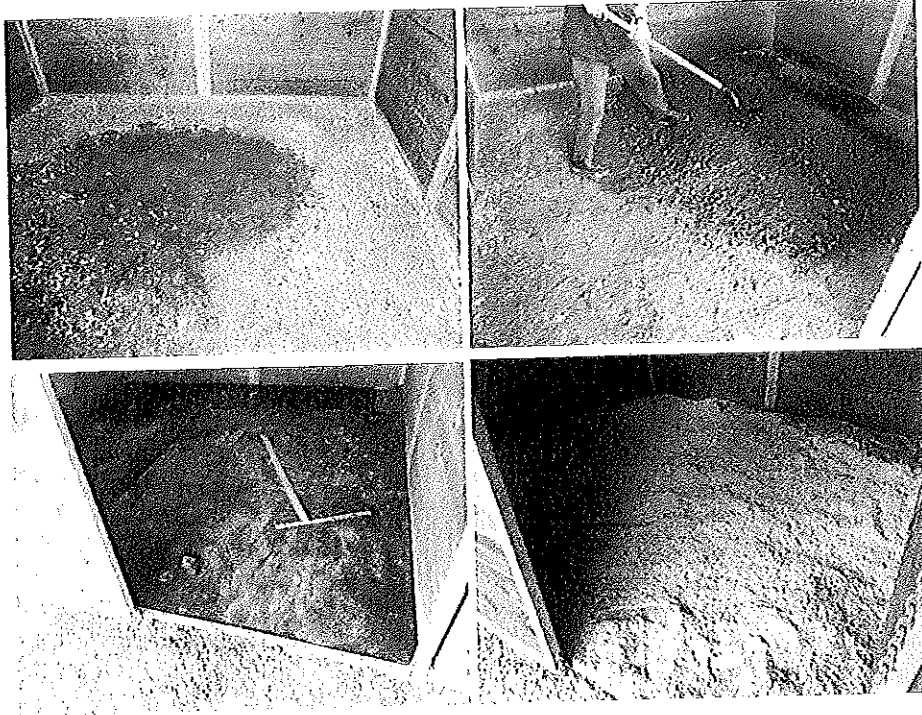
Julie Higman
Administrative Director

STABLE REPORT

June 15, 2013

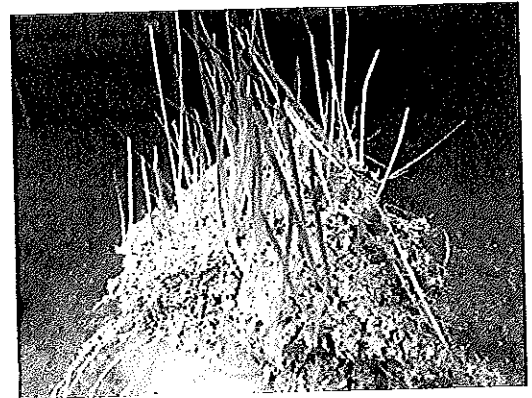
Exterior Stall Project:

Stalls resurfaced with clay, crush run and $\frac{3}{4}$ " rubber stall mats.



The completion of this project has resulted in:

- less wasted bedding
- greatly reduced manure pile
(once existing dirty *shavings* pile is removed)
- less flies
- less odor
- less cost
- better footing for our horses
- much less time cleaning stalls
- no longer having to *strip the line*
- a end product that can be used to fertilize



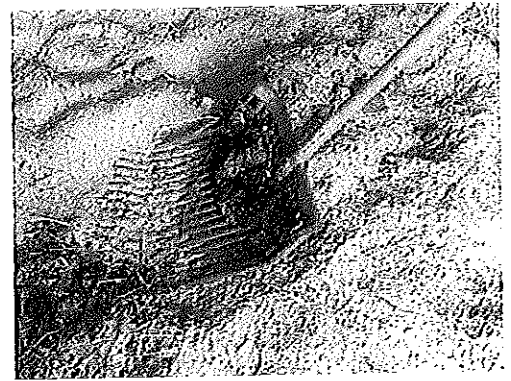
We have received *many* compliments from owners regarding stalls with changing our bedding over to pine pellets and floor mats. As anticipated, much less time is required to clean the stalls - about 2/3rds less time, in fact. With the previous bedding (pine shavings), we were removing and dumping approximately 10-12 full wheelbarrow loads of waste bedding daily (with a shavings content of about 95%). Now, we are removing between 1 - 2 wheelbarrows per day (which includes from the *the line*) and with a shavings content of about 3%.

We are already saving money on bedding costs!

I originally anticipated that we would *break even* on actual raw bedding costs (shavings VS. bagged pellets) and that we would save money in other *places*, such as man hours (time and labor cleaning stalls), less waste, etc.

By conservative estimation, it was anticipated that one additional bag of pellets each per stall (10 stalls), per week, would be needed, at the current cost of \$5.50 per bag (Tractor Supply).

No additional pellets to date have been needed, equating to a **SAVINGS OF \$125.00** in bedding material in the ~~first two 1/2 weeks~~.



Interior (Barn) Stalls

Although we are not currently budgeted for rubber mats for the interior stalls (within the main barn), we have already begun repairing the flooring in these stalls with clay. Packing clay in the holes will level the flooring and make the stalls safer and better for the horses.

Without the mats, however, we will not be able to use crush-run; therefore, the fill dirt will only be a temporary solution, as it will not last without the protective rubber flooring.

The cost to complete the remainder of the stalls in the main barn is: **\$2,560 (mats)**

The cost of mats per stall is **\$160.00** (Each stall being approximately 10'x10' (100 SF; mats are 4' x 6')

There are 16 stalls within the main barn.

