

R-Ranch

Board of Director's Meeting

March 21, 2020

Minutes

- I. CALL TO ORDER- 9:30 A.M.- President, Valorie Lottes –**
- II. OPENING PRAYER- Cecil Pacetti**
- III. PLEDGE OF ALLEGIANCE- Randy Mercier**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA – Motion made by Sue Burton, Seconded by Ron Cagle**
- V. SUSPEND READING FEBRUARY 2020 BOD Meeting – Motion made by Cecil Pacetti, Seconded by Sue Burton**
- VI. APPROVE/AMEND/ACCEPT FEBRUARY 2020 BOD MEETING MINUTES - Motion made by Randy Mercier**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Report Submitted
 - b. Executive Director's Report – Discussion around a possible Shelter-In-Place possibility. At this point, all Owner's will need to go back to their main residence and not be at the R-Ranch. Government approved "essential staff" may only be one person for the stables. All housekeeping, maintenance etc would be forced to leave should this occur.
 - c. R-Ranch Grounds Report
 - d. Stables report
 - e. Sales Report
 - f. Events Report
 - g. Treasurer's Report
 - h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted.

- 1. Accommodations Committee – April lottery will ONLY be by proxy due to the high level of participation and social distancing. This was communicated on Wednesday Wisdom as well. You need to list/rate every spot on your proxy sheet. This will be on Facebook Live as well. If you are chosen the office will contact you afterwards.
- 2. Covenants/Bylaws/Policy & Guidelines Committee
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee – Emergency action plan will be posted in several areas throughout the ranch.
- 5. Marketing Committee – Requesting Sales team to post active transfers. No one is held captive! BOD asking marketing to review the \$1495 Owner price to attract more potential Owners. Marc Armstrong to follow
- 6. Owner's Concerns Committee

7. Nominating Committee – Candidates are putting together short videos since we are unable to have the usual Meet & Greet. We will post them on FB Owner's Page as well.
8. Strategic Planning committee

9. BOARD APPOINTED COMMITTEE

- a) RV6 Committee – Held meeting yesterday. 40 sites and it looks like we have a path to completion. Roughly 180 responses to the surveys. Formal presentation at Owner's Meeting. Aiming for July 2020 lottery for RV6 with initial payments due.
- b) Rodeo Committee – Rodeo is still on as of today. We will review as things progress, our Owner's safety is always top concern.

VIII. OLD BUSINESS –

- a) **Vote on Updates to Policy & Guidelines – Postponed until April meeting for Board review.**
- b) **New Owner Program –**
 - a. **Active Duty Military – All in favor to reinstitute. Details to be announced once Blaine confers with the Ranger college.**
 - b. **Limited Time Offering – 12 months after purchase (2 assessments paid in full) You then have 30 days to opt out or join as an Owner. This program would be limited to a maximum of 20 people. This will be tabled until the next Board meeting.**
- c) **CHIG Program – This will be presented for final vote at the April meeting.**

IX. NEW BUSINESS

No New Business.

X. ADJOURN GENERAL MEETING

Time: _____ 1:45pm _____

The next meeting of the R-Ranch Board of Directors will be held on April 25, 2020 at 9:00 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION - No

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

March 21, 2020

SIGN IN SHEET

OWNER'S NAME:

OWNER #

Jim Kaminsky

0626

Lance Lequette

0529

Becky Mooney

0391

R-Ranch

Board of Director's Meeting

March 21, 2020

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President, Valorie Lottes –**
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- III. PLEDGE OF ALLEGIANCE- Randy Mercier**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING FEBRUARY 2020 BOD Meeting**
- VI. APPROVE/AMEND/ACCEPT FEBRUARY 2020 BOD MEETING MINUTES**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Report Submitted
 - b. Executive Director's Report
 - c. R-Ranch Grounds Report
 - d. Stables report
 - e. Sales Report
 - f. Events Report
 - g. Treasurer's Report
 - h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted

- 1. Accommodations Committee
- 2. Covenants/Bylaws/Policy & Guidelines Committee
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee
- 5. Marketing Committee
- 6. Owner's Concerns Committee
- 7. Nominating Committee
- 8. Strategic Planning committee

9. BOARD APPOINTED COMMITTEE

- a) RV6 Committee –
- b) Rodeo Committee –

VIII. OLD BUSINESS –

- a) **Vote on Updates to Policy & Guidelines**
- b) **New Owner Program**
- c) **CHIG Program**

IX. NEW BUSINESS

No New Business.

X. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch Board of Directors will be held on April 25, 2020 at 9:00 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION - No

R-Ranch

Board of Director's Meeting

February 15, 2020

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President, Valorie Lottes –**
- II. OPENING PRAYER- Cecil Pacetti**
- III. PLEDGE OF ALLEGIANCE- Randy Mercier**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA – Motion to approve by Carolyn Ponte, Seconded by Ashley Spenner**
- V. SUSPEND READING JANUARY 2020 BOD Meeting - Motion to suspend by Sue Burton, Seconded by Ron Cagle**
- VI. APPROVE/AMEND/ACCEPT JANUARY 2020 BOD MEETING MINUTES - Motion to approve by Randy Mercier, Seconded by Marc Armstrong**
- VII. REPORTS – Attached where submitted**
 - a. Financial Report- Blaine Griffith – Report Submitted
 - b. Executive Director's Report - Expanding storage and kitchen areas for Cabins 801/802.
 - c. R-Ranch Grounds Report
 - d. Stables report
 - e. Sales Report
 - f. Events Report
 - g. Treasurer's Report
 - h. President's Report

STANDING COMMITTEE REPORTS – Attached where submitted

- 1. Accommodations Committee – We thank Becky Mooney for all of her hardwork on this committee for the last 3 years. Richard LaLonde will be taking over starting May 1st.
- 2. Covenants/Bylaws/Policy & Guidelines Committee – 2nd Session scheduled on March 8th at 1pm in the Board Room. Marc Armstrong to send recap from previous meeting for reference. Goal is to have a recommendation for Owner's Meeting in April.
- 3. Finance Committee
- 4. Land Use/Fire Wise Committee – Waiting on the weather to continue necessary burns. Lance Leuleitte to create emergency protocol for distribution at Owner's Meeting.
- 5. Marketing Committee – Want to remove Tiny Homes sign, misrepresentation of what they are. Board was all in favor of this change. Bill Poole offered to conduct a class for the Ambassador Program which caters to helping new Owners acclimate.
- 6. Owner's Concerns Committee – N/A
- 7. Nominating Committee – 8 candidates. March 14th Meet & Greet for the Candidates. Please attend!

8. **Strategic Planning committee** - Waste Water/Lodge/Mobil Assets have been implemented into the software. Additional asset areas will be added as we go. Total of 11 different asset areas.

9. **BOARD APPOINTED COMMITTEE**

- a) **RV6 Committee** – Ongoing. March 14th Town Hall to discuss and gain feedback. 1pm – 2:30pm at The Lodge. Please attend to give your thoughts and creative ideas!
- b) **Rodeo Committee** – Everything is on target for 3rd week of June as usual. Please let us know if you would like to volunteer!

VIII. **OLD BUSINESS –**

- a) **Collection Process** – Collection Service Agreement was distributed. Board voted to move forward with using this agency. All were in favor.
- b) **New Owner Program** – In order to “rent” or have temporary memberships we would have to have amendments to the Covenants as well as the Bylaws. This would require a 2/3 vote of the entire ownership base and would take approximately 2 years to complete. Even temporarily, a person would require an actual deed, as an actual Owner to avoid any class actions suits. We can choose to accept those deeds back. Tabled for additional information and discussion.
- c) **Chapel Hill** – See attachment for options. All in favor to remove Option 1. Request made to add Cindy Simoes and Ed Woolbright a first right of refusal of one year due to all of their efforts in anticipation of joining the CHIG group prior to the Board making amendments. Board was all in favor. Revisiting Option 2 in a week or two with more detail. Option 3 rehab program being reviewed with accommodations to discuss options.

IX. **NEW BUSINESS**

No New Business.

X. **ADJOURN GENERAL MEETING**

Time: ____1:05pm____

The next meeting of the R-Ranch Board of Directors will be held on March 21, 2020 at 9:30 A.M. in the R-Ranch board room.

XI. EXECUTIVE SESSION - No

R-Ranch In The Mountain®
Income Statement
Compared with Budget
For the Two Months Ending February 29, 2020

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Admin Revenue	\$ 78,810.95	\$ 76,712.00	2,098.95	\$ 89,530.53	\$ 92,814.00	(3,283.47)
Assesments	7,471.37	12,359.00	(4,887.63)	16,741.85	22,837.00	(6,095.15)
RV Revenue	6,841.96	6,994.00	(152.04)	13,236.22	14,207.00	(970.78)
Cabin Revenue	4,038.90	6,389.00	(2,350.10)	7,958.45	10,497.00	(2,538.55)
Lodge Revenue	2,750.00	9,125.00	(6,375.00)	8,730.00	17,160.00	(8,430.00)
Capital Imp Revenue	1,344.32	1,123.00	221.32	2,583.70	2,014.00	569.70
Legal Revenue	70.00	2,112.00	(2,042.00)	70.00	3,724.00	(3,654.00)
Rodeo Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	101,327.50	114,814.00	(13,486.50)	138,850.75	163,253.00	(24,402.25)
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	101,327.50	114,814.00	(13,486.50)	138,850.75	163,253.00	(24,402.25)
Expenses						
Employee Expenses	55,043.52	69,856.00	(14,812.48)	135,973.50	166,097.00	(30,123.50)
Admin Expenses	15,412.25	15,790.00	(377.75)	57,015.34	51,344.00	5,671.34
GPM Expenses	6,473.77	3,325.00	3,148.77	13,983.38	4,281.00	9,702.38
Operating Utilities	5,941.73	4,487.00	1,454.73	14,133.28	13,081.00	1,052.28
Sales & Marketing Exp	513.58	200.00	313.58	575.74	400.00	175.74
Housekeeping Expenses	388.59	255.00	133.59	801.27	755.00	46.27
Stable Expenses	3,624.13	3,212.00	412.13	7,533.93	5,843.00	1,690.93
Owner Expenses	355.76	806.00	(450.24)	979.85	993.00	(13.15)
Sponsored Events Exp	0.00	0.00	0.00	0.00	0.00	0.00
Misc Exp	0.00	4.00	(4.00)	0.00	8.00	(8.00)
RV Expenses	16,109.61	5,633.00	10,476.61	19,923.07	10,777.00	9,146.07
Cabin Expenses	14,996.65	7,066.00	7,930.65	27,858.53	12,074.00	15,784.53
Lodge Expenses	14,933.63	3,991.00	10,942.63	21,914.59	8,261.00	13,653.59
Capital Imp Exp	14,745.37	2,500.00	12,245.37	18,905.31	2,500.00	16,405.31
Legal Exp	0.00	2,112.00	(2,112.00)	0.00	3,724.00	(3,724.00)
Rodeo Expenses	195.46	0.00	195.46	195.46	57.00	138.46
Total Expenses	148,734.05	119,237.00	29,497.05	319,793.25	280,195.00	39,598.25
Net Operating Income	(47,406.55)	(4,423.00)	(42,983.55)	(180,942.50)	(116,942.00)	(64,000.50)
Other Income/Expense						
Bad Debt Expense	37,618.36	0.00	37,618.36	86,602.70	0.00	86,602.70
Net Income	\$ (85,024.91)	\$ (4,423.00)	(80,601.91)	\$ (267,545.20)	\$ (116,942.00)	(150,603.20)

R-Ranch In The Mountain®
Income Statement
Compared with Budget
For the Two Months Ending February 29, 2020