Herd Update

There are currently 27 ranch horses on property.

- 8 are permanently off-line
- 7 are questionable on any given day
- 5 are gold card use only (experienced rider required)
- 6 are Blue Card (anybody can ride)
- 1 is in rehab.

Jack was recently rehomed to owner, Nancy Schwartz.

I am actively seeking horses for our leasing program and will provide updates to Julie as that progresses. There are currently two mares that I am considering..

We are desiring horses that are (primarily):

- 15.2 hh or greater in size (to accommodate the largest variety in size of riders)
- between the ages of 7 and 15 years (proven gentle and experienced for trail use, while still being young enough to sell, trade or re-home - *in the event that the lessor walks away from the lease at the expiration of the lease term.*)
- horses with extensive trail experience - crosses water, bridges, non-spooky, traffic-sound, etc.
- quiet disposition conducive to *line-use*
- sound legs and feet
- relatively good confirmation (Good confirmation is critical for soundness under hack-line stresses and workload)
- NO BAD VICES: load, tie, bath, stand for farrier, etc. and non-cribbing, non-kicking, non-biting
- Suitable for all levels of riding
- gentle and quiet around children

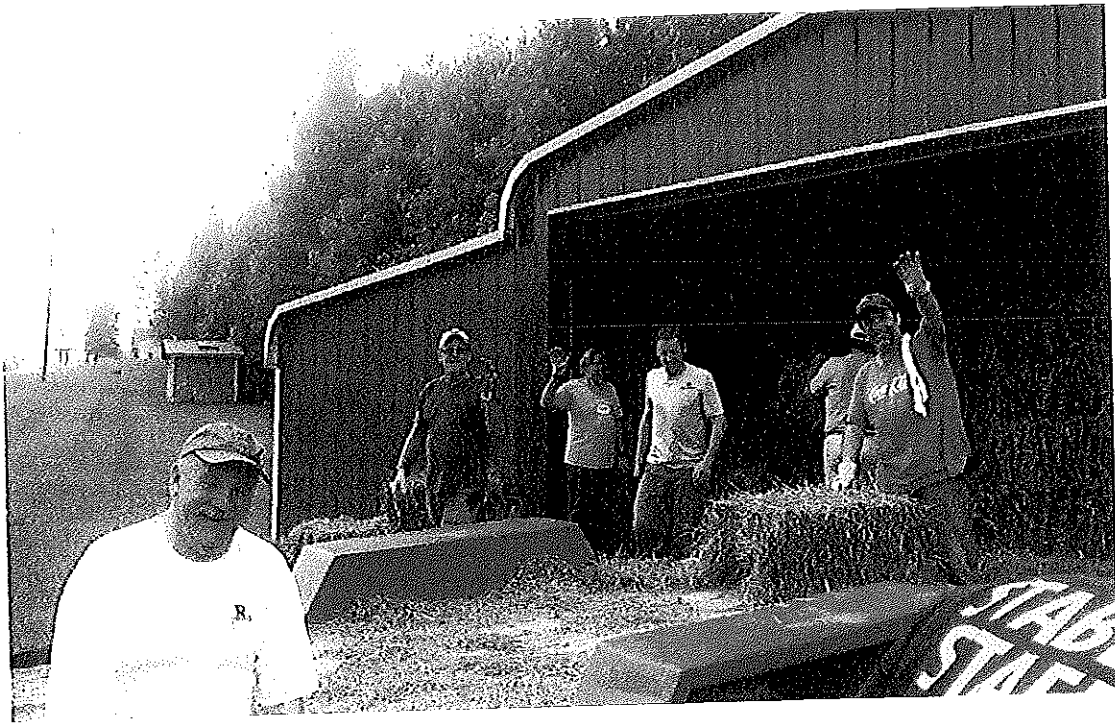
Regarding Rehoming of Retired Horses

- Social networking
- Horse-Clicks (hosedclicks.com) and other online forums
- Stable Website
- e-Blasts to owners
- Word of Mouth / Industry networking - Dept of Agriculture, GERL, other equine rescues/sanctuaries, local clubs, etc.
- Online, email, and telephone networking with local riding clubs, veterinarians, farriers, etc.

We currently have a couple of *leads* that are actively being pursued for rehoming of some of these *permanently offline* horses. We also have a couple of horses for sale, for which we are also seeing some interest.

PASTURES & HAY BALES

On June 6, we baled approximately 500 square bales of hay from the rodeo arena hay field. Special thanks to the volunteers who came out and helped bale hay this year! Rick Upton, Chris Nickum, John Frohberg and Mike Rossi.



We also round-baled Putt-Putt and Office pastures this past week.

To prepare the hay barn for the new hay, 80+ bales of last year's hay were offered for sale to interested owners at a rate of \$3.00 per bale. The remaining hay was relocated to the main barn. This money is being held by Judy Croft in a barn fund and will be used to benefit the youth programs.