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Admin - Assessments	\$ 78,810.95	\$ 76,712.00	2,098.95	\$ 89,530.53	\$ 92,814.00	(3,283.47)
Admin - Child Rights	350.00	0.00	350.00	350.00	0.00	350.00
Admin - Interest	1.83	7.00	(5.17)	3.17	14.00	(10.83)
Admin - Fines & Fees	550.00	100.00	450.00	950.00	200.00	750.00
Admin - Late Fees & FC	622.68	1,641.00	(1,018.32)	2,253.19	3,443.00	(1,189.81)
Admin - Ownership Sales	100.00	1,990.00	(1,890.00)	100.00	2,985.00	(2,885.00)
Admin - Ownership Transfer	200.00	1,944.00	(1,744.00)	1,674.00	3,888.00	(2,214.00)
Admin - Sales - Ice	34.25	48.00	(13.75)	47.21	81.00	(33.79)
Admin - Sales - Propane	973.53	635.00	338.53	1,793.26	1,683.00	110.26
Admin - Sales - Souvenirs	78.70	76.00	2.70	168.51	106.00	62.51
Admin - Sales - Firewood	0.00	1.00	(1.00)	0.00	2.00	(2.00)
Admin - Sales - Gate Cards	0.00	8.00	(8.00)	0.00	16.00	(16.00)
Admin - Sales - Store	341.98	422.00	(80.02)	625.13	760.00	(134.87)
Admin - Vending Income	20.00	616.00	(596.00)	80.00	680.00	(600.00)
Admin - Stables - Riding Pas	180.00	227.00	(47.00)	180.00	412.00	(232.00)
Admin - Stables - Fundraiser	0.00	200.00	(200.00)	0.00	200.00	(200.00)
Admin - Recovery of Bad De	0.00	850.00	(850.00)	652.98	1,944.00	(1,291.02)
Admin - RV Adoptions	3,918.40	2,454.00	1,464.40	6,150.40	4,555.00	1,595.40
Admin - Cabin Adoptions	0.00	875.00	(875.00)	1,404.00	1,413.00	(9.00)
Admin - RV Moves	50.00	165.00	(115.00)	200.00	305.00	(105.00)
Admin - Pet Fees	50.00	100.00	(50.00)	110.00	150.00	(40.00)
RV - Electric - Usage Fee	2,510.92	2,449.00	61.92	4,589.92	4,718.00	(128.08)
RV - Electric - Quarterly	2,715.64	3,418.00	(702.36)	5,495.90	7,386.00	(1,890.10)
RV - Monthly Adoptions	0.00	250.00	(250.00)	480.00	500.00	(20.00)
RV - Yearly Adoptions	1,074.40	673.00	401.40	1,686.40	1,249.00	437.40
RV - Guest & Group	541.00	202.00	339.00	984.00	350.00	634.00
RV - Interest	0.00	2.00	(2.00)	0.00	4.00	(4.00)
Cabin - Electric - Usage	1,254.00	1,583.00	(329.00)	2,359.00	2,870.00	(511.00)
Cabin - Electric - Quarterly	647.87	1,016.00	(368.13)	900.77	1,582.00	(681.23)
Cabin - Adoptions	0.00	292.00	(292.00)	468.00	471.00	(3.00)
Cabin - Guest & Group	987.03	1,000.00	(12.97)	1,465.73	1,589.00	(123.27)
Cabin - Cottage	1,150.00	2,498.00	(1,348.00)	2,764.95	3,985.00	(1,220.05)
Lodge - Weddings	1,000.00	7,085.00	(6,085.00)	6,605.00	14,170.00	(7,565.00)
Lodge - Events	1,750.00	2,040.00	(290.00)	2,125.00	2,990.00	(865.00)
Capital Improve - RV	1,327.20	831.00	496.20	2,083.20	1,543.00	540.20
Capital Improve - Cabins	0.00	292.00	(292.00)	468.00	471.00	(3.00)
Capital Imp - Intrest	17.12	0.00	17.12	32.50	0.00	32.50
Legal - Admin	70.00	2,112.00	(2,042.00)	70.00	3,724.00	(3,654.00)
Total Revenues	101,327.50	114,814.00	(13,486.50)	138,850.75	163,253.00	(24,402.25)
Cost of Sales						
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	101,327.50	114,814.00	(13,486.50)	138,850.75	163,253.00	(24,402.25)
Expenses						
Employee - Payroll/Salary	42,549.00	53,144.00	(10,595.00)	110,810.19	130,360.00	(19,549.81)
Employee - Payroll Tax	3,817.08	5,059.00	(1,241.92)	10,035.66	12,410.00	(2,374.34)
Employee - Payroll Fees & E	458.46	437.00	21.46	1,420.62	1,095.00	325.62
Employee - Benefits	3,826.15	6,500.00	(2,673.85)	7,303.63	13,000.00	(5,696.37)
Employee - Workers Comp	2,738.00	3,161.00	(423.00)	2,738.00	6,322.00	(3,584.00)
Employee - Commissions	1,654.83	1,555.00	99.83	3,665.40	2,910.00	755.40
Admin - Bank Fees	20.00	42.00	(22.00)	52.00	80.00	(28.00)

For Management Purposes Only

R-Ranch In The Mountain®
Income Statement
Compared with Budget
For the Two Months Ending February 29, 2020

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Admin - Business Fees	0.00	23.00	(23.00)	269.00	249.00	20.00
Admin - IT	1,690.24	1,807.00	(116.76)	3,340.99	3,614.00	(273.01)
Admin - Dues & Subscriptio	331.47	344.00	(12.53)	744.33	364.00	380.33
Admin - Emp Develop & Tra	0.00	230.00	(230.00)	0.00	230.00	(230.00)
Admin - Acknowledgements	0.00	50.00	(50.00)	81.22	50.00	31.22
Admin - Merchant Services	61.79	0.00	61.79	244.78	0.00	244.78
Admin - Mileage Reimburse	117.25	62.00	55.25	117.25	94.00	23.25
Admin - Office Build M&R	0.00	90.00	(90.00)	0.00	90.00	(90.00)
Admin - Office Expense	905.53	662.00	243.53	1,057.97	799.00	258.97
Admin - Printing / Copying	939.67	397.00	542.67	1,686.07	735.00	951.07
Admin - Shipping / Postage	260.39	421.00	(160.61)	616.24	616.00	0.24
Admin - Cable/Cell/Telepho	1,297.98	1,350.00	(52.02)	2,115.91	2,700.00	(584.09)
Admin - Insurance - PL&A	0.00	0.00	0.00	27,083.90	21,600.00	5,483.90
Admin - Property Taxes	9,159.00	9,159.00	0.00	18,318.00	18,318.00	0.00
Admin - Sales - Ice	0.00	58.00	(58.00)	0.00	58.00	(58.00)
Admin - Sales - Propane	594.48	313.00	281.48	1,011.08	907.00	104.08
Admin - Sales - Souvenirs	0.00	247.00	(247.00)	0.00	247.00	(247.00)
Admin - Sales - Store	34.45	535.00	(500.55)	276.60	593.00	(316.40)
GPM - Equip Rental	34.89	34.00	0.89	69.78	68.00	1.78
GPM - Equip Repair	89.08	928.00	(838.92)	193.83	945.00	(751.17)
GPM - Fence / Pasture	0.00	2.00	(2.00)	0.00	9.00	(9.00)
GPM - Fuel	17.51	396.00	(378.49)	21.51	702.00	(680.49)
GPM - General Maintenance	28.12	354.00	(325.88)	504.26	428.00	76.26
GPM - Grounds/Property Re	0.00	46.00	(46.00)	0.00	181.00	(181.00)
GPM - Keys & Locks	8.73	2.00	6.73	8.73	2.00	6.73
GPM - Pool Chemicals	290.00	40.00	250.00	290.00	40.00	250.00
GPM - Pool M&R	0.00	4.00	(4.00)	0.00	4.00	(4.00)
GPM - Pest Control Services	0.00	325.00	(325.00)	0.00	325.00	(325.00)
GPM - Supplies	261.41	157.00	104.41	286.41	303.00	(16.59)
GPM - Tools	5.82	100.00	(94.18)	115.86	126.00	(10.14)
GPM - Vehicle M&R	986.21	905.00	81.21	1,383.00	1,116.00	267.00
GPM - Maint. Bldg M&R	0.00	32.00	(32.00)	0.00	32.00	(32.00)
GPM - Operat Security Contr	4,752.00	0.00	4,752.00	11,110.00	0.00	11,110.00
Operating - Util - Electric	2,502.27	3,057.00	(554.73)	5,294.63	5,750.00	(455.37)
Operating - Util - Propane	1,126.75	589.00	537.75	2,196.25	2,083.00	113.25
Operating - Util - Trash	1,000.00	815.00	185.00	2,325.00	1,348.00	977.00
Operating - Util - Wtr Test	1,312.71	26.00	1,286.71	1,312.71	900.00	412.71
Operating - Util - Wtr Trt M	0.00	0.00	0.00	3,004.69	3,000.00	4.69
Sales - Sales & Market Exp	513.58	200.00	313.58	575.74	400.00	175.74
Housekeeping - Supplies	388.59	255.00	133.59	801.27	755.00	46.27
Stables - Feed	1,694.21	1,229.00	465.21	3,341.42	2,429.00	912.42
Stables - Ferrier	980.00	800.00	180.00	2,080.00	2,005.00	75.00
Stables - General Expense	175.64	211.00	(35.36)	323.15	370.00	(46.85)
Stables - M&R	0.00	181.00	(181.00)	77.76	181.00	(103.24)
Stables - Tack & Equipment	0.00	36.00	(36.00)	213.21	36.00	177.21
Stables - Vet Fees / Medicine	774.28	755.00	19.28	1,498.39	819.00	679.39
Stables - Tools	0.00	0.00	0.00	0.00	3.00	(3.00)
Owner - Events	0.00	500.00	(500.00)	40.93	500.00	(459.07)
Owner - Board/Meetings	0.00	9.00	(9.00)	7.24	9.00	(1.76)
Owner - Sales & Transfers	355.76	297.00	58.76	931.68	484.00	447.68
Misc. Expense	0.00	4.00	(4.00)	0.00	8.00	(8.00)
RV - M&R	0.00	357.00	(357.00)	63.40	474.00	(410.60)
RV - Bath Houses	125.00	126.00	(1.00)	125.00	126.00	(1.00)
RV - Utilities - Electric	3,761.02	4,948.00	(1,186.98)	7,406.72	9,635.00	(2,228.28)
RV - Utilities - Propane	0.00	97.00	(97.00)	104.36	419.00	(314.64)
RV - Utilities - STP	0.00	105.00	(105.00)	0.00	123.00	(123.00)
RV - Projects & Improve	12,223.59	0.00	12,223.59	12,223.59	0.00	12,223.59

For Management Purposes Only

R-Ranch In The Mountain®
Income Statement
Compared with Budget
For the Two Months Ending February 29, 2020

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Cabin - M&R	0.00	39.00	(39.00)	0.00	39.00	(39.00)
Cabin - Pest Control Svc	0.00	0.00	0.00	210.10	0.00	210.10
Cabin - Bath Houses	507.32	9.00	498.32	1,291.99	9.00	1,282.99
Cabin - Rainbow	137.05	203.00	(65.95)	645.15	203.00	442.15
Cabin - Chapel Hill	21.59	5.00	16.59	21.59	5.00	16.59
Cabin - Cottages	0.00	4.00	(4.00)	0.00	4.00	(4.00)
Cabin - Roads	0.00	0.00	0.00	1,348.79	0.00	1,348.79
Cabin - Utilities - Electric	6,081.00	6,745.00	(664.00)	11,809.65	11,613.00	196.65
Cabin - Utilities - Propane	237.60	61.00	176.60	359.23	201.00	158.23
Cabin - Projects & Improve	8,012.09	0.00	8,012.09	12,172.03	0.00	12,172.03
Lodge - M&R	51.65	40.00	11.65	51.65	271.00	(219.35)
Lodge - Kitchen M&R	20.55	0.00	20.55	20.55	0.00	20.55
Lodge - Event Decor/Improv	48.66	52.00	(3.34)	599.54	52.00	547.54
Lodge - Event Coord/Staff	0.00	100.00	(100.00)	1,408.00	200.00	1,208.00
Lodge - Event Clean/Supply	0.00	0.00	0.00	14.51	67.00	(52.49)
Lodge - Event Security	0.00	0.00	0.00	120.00	0.00	120.00
Lodge - Marketing	(45.00)	83.00	(128.00)	350.00	323.00	27.00
Lodge - Utilities - Electric	2,266.76	2,239.00	27.76	4,516.94	3,965.00	551.94
Lodge - Utilities - Propane	2,370.39	1,477.00	893.39	4,612.78	3,383.00	1,229.78
Lodge - Projects & Improve	10,220.62	0.00	10,220.62	10,220.62	0.00	10,220.62
Capital - Infra Improve	14,745.37	2,500.00	12,245.37	18,905.31	2,500.00	16,405.31
Legal - Admin	0.00	2,112.00	(2,112.00)	0.00	3,724.00	(3,724.00)
Rodeo - Advertising	0.00	0.00	0.00	0.00	57.00	(57.00)
Rodeo - Projects & Improve	195.46	0.00	195.46	195.46	0.00	195.46
Total Expenses	148,734.05	119,237.00	29,497.05	319,793.25	280,195.00	39,598.25
Net Operating Income	(47,406.55)	(4,423.00)	(42,983.55)	(180,942.50)	(116,942.00)	(64,000.50)
Other Income/Expense						
Bad Debt Expense	37,618.36	0.00	37,618.36	86,602.70	0.00	86,602.70
Net Income	\$ (85,024.91)	\$ (4,423.00)	(80,601.91)	\$ (267,545.20)	\$ (116,942.00)	(150,603.20)

R-Ranch In The Mountain®
Balance Sheet
February 29, 2020

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		10,137.75
Lodge Bank Account		367.38
Cabin Bank Account		51,738.85
Property Tax Escrow Bank Acct		2,526.02
Payroll Bank Account		837.16
Rodeo Bank Account		7,500.67
Capital Improvement / Infrast		87,237.79
Legal Account		14,004.00
RV Bank Account		179,199.53
Operating Contingent		9,990.39
Accounts Receivable		357,258.78
Allowance for Doubtful Account		(285,505.41)
Total Current Assets		435,792.91
Property and Equipment		
Furniture & Fixtures		118,469.31
Vehicles		33,182.00
Machinery & Equipment		431,028.46
Horses & Sports Equipment		61,007.14
Buildings and Improvements		1,531,774.26
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		(1,290,496.48)
Total Property and Equipment		1,152,177.01
Other Assets		
Unsold Ranch Memberships		756,470.00
Total Other Assets		756,470.00
Total Assets		\$ 2,344,439.92

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	135.25
Prepaid Assessments		21,750.65
Sales Tax Payable		186.99
Accrued Property Tax		28,318.00
Special Purchases Earmarked		(188.59)
Prepaid Electric		290.92
Accrued Property Tax		17,232.00
Total Current Liabilities		67,725.22
Long-Term Liabilities		

R-Ranch In The Mountain®
Balance Sheet
February 29, 2020

Total Long-Term Liabilities		0.00
Total Liabilities		67,725.22
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	1,736,272.74	
Current Year Net Assets Change	(267,545.20)	
Total Capital		2,276,714.70
Total Liabilities & Capital	\$	2,344,439.92

R-Ranch In The Mountain®
Statement of Cash Flow
For the two Months Ended February 29, 2020