Junior Wrangler Program

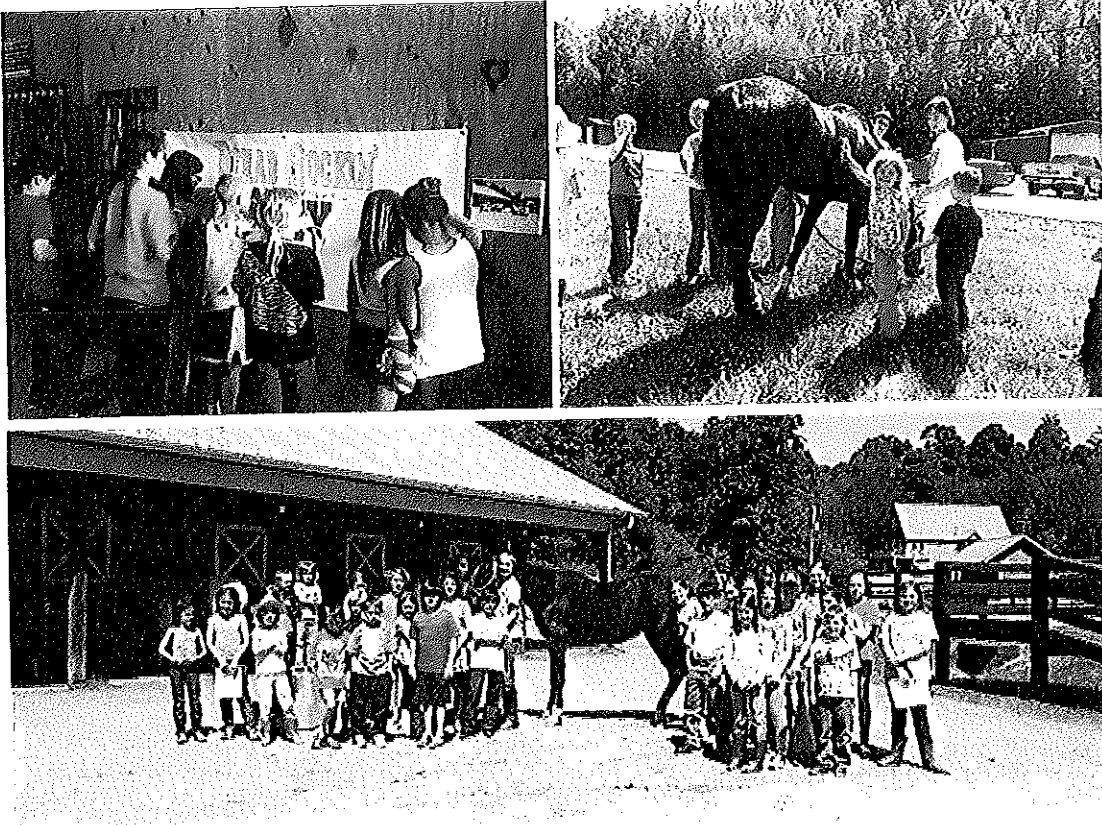
The PeeWee and Junior Wrangler met on May 25th (Memorial Day Weekend) and another on June 1st.

On May 25th, we had 30 kids in participate and a large number of parents present as well. The theme for our first meeting was **REHAB ROCKIN ROXY**. Kids learned about horse neglect, how to recognize, it and how to prevent it. We also began learning how to *rehab* a neglected horse. The kids (and parents) were all very excited and enthusiastic regarding the program. We have had lots of great feedback for the program.

On June 1st, we had 15 kids present for a game of **PARTS OF A HORSE**. We divided the kids into three teams: TEAM POSSUM, TEAM SCOUT, and TEAM ROMEO. A parent lead each team. I called out one of the 37 basic parts of a horse to the teams and allowed 5 - 30 seconds (depending on the part) for the teams to each work together to determine the correct part. We then followed-up with Rockin Roxy, took this week's progress photo, and did her weigh-in.

June 1st reflected estimated body weight of 770lbs. (Up from 735 lbs when she was first donated. Then on June 7th, she weighed at 794 lbs!