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ (85,024.91)	\$ (267,545.20)
Adjustments to reconcile net income to net cash provided by operating activities		
Accounts Receivable	25.00	25.00
Allowance for Doubtful Account	37,618.36	86,602.70
Prepaid Assessments	(23,182.36)	(15,808.05)
Sales Tax Payable	56.60	(99.42)
Accrued Property Tax	9,159.00	18,318.00
Accrued Expenses	345.60	0.00
Prepaid Electric	(359.80)	(1,045.24)
Total Adjustments	23,662.40	87,992.99
Net Cash provided by Operations	(61,362.51)	(179,552.21)
Cash Flows from investing activities		
Used For		
Net cash used in investing	0.00	0.00
Cash Flows from financing activities		
Proceeds From		
Used For		
Net cash used in financing	0.00	0.00
Net increase <decrease> in cash	\$ (61,362.51)	\$ (179,552.21)
Summary		
Cash Balance at End of Period	\$ 364,039.54	\$ 364,039.54
Cash Balance at Beg of Period	(425,402.05)	(543,591.75)
Net Increase <Decrease> in Cash	\$ (61,362.51)	\$ (179,552.21)

February 2020

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

1. Chapel Hill Adoptions (All adoptions including CHIG members):
 - A. 9 renewals for this period.

2. Quarterly Meter Readings and Billing:
 - A. Generated, printed, and mailed 1,089 semi-annual assessments (includes all account types: active, suspended, pre-foreclosure, foreclosure, and litigate).

3. Collections Summary:
 - A. Deed Back Program-Added 1 owner to the list.
 - B. Collection Total through February 29, 2020: **\$15,624.33.**
 - C. Brought 10 owners back to active status.

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	782	786	815	703	775	800	810	802	828	700	685	735	792	783	831
Suspended	245	213	198	308	240	218	211	225	201	331	347	304	259	313	252
Litigation	108	132	130	129	128	126	123	122	121	120	115	110	108	45	43
R-Ranch/Invent	174	178	166	164	161	159	159	155	157	156	0	0	0	0	0
BD W/O	71	71	71	71	71	71	69	69	69	69	70	69	70	71	70
Hardship	6	6	6	12	11	13	14	14	10	10	5	5	3	7	6
Bankruptcy	11	11	11	11	11	10	10	9	9	9	14	14	12	9	7
Closed	169	169	169	169	169	169	170	170	171	171	171	171	172	173	172
Research/Problem	22	22	22	22	22	22	22	22	22	22	22	22	21	21	21
TOTAL UNITS	1600	1600	1600	1601	1600	1600	1600	1600	1600	1600	1247	1441	1448	1433	1402
Status as of:	1/20/17	2/17/17	3/17/17	4/21/17	5/19/17	6/19/17	7/14/17	8/18/17	9/22/17	10/20/17	11/17/17	12/21/17	1/19/18	2/16/18	3/16/18

Goal is 1200 units

Active	773	802	830	840	822	832	735	760	784	797	781	805	731	751	793
Suspended	283	258	221	203	217	200	292	259	235	221	234	212	258	239	200
TOTAL UNITS	1056	1060	1051	1043	1039	1032	1027	1019	1019	1018	1015	1017	989	990	993
Status as of:	4/27/18	5/18/18	6/22/18	7/21/18	8/17/18	9/14/18	10/26/18	11/16/18	12/23/18	1/18/19	2/15/19	3/15/19	4/27/19	5/17/19	6/14/19

Goal is 1200 units

Active	807	793	819	734	753	762	772	736	775						
Suspended	186	205	24	109	87	79	70	106	69						
TOTAL UNITS	993	998	843	843	840	841	842	842	844	0	0	0	0	0	0
Status as of:	7/19/19	8/16/19	9/20/19	10/25/19	11/15/19	12/18/19	1/17/20	2/14/20	3/20/20						

Goal is 1200 units



Executive Director Board Report

Mar Meeting

- We had a great February with lots of rain and not too many cold days.
- The Valentines dance was a nice get together to kick off 2020
- RV5 storm drains and the drain across from the maintenance shop are complete. These repairs will ensure a very long fix to those problems.
- We have ordered new chlorination pumps for our water wells. We are still waiting for them to come in but are using temporary loaner pumps.
- RV show at the Cobb Galleria was successful. We are currently working leads to get any potential Owners in for tours, their free weekend and possible waiving of the initial fee.
- Vehicles: Looking for a housekeeping van, will need one soon. Must be 12 pax with no automatic doors. Security truck zonked out again. If repair is reasonable will try and keep it going as many months as possible. Red maintenance truck went down and had to replace water pump, thermostat and radiator, while the grey maintenance truck is still holding on.
- 801/802 project is still ongoing. Battling rain has been the biggest issue, but we are still shooting for an April completion date.
- Email system changeover was successful. Everything can be synchronized now.
- Lodge floors were started. Demolition was successful and we did find only a few issues.
- Deeds – accounting department and I are aggressively pushing into the “dead” deeds and we have separated into phases. As we are sorting, we are finding deeds still in our name and also attempting to reach out to old Owners to get the deed back in our name before foreclosure. Lining up collection efforts with both the collection agency and the real estate attorney to help us form templates for standard forms.
- Project updates:
 - 1) Rainbow
 - 2) WiFi
 - 3) RV Expansion
 - 4) Chapel Hill
 - 5) Land Conservation
 - 6) Asset Management

MAINT Report February 2/20

Worked with Townley on water drains RV#5-
Installed water drain in front of shop.
Cleaned debris & old fire pits from RV#2
Picked up insulation & blower for bath houses
Poured concrete around water drain in RV#5-
Cleaned out water chases in bath houses
Removed carpet & dance floor at lodge
Re-worked creek crossing treatment plant road due to heavy
rain made temporary repairs on roadway in RV#4 due to
heavy rain began installing new smoke detectors to
satisfy insurance company removed wood from
windows cleaned & caulked along porch at lodge
general MAINT 2 men

Sales & Marketing Report

February 2020

Sales:

Tours - 4

New Sales –1

YTD Total – 1

Transfers – 3

YTD Total – 5

RV SHOW Data:

Between the Jonesboro and Cobb Galleria Show, we have gained over 200 leads. We have created a list of 10 free ownerships with 1 accepted and 2 on hold. The Ranch has also offered 28 free weekends with an acceptance of 8.

Tour Feedback:

The Good:

- 1) Likes the adoption programs
- 2) Feels the community is just isolated enough to feel secluded while being close to downtown/attractions
- 3) RV Storage is a popular amenity

The Bad:

- 1) What new amenities are we offering
- 2) Wanting more handicap accessible cabins and amenities
- 3) Most hesitant about the lifetime membership, worried there isn't an easy way to sell ownership if/when they want to leave.

Marketing:

- Have an Outdoor Expo scheduled for March 14th in Gainesville. We are focusing on marketing our outdoor amenities.
- Audiences set for email campaigns. Currently emailing/calling RV show winners of free membership and free weekends.