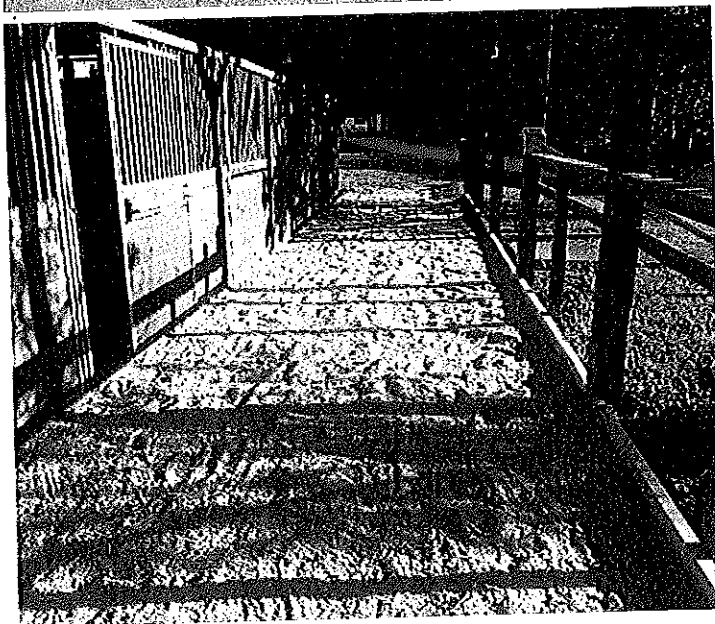
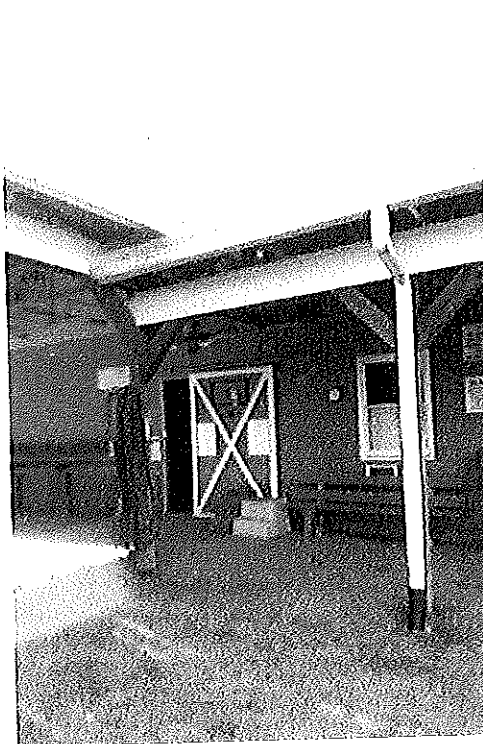
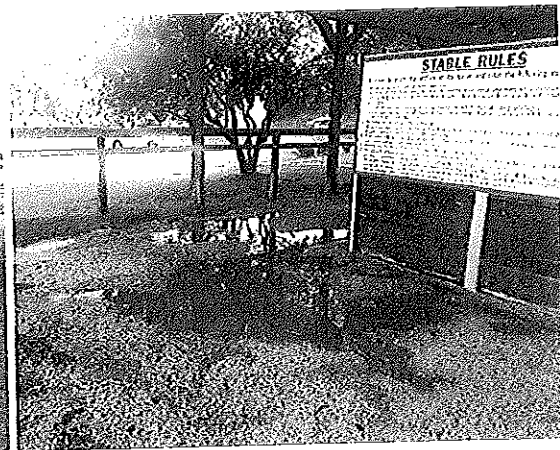
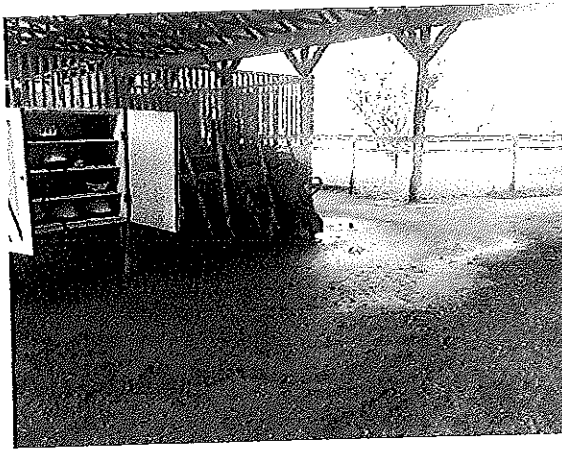
Owners, Carolyn and Dusting Wright donated a 6' vinyl banner for the kids to decorate for Roxy. We are taking her weight and photo every week so that the kids can track her progress. This is proving to be a wonderful learning opportunity for the kids!



On Rodeo Weekend, the PeeWee and Junior Wranglers will participate in a Rodeo Parade as well as a Pony Ride fundraiser. The fundraiser will be held from 6 - 8 pm on both Friday and Saturday nights of the rodeo. The Rodeo Parade will take place on Saturday night. We have had a large number of kids express interest in both events and are looking forward to a super turnout.

OTHER PROJECTS WE HAVE BEEN WORKING ON:

- Barnyard erosion issue - working on solutions to prevent flooding in stableyard during periods of heavy rain.
 - Repair of existing gutters, added flashing
 - installing bumper boards to prevent backflow of water into stable yard and stall area
- snaking and cleaning out of underground drainage pipes.
- repairing drainage on big corral to prevent flooding in corral
- Walkway to nowhere now leads to somewhere



☐ Pre-License Inspection

☒ Routine

☐ Re-inspection
Original Insp. Date _____

☐ Complaint
o Closed o Unfounded

☐ Violation Follow-up

☐ Investigation

GEORGIA DEPARTMENT OF AGRICULTURE
COMMISSIONER GARY BLACK
ANIMAL PROTECTION SECTION

INSPECTION REPORT

Date: June 13 2013

☐ Change of Info.

☐ Delete

☐ Meeting

☐ Not at Home

☐ Miscellaneous _____

License Expiration Date: 7/1/14

Establishment Name R. Kurch

Establishment # _____ License # 1211461

Address 65 R. Kurch Rd

City Dalhousie Zip 30501 County Lumpkin

Phone # _____ Fax # _____

Name Frank C. C. C.

Inspector # 391001

Facility: Inside ☐ Outside ☐ Both ☐

Begin Time: 10:00

End Time: _____

46 # of Enclosures/Stalls
17 # of Breeding Animals
17 # of Equine

Animal Shelter ☐ Bird Dealer ☐ Pet Dealer ☐ Kennel ☐ Stable ☒

REQUIREMENTS

Premise	Pass	Fail	N/A	Performance	Pass	Fail	N/A
1. Current License Displayed	☒	☐	☐	12. Record keeping	☒	☐	☐
2. Housekeeping	☒	☐	☐	13. Storage	☒	☐	☐
3. Lighting	☒	☐	☐	14. Pest Control	☒	☐	☐
4. Adequate Temp. Control	☒	☐	☐	15. Sanitation	☒	☐	☐
5. Adequate Ventilation	☒	☐	☐	16. Waste Disposal	☒	☐	☐
6. Fire Extinguisher	☒	☐	☐	Animal Care			
Enclosures				17. Classification & Separation	☒	☐	☐
7. Space Requirements	☒	☐	☐	18. Adequate Food	☒	☐	☐
8. Interior Surfaces	☒	☐	☐	19. Adequate Water	☒	☐	☐
9. Structural Strength	☒	☐	☐	20. Selling or adoption of injured/ diseased/abnormal animals	☒	☐	☐
10. Shelter from the Elements	☒	☐	☐	21. Minimum Age to Sell & Adopt	☐	☐	☒
11. Drainage	☐	☐	☒	22. Tethering	☐	☐	☒
Pass - met all elements of the particular requirement				23. Euthanasia	☐	☐	☒
Fail - failed to meet one or more elements of the particular requirement				24. Humane Care	☒	☐	☐

NUMBER OF VIOLATIONS ISSUED DURING THIS INSPECTION: _____

REMARKS: All horses appear to be healthy, humane
care. All horses have current medical records
on file. All horses are kept in good condition.