- Continuing to utilize Facebook and Instagram to create brand awareness through mostly unpaid, organic posts.
- Gift certificates mailed for free weekends from
- Started drafting campaign for family day on April 18th.
- Will look to start advertising for corporate events in the lodge again once flooring is complete.

March 2020 Board Meeting - Lodge

February Income for 2019	
Wedding Cash Accounting	\$1,250
Events Cash Accounting	\$1,750
Misc. Cash Accounting	\$0
Total Income for February 2019	\$3,000

Total Expenses for February 2019	\$428
Income - Expenses =	\$2,572

Total Value of Weddings In 2020	
Total Budgeted Value of 2020 Weddings Projected	\$85,010
Total Value of 2020 Weddings already Booked	\$31,625
Total amount yet to book	\$53,385

Total Value of Events In 2020	
Total Budgeted Value of 2020 Events Projected	\$15,396
Total Value of 2020 Events already Booked	\$9,350
Total Value of 2020 Pavillion rental	\$375
Amount booked to date	\$9,725

Contact Summary

Contacts:	31	
	Emails	
	14	R-Ranch Web Site
	6	Here Comes the Guide
	3	Wedding Wire
	2	Wedding Spot
	0	Wedding Planner
	0	The Knot
	2	Referred by Friend
	4	Phone Calls
	0	Facebook
Total	31	

Of the contacts:		
	28	Weddings
	0	Church Groups
	3	Party
	0	Class
	31	Total

Of the dates requested:		
	21	dates were available
	7	dates were not available
	3	dates have not yet been chosen
	31	Total

Tours Generated:	5 Tours
Source:	2 Ranch, 1 Wedding Wire, 2 Phone
Status of Tours:	0 Booked 4 In Consideration 1 Not Interested

2020 Event Summary				Source of Wedding/events	
Weddings	7			RR Web	1
Events	8			Cham.Expo	0
RR Events	16	Owner Events (NON REVENUE)		HCTG	1
31		To Date: Total Value of Revenue projects	\$41,350	Owner	6
<i>The R-Ranch non-revenue events are:</i> Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party <i>R-Life parties will be in conjunction with R-Ranch Holidays</i>				Phone	3
				Community	3
				Wedding Wire	1
				Total	15

does not include owner events

2021 Event Summary				Source of Wedding/events	
Weddings				RR Web	
Events				Cham.Expo	
RR Events	16	Owner Events (NON REVENUE)		HCTG	
16		To Date: Total Value of Revenue projected:		Owner	
<i>The R-Ranch non-revenue events are:</i> Vet the Candidates, Meet the Candidates, Lottery, Meet & Greet the Candidates, April Owner's Weekend, Memorial Day, Independence, Labor Day, Lottery, Owner's Weekend Oct, Thanksgiving, Employee Appreciation Lunch, and New Year's Eve party <i>R-Life parties will be in conjunction with R-Ranch Holidays</i>				Phone	
				Community	
				Wedding Wire	
				Total	

does not include owner events

Front Office Monthly Report February 2020

RESERVATIONS

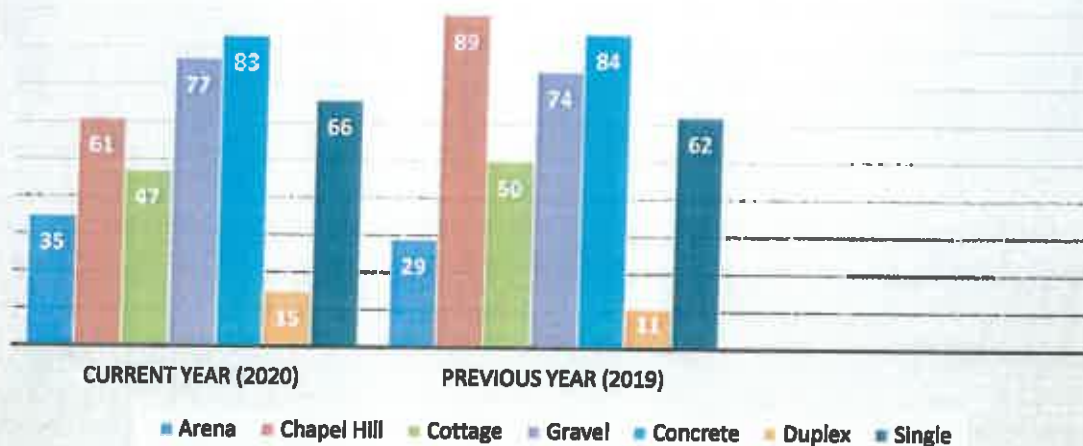
Adopted cabins: 36
Reservations for Cabins: 96
Chapel Hill: 45
Cottage: 7
Duplex: 6
Singles: 38

Adopted RV sites: 104
Reservations for RV: 174
RV Gravel Sites: 102
RV Concrete Sites: 65
RV Arena Sites: 7

OCCUPANCY

DATE (2020)	ARENA	CHAPEL HILL	COTTAGE	RV GRAVEL	RV CONCRETE	DUPLEX RAINBOW	SINGLE RAINBOW
FEB 1ST	42%	61%	33%	72%	82%	13%	70%
FEB 8TH	33%	61%	33%	76%	86%	0%	70%
FEB 15TH	33%	62%	100%	81%	82%	63%	100%
FEB 22ND	33%	61%	67%	77%	80%	0%	60%
FEB 29TH	33%	61%	0%	78%	84%	0%	40%

Occupancy Averages for February 2020 vs 2019



Front Office Monthly Report February 2020

Analysis

- Reservations remained steady relative to this time last year.
- The only significant drop is an 28% decrease in Chapel Hill rentals.

Revenue

• Arena	\$485.00
• RV Concrete	\$4240.00
• RV Gravel	\$8190.00
• Chapel Hill	\$2790.00
• Cottage	\$1410.00
• Duplex	\$290.00
• Single	\$2035.00

MONTHLY TOTAL	\$19,440.00
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Front Office Situation Report

- We are tentatively finalizing plans to bring Security in-house and under the direction of the Office Manager. Currently, two (2) part-time personnel have been tentatively hired and are awaiting a start date. Projection is 1 April 2020 to have one additional security officer hired and trained.
- The Office is beginning to see an uptick in reservation requests as we approach the beginning of the peak season. Projections for March, particularly St. Patrick's Day weekend, are for higher occupancy.
- We have received positive feedback regarding the initial changes to the Front Office layout and look forward to finishing the counters and floors.
- As peak season approaches, it is again highly recommended that we secure additional licenses for the security gate system. This will be especially important as we approach Memorial Day and after the new Rainbow Lake system is installed.

Housekeeping Report

February 2020

We Cleaned 34 Single, 10 Duplex, 8 Cottages, and 6 Chapel Hill for a total of 58 Cabins Cleaned for the month.

We have completed deep cleans on 808, 809, 810, 811, 831, 832, and 1600.

We have finished deep cleaning Chapel hill bath house 2 and RV bath house 3.

We also replaced the curtains and rod to the theatre.

March 2020 Report Accommodations Committee

- **March 2020 Lottery: Saturday 3/7/2020**
 - 19 owners (including 3 Proxy's)
 - 6 of 6 RV spots leased for one year
 - 1 Monthlies RV sites
 - 1 Premium Cabin (# 946)
 - 1 Total Rehab Cabin (# 925)

- April will have 16 RV's sites available for adoption, 1 Premium Cabin, and 2 Total Rehab Cabins.

Topics and Discussions during Committee Meeting:

- No update: same information from last report.
- Committee was asked to review several 'unwritten rules/guidelines' to investigate where in P&G these could be added. We are working on this to submit to the P&G Committee.
- When weather breaks, we planned to purchase the post to replace RV 1 and RV 3 site numbers/post. We will cut these and let dry prior to painting and placing the reflective numbers on them. It will be Spring before complete. Goal is by Owners' Meeting.

Becky Mooney
Accommodation Committee - Chair

MARKETING COMMITTEE AGENDA Feb 12, 2020

ROLL CALL: -Jeanine Stehr, -Cindy Simoes, Mike Bray, Celia Hoffman. Marc Armstrong, Christy Griffin, Samantha Cavallaro; Blaine Griffith

Blaine: Intro Samantha

MONTHLY SALES REPORT: NEW OWNERS _____ TRANSFERS _____

No rollovers from last month. Were three prospects, one was a no-go, the other two became transfers.

Strategic Alliances:

Mark Tuggle RV Blaine

Gift Certificates:

20 more to go to Ashe/Kathy to be given out

Camper City, Buford, GA: (Mike Smith)

Giving out gift certificates, sponsoring summer rodeo

Still need to contact Twin Oaks

Camp Oaks RV & Outdoors Blaine

Sacketts Western Wear/ Booth Museum Valerie

Winery Jeanine

Revisit Ambassador Program.

Ambassador Program

Letter for new transfers/owners giving permission to contact (email/phone) include who to go to for certain questions Thinking about hosting a mentorship or orientation so new owners can be well informed on the policies and guidelines for the ranch.

Blaine is tasked with gathering the right information that can be used. Looking to start with a group of five or six current owners

When giving tours:

Stop and talk to owners, shows potential buyers the community that we have built.

Proposed Ownership Program

Sample contract for the board meeting on the 15th.

"Try it before you buy it" with a possible interest in the military program. Concerns on it diluting the owner pool we currently have. Worried about qualifications: they will have to pass a background and credit check.

Overall, the purpose of the program is to highlight the benefits of ownership

PAST EVENTS:

Atlanta Camping & RV Show January 24-26, 2020 Debrief

Around 125 leads (quantity over quality), will follow up with those we offered a free weekend and ownership to 02/14/2020. Looking to order new displays. Get new photos for the tv to have at shows.

RV Show Feb 7-9, 2020 Cobb Galleria Debrief

57 new leads (more quality)

Drawing people in to do tours; Cindy has offered to show the cabin she is almost done rehabing

NEW BUSINESS

Branded Stickers:

Cindy offered to do a prototype. Other resorts selling their merch online (possibly try in the future). Other new merchandise ideas: jewelry, sun shirts, key chains that look like our new sign, lightweight hoodies. Maybe do a survey online to see what people would like.

New show worksheet

The Log & Timber Home Show March 7-8, 2020 Atlanta, GA Samantha Watters
swatters@aimmedia.com

GON Outdoor Blast July 24-26, 2020 Duluth, GA GONE, Inc. burns@gon.com
800-438-4663 \$400-700 a booth(10x20), (depends on location of booth, price is for the weekend). \$800 for 10x20 booth. \$80 for power, link to floor plan Included:
<https://www.gon.com/media/2019/08/2020BlastFloorplan.pdf> 50% deposit, remaining 50% payment due by May 8th

Outdoor Expo 2020 March 14th, 2020 Gainesville, GA Leah Nelson
lnelson@gainesvilletimes.com 770-535-6330 02/09/2020 Premium: \$500- 2 tables, tablecloths, 4 chairs, first come first served choice of exhibit area. Standard: \$250- 10x10, 1 table, tablecloth, 2 chairs. Outdoor: \$150 reserved space only Registration: \$50 late fee applies after Feb. 1st
RESERVED; PAID

Suggested editing and redoing some brochures. Word of Mouth is our current best form of marketing, it is extremely helpful to have owners volunteer for our RV shows.

Reached out and reserved a spot at the Gainesville Outdoor Show

VIC- INFORMATION CHANN

Scrapped the idea of the tv channel video for marketing, no real way to track how effective it was. EL

FAQ

PRODUCTION PRICING

April 18th Open House

FAMILY FUN DAY, APRIL 18TH, START A CAMPAIGN NEXT WEEK.

NEXT MEETING: MARCH_19th_____ 2020

**PLEASE!!
NOTE**

**New R-Ranch Security Phone Number and
E-Mail Address**

**Effective immediately, if you need to reach
R-Ranch Security after hours:**

**Call
706-973-2047**

**Or e-mail
security@rranchga.com**

**Please keep this information close by in case of
emergency or if you need to report an incident
on the Ranch.**

Thank you.



R-Ranch Emergency Auction Plan

Emergency Use 911

Security/Non-Emergency Call

Office @ 706-864-6444

After hours @ 706-973-2047

- 1- R-Ranch owners and guests should use 911 for any Emergency. You are located at 65 R-Ranch Rd. Dahlonega Ga, 30533 then "Cabin/Site #"/Loaction.
- 2- Security should be notified 2nd and 1st for Non-Emergency situations.
Security or Staff Member should wait for the arrival of 911 to escort them to Cabin or Site.
- 3- The R-Ranch has dedicated shelters for Emergency Weather as the Bath Houses or The Lodge and Front Office. If you can get there safely! If not shelter in place till the threat passes. Then make your way to the closest shelter area. Wait for a Staff Member or Emergency Services so a head count can be done.
- 4- For Fire Emergency owners and guests are asked to report to the Lodge or Rodeo Arena Area. If you can get there safely! If not shelter in place till the threat passes, then make your way to the shelter area. Wait till a Staff Member or Emergency Service so a head count can be done.
- 5- At no time should an owner or guests place themselves in harms way! If you can not reach a shelter area due to a safety concern shelter in place and try to contact 911 and let them know your location and how many people are with you.

R-Ranch in the Mountains
Limited Time Satisfaction Guarantee

Twenty-four months after the purchase date and four assessments have been paid in full, owners _____ of unit # _____ have 30 days to relinquish their ownership privileges of R-Ranch in the Mountains through this option out. The R-Ranch agrees to transfer the warranty deed back into R-Ranch's name, releasing the owner of any future assessment obligations. The owner is responsible for the fee required by the Ranch to transfer any unit. This agreement entails only a transfer of ownership not a buy-back offer. No refund of purchase price will be given to owner. Once the unit has been transferred, the owner will forfeit all ownership privileges and will be relieved of any future R-Ranch assessments. Any and all monies due to R-Ranch must be paid in full before the take-back option may be exercised.