I have read and understood the contents of this report
Signature Owner ☐ Manager ☐ Employee ☐

Inspector's Signature

Assisting Inspector's Signature

Kim Bruce
Printed Name Page _____ of _____

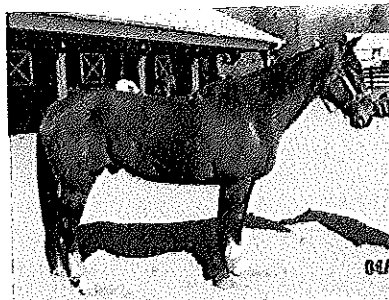
HORSES AVAILABLE FOR SALE OR ADOPTION

The following horses are available for sale or adoption from R-Ranch in the Mountains. Adopted or purchased horses must be removed from R-Ranch. For more information, please contact Kim Bruce, Stable Manager via email to: stables@rranchga.com

BEAU

*FOR ADOPTION

25 year old (grade) Quarter Horse
Suitable only for occasional light riding on flat areas, due to issues with stifle.



BELLE

*FOR ADOPTION

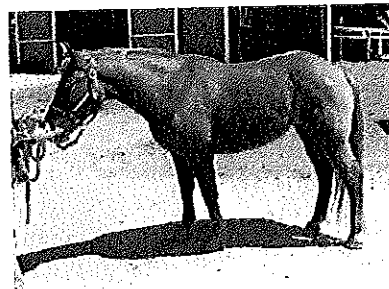
21 Year old (Belgian Draft) Mare
Has one eye. Also suffers allergies and wheezing -- requires grass year-round. Cannot be on hay.



GINGER

*FOR ADOPTION

24 year old (Grade) Quarter Horse
Issues with hocks have impaired her ability to ride.

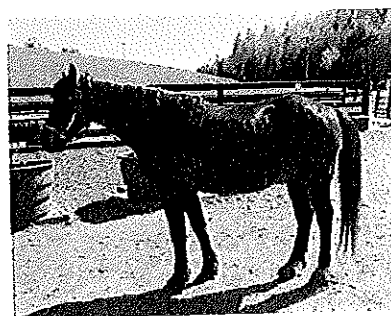


MOE

*FOR ADOPTION

Registered Morgan (APHA) No. 95995
L-Run Royal Brandy
Foaled: June 4, 1984 29 Years Old

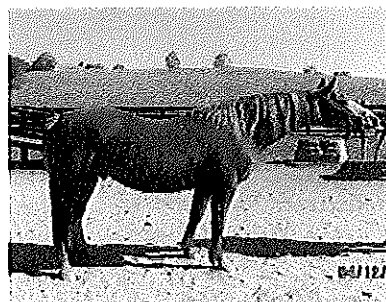
Can still be ridden occasionally for some *light* corral or flat trails. Is gentle, but due to age, would require adult supervision around small children.



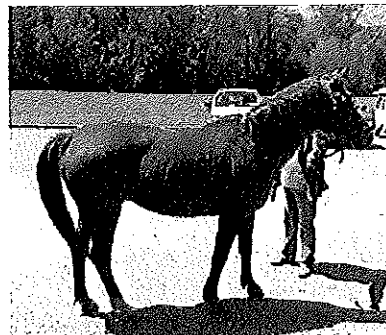
RENEGADE***FOR ADOPTION**

Saddlebred (Grade) Gelding
14 Years Old

Can no longer be ridden due to conformation related back issues. Is friendly and sweet and would make an excellent pasture pet.

**JASMINE *FOR SALE****\$500 OBO**

16 Year Old (Grade) Arabian Mare
Rides western pleasure and trails. Requires a confident rider as is sometimes spooky on trails.

**MASON*****FOR SALE****\$1,000 OBO**

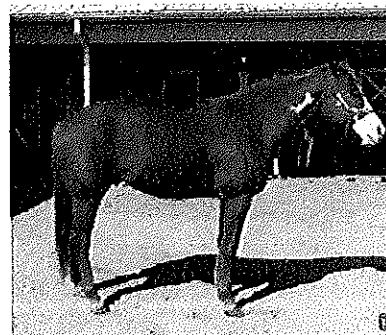
Registered Paint Horse (APHA) No. 367,027

Mr. Classical Fleet

Foaled: March 18, 1997 16 Years Old

English, Western, Hunter Under Saddle, Hunter Jumper

Requires an experienced rider.

**SIS*****FOR SALE****\$750 OBO**

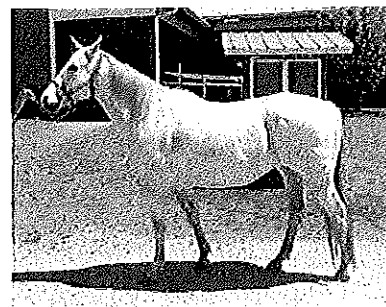
Registered Quarter Horse (AQHA) No. X0571220

Quiet Sis

Foaled: May 26, 1999 14 Years Old

Rides Western Pleasure and Trail

Requires an experienced rider who is light handed and easy in the saddle.



Monday 5/20/13

- ① Rounds
- ② Pool
- ③ Moved RV's
- ④ Worked on spray field lines also welded up cutoff valve
- ⑤ Repair Toilet #807
- ⑥ Check Toilet at Lodge
- ⑦ Reinstall Sign at R/V 2
- ⑧ Repair Picnic table at 119
- ⑨ Repair Light in M/Bath at 1600

Tuesday 6-21-13

- ① Rounds
- ② Pool
- ③ Worked on Washouts in Rainbow Cabin Area from Bad Rain & Hail
- ④ Cut Grass

Wednesday 5/22/13

- ① Rounds
- ② Pool
- ③ Worked on Washouts again after another Bad Rain
- ④ Fixed Electric 934
- ⑤ Checked Electric office
- ⑥ Fixed Faucet 516

Thursday 5-23-13

- ① Grounds
- ② Pool
- ③ Cut Grass
- ④ Move RV's
- ⑤ Clean up Front entrance
- ⑥ Fix Light @ ARENA
- ⑦ Fill L/P
- ⑧ Check Toilet RV 3 Bath House

Fri 5-24-13

- ① Ground
- ② Pool
- ③ Fill L/P
- ④ Cut Lock off Life Guard chair
- ⑤ Fix toilet 803
- ⑥ Put new Breakers in 229
- ⑦ Got Lock for Life guard CHAIR
- ⑧ Tracked all Gravel Roads
- ⑨ Hauled & Put New Gravel in Pot Holes
- ⑩ Cut Grass -
- ⑪ Put out Ant Killer RV Sites

Sun 5-26-13

- ① Rounds
- ② Pool
- ③ Replace Water hose #942
- ④ Move Picnic table to #525
- ⑤ Check out Golf Cart & Move
- ⑥ Fill 4/p

Mon 5-27-13

- ① Rounds
- ② Pool
- ③ Move Picnic table to site 434
- ④ Haul old folding table from arena to Dump
- ⑤ Pick up trash from roadway
- ⑥ Check Pavilion for trash after big Party
- ⑦ Fill 4/p

Tuesday

- ① Rounds
- ② Pool
- ③ Clean Beds at Treatment Plant
- ④ Cut water ditch Above Hillside to carry water off Hillside
Reworked washes on bank in log Cabin Area.
- ⑤ Moved Picnic Table for owner RV #4
- ⑥ Moved Trash & packed Dumpsters in RV #1 & 4
- ⑦ Made Trip to Dahlonega for building materials for beds in Duplex

Wednesday 5/29/13

- ① Rounds
- ② Pool
- ③ Put RAILS ON ALL BUNK Beds in
RAIN BOW Cabins
- ④ Cut GRASS ON ROADWAYS
- ⑤ Mowed GRASS ALONG ROADWAY TO RV'S
- ⑥ Replaced Tires on Road trailer

Thursday 5/30/13

- ① Rounds
- ② Pool
- ③ MOVE RV'S
- ④ Mowed Road BANKS
- ⑤ Power up grade RV #4
- ⑥ Removed starter from boom mower for Replacement
- ⑦ TOOK DOWN Old swings from Lodge
playground & put up new ones
- ⑧ TOOK power off old Refrigerator @ 811

Friday

- ① Rounds
- ② Pool
- ③ Cleaned pool Generator
- ④ Checked dead trees in Chapel Hill
- ⑤ Fix Light outa Cash Register / office
- ⑥ Moved RV
- ⑦ Mowed ? ⑧ Fixed Lights AT Pavillion

SATURDAY 6-1-13

- ① Repaired door in Act. Center, MADE ROUNDS.
- ② set up Tractor for hay cutting
- ③ cut hay in Corral Area.

SUNDAY 6-2-13

- ① Rounds
- ② picked up Trash lodge also Roadways.
- ③ worked on Chopper Motor At Treatment Plant

Monday 6-3-13

- ① Rounds
- ② Repair Door Lock at Lodge Game Room
- ③ cut trees down Chapel Hill
- ④ Fluffed Hay @ ARENA
- ⑤ Replace Lights in Front office Hall
- ⑥ " " " Game Room Girls Bath
- ⑦ Move R/V's
- ⑧ Order Door for Game Room Office
- ⑨ Adjust Timer for pool Lights
- ⑩ Adjust Thermostat RV-5 Bath house
- ⑪ Weed at Front entrance.

Tuesday 6-4-13

- ① Rounds
- ② Pool
- ③ Spray Weeds
- ④ Move R/V's
- ⑤ Repair. Elect at #907

Tuesday

- ⑥ Preset Y-Fi at Lodge
- ⑦ Fluff Hay
- ⑧ changed bike tires
- ⑨ Fix Water line at #968
- ⑩ Fix Storm Drains at Arena
- ⑪ Hook up Hay Bailer & Service
- ⑫ Install starter on John Deere Tractor
- ⑬ Hook up Trailer & Remove side boards for Hay

Wed 6-5-13

- ① Rounds
- ② Move RV
- ③ Bail Hay
- ④ Put out weed killer
- ⑤ WORK ON POOL CHAIRS
- ⑥ Clean out Culverts and Grates
- ⑦ Cleaned ditches also pipes along Roadway Rainbow Cabin Area.
- ⑧ Pumped Propane.
- ⑨ Clean Grate at Cresta /
- ⑩ Check Drain at RV 537

Thursday 6/6/13

- ① Rounds
- ② Worked on John Deere tractor
- ③ Pool
- ④ Mowed Grass
- ⑤ Worked on Door for Lodge

Friday 6/7/13

- ① Rounds
 - ② Pool
 - ③ Installed new Breaker 514
 - ④ Cut Grass
 - ⑤ Cut Hay
 - ⑥ Fluffed Hay
- Saturday