This option is non-transferable. Before the end of the 24 months, if the owner should wish to sell or transfer the unit, this agreement will not be binding with the new party.

R-Ranch Representative

X
Grantee

0

6-28-03

Date

R-RANCH IN THE MOUNTAINS
RANCH OWNERS ASSOCIATION, INC.

ACTIVE-DUTY MILITARY AGREEMENT

DATE: ____ / ____ / ____

I desire to purchase an ownership in R-Ranch In The Mountains, Ranch Owners' Association, Inc. for the sum of \$ _____.

I am aware that as an Owner with Active-Duty military status,

- My eligibility will be based on the results of a background and credit check that is to be completed by the Ranch Owners' Association;
- I will be responsible for obeying all rules and regulations as set forth by the Association; and
- After receiving Permanent Change of Station Orders, R-Ranch In The Mountains will take back my ownership 45 days prior to my report date, with proper documentation, and I will no longer be responsible for paying the semi-annual assessments nor will I receive a refund for any payment made for such ownership or a prorate refund of any assessments paid.

By signing below, I agree to the terms set forth in this agreement.

Owner Signature: _____

Executive Director Signature: _____

Signed or attested before me on this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

OWNER NUMBER:		
FIRST NAME:	MI:	LAST NAME:
SPOUSE NAME:		
STREET NAME:		
CITY:	STATE:	ZIP:
HOME PHONE:	CELL PHONE:	
EMAIL ADDRESS:		

This is the list of current value of CHIG jobs. The CHIG group has decided to earn \$2000.00 per CHIG member to fulfil the hours (Money) needed to continue being in CHIG. All amounts for work have been taken from real contractors or contracting websites.

CHIG works to keep their first right of refusal for another year.

Decks:

10x12 \$ 2200.00 This is too small of a deck.

10x18 \$ 3500.00 This is the perfect size for a new deck.

These prices include all materials.

These prices don't have an hourly rate.

If you build it on your own, then you will get full credit.

If not, you will split the credit.

Partial deck rebuilds will be divided into $\frac{1}{4}$, $\frac{1}{2}$ or $\frac{3}{4}$ and credited appropriately.

Deck repairs will be covered under Handyman and listed below.

Painting:

Full cabin painting \$ 900.00 Inside

Half cabin (upstairs or downstairs) \$500.00

Painting trim, doors, window frames all other indoor painting, falls under Handyman pricing, listed later.

Outside Painting \$ 2500.00 for full cabin. More for any painting that requires a scaffold or ladder work.

This pricing includes **all materials**.

If you paint it on your own, then you will get full credit.

If not, you will split the credit.

Partial cabin painting will be divided into $\frac{1}{4}$, $\frac{1}{2}$ or $\frac{3}{4}$ and credited appropriately.

Flooring

Removal of old flooring /carpet \$115.00 per floor

Replacement flooring (carpet upstairs and hard flooring downstairs). \$800.00

This price includes **all materials**. And is limited to 100 sq ft.

If you do it on your own will get full credit.

If not you will split the credit.

Partial flooring will be divided into $\frac{1}{4}$, $\frac{1}{2}$ or $\frac{3}{4}$ and credited appropriately

Cabinets

Installing cabinets and counter tops \$65.00 an hour. This only includes labor.
Cabinets will be purchased with CHIG funds or donated by CHIG members with cost becoming part of the \$2000.00.
Partial hours will be credited appropriately.

Electrical work

Pulling wire - \$45.00 per hour.
For other jobs see Handyman.

Assorted construction needs

Removal and replacing walls – Interior \$400.00 upstairs/ \$600.00 downstairs.
Outside walls – based on sq. footage. \$200.00 – 6 Square foot
This price includes all materials.

Pressure washing

Decks - \$100.00
Outside walls - \$250.00 for whole cabin.

Staining deck

Just deck - \$600.00 Includes spindles
This price includes all materials.

Yard work

Includes but not limited to raking leaves, clearing roadways, planting annuals or perennials, shrubs, etc.
\$ 12.00 an hour. This price includes all tools and debris removal.

Handyman work: \$45.00 an hour

Includes but not limited to:

Installing kitchen sinks

Installing lights, outlets small electrical.

Running water lines/replacing water lines

Installing curtains, screen doors, art, shelves, mirrors, hooks, etc.

Touch up painting walls, trim and cabinets

Repairing holes in walls
Hanging blinds, putting in furniture, decorating
Small deck repairs
Installing molding/ painting molding
Installing small appliances
Installing furniture
Small repairs to cabinets, doors, walls, stairs
Partial handyman hours will be divided into $\frac{1}{4}$, $\frac{1}{2}$ or $\frac{3}{4}$ and credited appropriately

Cleaning:

Deep clean an entire cabin \$65.00
Spot cleaning \$ 17.50 an hour, including but not limited to : cleaning patio
furniture, inside furniture, pots/pans, molding Etc.

All furniture/appliances/paint/decking materials /moldings/dishware/etc - except
when covered under unit price will be counted dollar to dollar.

Two CHIG events for 2020:

Chili cook-off

Pancake breakfast.

Hours worked for these fund raisers will not count towards our balances needed
for the year. All supplies donated will be credited dollar for dollar.

Current projects under way:

Cabin 940 – Replacing all flooring
Replacing deck

Cabin 906 – Flooring upstairs
Replace and paint outdoor siding
Deck washed and stained

Cabin 908 – New decking
Gutters replaced

Painting
New screen door
Larger sink

We have agreed to meet every quarter and have a brief planning session then a workday. At that time, we will address any new needs of the ranch and Chapel hill. We will then work as a team to knock out the current needs list. Here are the dates:

- March 21st
- June 27th
- Sept 19th
- Dec 12th

All meeting will start at 8:00 at Henry's hut or Clubhouse.

We (CHIG) request that we be able to add qualified owners as needed to complete any larger items the board might need in the future.

Our group is dedicated to preserving and improving the Chapel Hill cabins, bathhouses and surrounding areas. We are committed to making the cabins attractive, safe and user friendly. In doing so, we free up valuable time for our R Ranch Maintenance staff to devote to other areas of the ranch. Our hard work will always be for the good of the Ranch in general and the value of owner's investment.

Current members:

Cabin/Name

- 910 Nancy Sims
- 937 Harvey Jr. & Eve
DeVane
- 938 Brad & Lisa DeVane
- 941 Tracy Hennessee
- 954 Shirley DeVane
- 961 Christine & Aaron Deos
- 962 Gary & Pam Miller
- 963 Darrell Hendrix
- 964 Pam Hendrix
- 971 Roland & Ann
Henderson
- 972 Sue Burton