Monday 6-10-13

- ① Rounds
- ② Checked Ice maker in Grill / call iceman
- ③ Reset hot water 806
- ④ Pool
- ⑤ Put new Breakers & Receptacles in 201
- ⑥ Installed New Lamps #3 Bath house
- ⑦ Install New Door & Paint @ Lodge Game room
- ⑧ Fluff Hay
- ⑨ Cut Grass

Tuesday 6/11/13

- ① Rounds
- ② Pool
- ③ Installed new Light & Rodeo Sign Front Entrance
- ④ Move RV
- ⑤ Put Rock at Front Entrance
- ⑥ Filled Hole in Ground at Lodge
- ⑦ Cut GRASS
- ⑧ Cut GRASS ON ROADWAYS
- ⑨ Fluffed Hay

Wed, 6-12-13

- ① Rounds
- ② Remove tree limb from road
- ③ Clean up trash from old Cabin chapel/Hall
- ④ Work on Hay Fluffer
- ⑤ Went & got trailer & service for Hay

Thursday 6/13/13

- ① Rounds
 - ② Pool
 - ③ Cut trailers BACK
 - ④ Painted announcer stand, Power Boxes
a Fence at ARENA
 - ⑤ Moved RV
 - ⑥ Installed new 30amp BREAKER 309
 - ⑦ Installed new Lamps Lodge/Women's Bathroom
 - ⑧ Broke into 931 for House Keeping
 - ⑨ Mowed Grass
 - ⑩ Installed new Lamps Bath house 2
 - ⑪ Sprayed Weed Killer in Rodeo ARENA.
 - ⑫ Cleaned out drain pipe
- Fri 6-14-13

- ① Rounds
- ② Move R/V
- ③ 11 Dozer
- ④ Cut, Clean up, & Remove Tree's from storm

2013 RESERVATION REPORT
(May 18th thru June 15th)

CHAPEL HILL	41
DUPLEX	38
SINGLES	59
COTTAGE	15
RV1	16
RV2	20
RV3	16
RV4	13
RV5	49
RV7	0
TENT	2
ARENA	2
LODGE	2
LAWN	2
PAVILLION	1
STALL	0
COAST TO COAST	9
PASSPORT AMERICA	5

Lottery: One Year Lease

This month we have:

10 SITES JULY	1 IN RV 1	1 IN RV 2	3 IN RV 4	5 IN RV 7	\$10,000
---------------	-----------	-----------	-----------	-----------	----------

Previous Months: One Year Lease

5 SITES JUNE	2 IN RV 2	1 IN RV 3	2 IN RV 4	21 ATTENDEES	\$5,000
SPECIAL: 1	2 ½ YEAR SITE IN RV 1	(RELINQUISHED SITE)			
3 SITES MAY	2 IN RV 2	1 IN RV 3		19 ATTENDEES	\$3,000
5 SITES APRIL	1 IN RV2	1 IN RV3	2 IN RV4	1 IN RV5 (2 YEAR)	\$4,000
3 SITES MARCH	2 IN RV2	1 IN RV 4		12 ATTENDEES	\$3,000
3 SITES FEBRUARY	1 IN RV2	2 IN RV 4		15 ATTENDEES	\$3,000
2 SITES JANUARY	1 IN RV2	1 IN RV 5 (28 MONTH)		14 ATTENDEES	\$3,800

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

Chapel Hill Cabin Adoption

1	Cabin Adopted in May # 959	\$ 650
---	----------------------------	--------

Children's Rights

7 *Active Children's Rights at this time.*

Housekeeping Report

CABINS, RENTALS & DUPLEXES HAVE BEEN CLEANED 91 TIMES AS OF TODAY

We have had some issues with mice and bugs but the ladies have sprayed inside and out for the past few weeks and sticky traps have been put in all cabins to erratic mice.

*Respectfully Submitted
Julie Higman/Administrative Director*

Sales Report

May 2013

Sales	2
Sales from Referrals	0
Referrals	0
Tours	12
Site Visits	5
Sales Calls Inquiries-Ownership Sales Kits Emailed	26
Chamber Leads Followed Up On with Sales Information	17
Potential Sales-June	4
Site/Planning Visits Weddings	2
Weddings	2
Sales Calls Inquiries-Wedding Sales Kits Emailed	12
Sales Calls Inquiries-Groups	1
Groups In House	1
Transfers-Completed	4
Transfers-Pending-June	5

Julie Higman

From: Patsy Bracy [patsybracy@icloud.com]
Sent: Wednesday, June 12, 2013 9:51 AM
To: Julie Higman
Subject: Pasted information in the body of email

Accommodations Committee

June 1, 2013

Present: Patsy Bracy-Co Chair, Iris Koplen-Co Chair, Julie Higman, Barbara Brown, Kim Brandt, Valorie Lottes

The meeting was brought to order and the following was discussed as projects to look at for 2013-14:

- 1) **Updating RV 6.** Iris Koplen stated that she talked with Steve in Maintenance about an estimate to complete this project, he stated \$500,000. More due diligence is required to understand the complete price. As in any project at the R Ranch, it should be put out to bid to 3 contracting companies. Pro-bono work by an owner who is an engineer might save some dollars. Need a committee to complete due-diligence and get VALID QUOTES. Gather all the information from the Board that has been presented, old quotes, etc.
- 2) **Family Pass** - Julie Higman recommended allowing a Family Pass for the swimming pool only, \$600/year, with restricted dates, i.e. owner's weekend, holiday weekends. (Monday thru Friday only)
- 3) **Putt-Putt Improvements** – Barbara Brown will put together her ideas and would need a budget from the Board to continue. Recommendations – Pergola, new carpet, repair Hole #14.
- 4) **Timber Completion in RV4** - Will be up to maintenance department but more than likely will be a Fall Project.
- 5) **Buddy Shack** – Valerie Lottes recommended a clean-up, removing redundant items, removing lattice work, new gravel, make a more user friendly place. Julie Higman said she would send an email blast to let owners who have contributed items to come by and pick them up. The flag needs a new rope, Julie Higman said that can be gotten from the maintenance shed.
- 6) **Stable House** – Patsy Bracy recommends finishing up the update process she started last year. Need a deeper sink and new faucet, ask if anyone has black appliances (fridge, stove, dishwasher) that they want to donate. On the wish list, removing carpet from bedroom on first floor. Either putting in hardwoods or vinyl that looks like hardwoods, paint upstairs queen bedroom, put in tile backsplash (tile already purchased), paint decks, new windows/screens, repair gutters if they haven't already been done.
- 7) **DD House** – get back online.
- 8) **WIFI Hot-Spots** discussed, Julie Higman stated she would bring more information to our next meeting.
- 9) Purchase 2 additional **Defibrillators** at \$1200 each.
- 10) **Rainbow Cabins**- do inventory of how many cabins need basic essentials, i.e. table, 4 chairs, seating, etc. Julie Higman said she would have her staff do an inventory as they are cleaning the cabins, and new mattresses (and waterproof covers). Have the floors sanded and refinished.
- 11) **Rainbow Road** – Julie Higman recommended building a bridge to help with the flooding and eliminate the \$600 per load of gravel that is ultimately washing into the lake (3-4 loads this Spring alone).
- 12) **RV – High Meadow** – The question was asked: would this be a place to have more RV campsites? No pump station needed, as it is on a hill. Question for the Board. Could move the storage somewhere else on property.
- 13) **RV 7 lottery openings** discussed. Board decision to allow first right of refusal for those first owners, 3 took that option.

- 14) **Electrical Upgrade** – Julie Higman recommends updating an area at a time since the wiring has been strung inconsistently around individual sites.

Meeting adjourned.

Patsy Bracy

Julie Higman

From: Bill Poole [Bill.Poole@nelsonmullins.com]
Sent: Saturday, June 15, 2013 7:06 AM
To: Julie Higman
Cc: Barbara Poole
Subject: Fwd: Marketing

Julie,
Please print this for BOD today for Marketing Committee Report.
Thanks,
BP

Sent from my iPad

Begin forwarded message:

From: Barbara Poole <bmpatl@mac.com>
Date: June 15, 2013, 7:04:19 AM EDT
To: <director@rranch.com>
Cc: Bill Poole <Bill.Poole@nelsonmullins.com>
Subject: Fwd: Marketing

Subject: Marketing

Sent from my iPad

Date: June 14, 2013 10:34:53 AM
ED
Subject: Marketing

The Marketing Committee met June 13. Members in attendance were: Mike Carbonara, Iris Koplen, Beverly Upton, Rick Upton, Bill Poole, and Barbara Poole. Steve Delyra and Christy Griffin were unable to attend. Steve sent in a report which will be included in the meeting notes. Due to the late scheduling notice members of the ranch staff were unable to attend.

Meeting Summary

1. Meetings of the Marketing Committee will be held the first Friday of the month at 7:30.

2. Christy Griffin will Co-chair the Committee.

4. Ducky Derby proceeds will go to owner events rather than marketing since more owner events/happier owners is good for marketing!

5. Marketing spending priorities: the RV shows have not been as successful in bringing in new owners as had been expected. This year we plan to focus on marketing in the equine community by targeting several equine events to set up our booth and introduce prospective owners to RRanch. Steve Delyra has done a lot of research on this and we will be moving forward in this area.

6. In September or October there is a Good Sam Club Sambore. There is money in the budget and it would be a different venue for marketing to the RV crowd. Setting up a booth at a camping show may be another place to market the ranch. Dick's and Bass Pro Shops were also mentioned as possible places to set up our booth.

7. We are working with Kim Bruce to improve the paddock/pasture situation for visiting horses. More details at the July meeting.

8. The Marketing Committee believes reducing the number of deeds that may be sold is still an important priority. We plan to send out a Q and A letter explaining why is it in the best interest of all owners, answering as many questions as possible and urging that people vote on this important issue in October.

9. Community building activities are needed to keep owners actively involved. Some ideas: potlucks, Bingo, tubing trips, baseball game, go cart races.

10. Coming up with a buy-back plan of some sort will be something the committee plans to work on. When trying to sell a membership, worries about eventually needing to sell the membership discourage many potential buyers. The Marketing Committee will develop and propose a plan.

11. Restructuring our prices may help with marketing the Ranch. We plan to check out the competition, realizing that what we have is unique but how are somewhat similar resorts structured with

regard to prices. Potential buyers have acted as though the price so low they wonder what is wrong that the Ranch needs to sell so inexpensively.

12. Wedding revenue is down this year. We need a balance between weddings and owners' use of lodge. Not currently an issue since there are very few weddings on the calendar.

Sent from my iPad

Confidentiality Notice

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone (800-237-2000) or reply to this e-mail and delete all copies of this message.

To ensure compliance with the requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including the attachments) is not intended or written to be used, for the purpose of (a) avoiding penalties under the Internal Revenue Code or (b) promoting, marketing or recommending to another party any transaction or tax-related matter[s]. To provide you with a communication that could be used to avoid penalties under the Internal Revenue Code will necessarily entail additional investigations, analysis and conclusions on our part.

SIGN IN SHEET

~~phf~~ patsy bracy@me.com
bill.pade@nelsonmullins.com