

R-Ranch

Board of Director's General Meeting

March 17, 2012

Agenda

- I. CALL TO ORDER- 9:30 A.M.- Larry Blaze, President**
- II. OPENING PRAYER- Monica Hill**
- III. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- IV. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
- V. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
- VI. REPORTS**
 - a. Financial Report- Sharon Caldwell, Executive Director
 - b. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
 - c. Stables Report-Kim Bruce, Acting Stable Manager
 - d. Reservation Report -Michelle Colbert-Young
 - e. Sales Report-Wendy Wood

Standing Committee Report

- 1. Marketing Committee- Chairman- Christy Griffin
- 2. Accommodations Committee- Chairman- Richard Duceatt
- 3. Covenants/Bylaws/Policy & Guidelines Committee- Chairman- Linda Steckley-
Co-Chairman- Fawn Howell-
- 4. Finance Committee- Mike Foster
- 5. Land Use Committee- Chairman- Bryan Walker
- 6. Owner's Concerns Committee- Chairman- Ellie McKinney

Special Committee/Board Appointed Committees

- 1. Breakfast With Santa Committee-Chairman, Ellie McKinney
- 2. Chapel Hill Cabin Rehab Committee- Chairman- Anita Curry
- 3. Dog Park Committee- Chairman-Gary Grant
- 4. Fire Wise Committee- Chairman- Hal Barrineau
- 5. Landscape /Beautification Committee- Patsy Bracy
- 6. Nominating Committee- Chairman- Anita Curry
- 7. Rainbow Lake Dam Committee- Larry Blaze/Steve Corbin
- 8. Rodeo - Chairman- Monica Hill
- 9. RV-6 Committee- Chairman- David Muckerman/Jason Davis

VII. Old Business

- a. Wi-Fi- Chris McKemie
- b. Stable House Face Lift- Patsy Bracy

VIII. New Business

- a. Electronic Documentation Distribution- Lisa Richards
- b. On Line Payments- Brenda Harned
- c. Logo/Trademark- Sharon Caldwell/Alex Griffin
- d. April Owner's Meeting- Larry Blaze
- e. Waiver of Legal Liability and Authorization for Emergency Medical Treatment
(Guest and Employees after work hours)
- f. Branding Internet Advertising-Rich Miramonti/Alex Griffin

IX. ADJOURN TO EXECUTIVE SESSION- Larry Blaze

X. RECONVENE GENERAL MEETING- Larry Blaze

XI. AGENDA FOR NEXT GENERAL MEETING-Larry Blaze

XII. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Larry Blaze

The next meeting of the R-Ranch Board of Directors will be held on April 28, 2012 at 9:30 A.M. in the R-Ranch board room.

The Annual R-Ranch Owner's Meeting and Election for the Board of Directors will be held on April 28, 2012 at 1:00 P.M. in the R-Ranch Lodge.

XIII. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn general meeting)

(2nd Motion to adjourn general meeting)

XIV. ADJOURN GENERAL MEETING, DATE, TIME-Larry Blaze

March 17, 2012 at 2:00 PM.

R-Ranch Board of Directors General Meeting March, 2012

Owners and Guest Sign In Below

	Name	Owner Number	Phone Number	E-Mail Address
1	Patsy Brady	1813	713-64-9423	patsybrady@bs.net
2	Brynn Debbie Walker	0707	678-871-0486	del-walker@hotmail.com
3	CHRISTY GRIFFIN	1800	352-563-7774	christy.griffin2@yahoo.com
4	Rick Upton	1608	404-514-6648	Rick.Upton@att.net
5	Fawn Howell	1600	615-92-8920	1fawnh1@gmail.com
6	Barbara Brown		770-925-3588	bbrown@bellsouth.net
7	Bob Gallion	0679	334-382-7549	
8	Robert Sudduth	662	678-520-8860	Bobksheila@msn.com
9	Iris Koplen	0544	404-234-4891	schmoozin@bellsouth.net
10	Karen & Henry Meiers	0134	770-735-1934	Karen2@yahoo.com
11	Ann Burton	1132	7-433-8268	
12	Christoph Nickum	0207	678-846-8988	cnickum@emory.edu
13	Ed & Jimmy Lee Butler	1007	770-393-1246	LMB1935@yahoo.com
14	Richard & Doreen	D 1301	706-613-2999	
15				
16				
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18				
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21				

R-Ranch
Board of Director's General Meeting
March 17, 2012
Minutes

I. CALL TO ORDER-

The monthly meeting of the R-Ranch Owner's Association Board of Directors was called to order on March 17, 2012 at 9:30 A.M. by **Larry Blaze, President**

The following BOD members were present: Larry Blaze, Alex Griffin, Brenda Harned, Lisa Richards, Chris McKemie, Gary Harden, Cecil Pacetti, Monica Hill and Rich Miramonti.

Seventeen Owners attended (*sign in sheet attached*)

II. OPENING PRAYER

Monica Hill opened the meeting in prayer.

III. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

One change was made to the agenda item "opening prayer" to correct Monica Phillips to Monica Hill

Larry Blaze made a motion to accept the agenda as corrected. **Alex Griffin 2nd** the motion, the motion carried and the corrected agenda was approved.

IV. SUSPEND READING/AMEND/ACCEPT PREVIOUS MONTH'S MINUTES

Lisa Richards made a motion to suspend reading the minutes. **Gary Harden 2nd** the motion. The motion carried.

Lisa Richards made a motion to accept the minutes as written. **Gary Harden 2nd** the motion. The motion carried and the February 2012 minutes were approved as distributed.

V. REPORTS

a. Financial Report- Sharon Caldwell, Executive Director

Sharon Caldwell presented the Financial Reports for the time ending October 31, 2011. The following reports are available for all owners to review: Balance Sheet, Budget Comparison Report, Operating Variance Report, Income Statement and Peachtree Customer Account Status/Unit Status, Deed Project, Electric Invoicing Project and Blossman Project.

Any questions concerning the financial reports should be directed to Sharon Caldwell, Executive Director or Lisa Richards, Treasurer (*Attachment*)

- Sharon Caldwell presented three Certified Public Accounting Firms for the board's approval to contract with for certification of the board of director's election results.

Baker & Mundy, LLC, Cleveland, Georgia ; Tim Thomas, CPA, LLC, Cleveland, Georgia and Ronald Bracewell, Bates & Carter, CPA

The board approved unanimous Baker & Mundy, LLC Certified Public Accounts P.O. Box 2929 Cleveland, GA. 30528 to certify the ballots and report the results of the board of director's election. (*Attachment*)

- Larry Blaze pointed out that we have not had any legal expenses and less than \$250.00 in dam related expenses this year.
- Cecil Pacetti questioned if security service personnel is satisfied with the Dodge truck the ranch provides. Sharon stated the Dodge truck is being used by the security service personnel and office personnel for ranch business. There have been minor mechanical issues with the truck but after general maintenance the Dodge truck is performing adequately. She also stated she would like to include in next year's budget a replacement vehicle for security service personnel and office personnel's use.

b. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager

Steve Corbin reported they have spent approximately \$6,200.00 cleaning and staining the single Rainbow Lake Cabins. They are ready to move on the cleaning and staining the duplexes.

- **4 loads of gravel-** Steve requested and the board approved unanimous the purchase of four loads of gravel to reestablish the walkways and parking areas in the Rainbow Lake Cabins area.
- **RV 2 Bath house** is now handicap accessible. Sharon is getting quotes from concrete companies to install the walkways.
- **Grapple Bucket-** Steve requested and the board approved unanimous the purchase of a Grapple Bucket. The approximate cost is \$2,840.00.
- **Isis 8' Fan-** Steve requested and the board approved unanimous the purchase of an 8 foot Isis fan. The approximate cost is \$3,300.00. The color of choice is Anodized Aluminum Finish. The fan will be placed above the chandelier in the Grill Room to move air and cut down on the use of the AC unit. If the fan proves to cool the rooms there are plans to install two of the Isis 8' fans in the events hall in the lodge.

c. Stables Report- Kim Bruce, Acting Stable Manager presented a monthly stables report. You are invited to visit the barn and if you have questions please see Kim, Melissa or any owner that frequent the stables.

- Monthly Stable Report Submitted and attached for your review.

Break 10 minutes

d. Reservation Report -Michelle Colbert-Young submitted a reservation report for a period of February 2012

- Total Reservation -56
- Guest Reservation Total – 3/ \$59.50
- Total Wedding Accommodations – 0/ 00.00
- Group Total – 0.00
- Rental Payments & deposits Collected -\$600.00

Saturday, January 07, 2011 Lottery

- # of attendees 5
- # of leases 5 (two 5-years, one 1- year, one 18-month, one 50-month)
- # of sites leased 5 (arena)

Notes: One 5-year, one 50^{months} rolled over to the next month

Saturday, February 04, 2012

- # of attendees 4
- # of leases available 5 (one 5-year, three 1 year, one 49-month)
- # of sites leased 5 (three 1-year, one 49-month)

Notes: one 5-year rolled over to the next month

▪ Saturday, March 03, 2012

- # of attendees 5
- # of leases available 9 (two-5-year, five 1-year, and two 16-month)
- # of sites leased 5 (one 5-years, three 1-year, and one 16 month)

Notes: two 5-years, one 1-year, and one 16-month rolled over to the next month

e. Sales Report- March Monthly Sales Report - 2012

Wendy Wood reported the March Monthly Sales Report

- **200 Chairs-** Wendy requested and the board approved unanimous the purchase of two hundred white chairs from Atlas Chairs and Tables Harmony to be rented to wedding and events groups. The approximate cost of the chairs is \$4060.00
- **R-Ranch Golf Cart** has a new look including custom made seat covers, new windshield and new wheels and tires.

- Brad Koplan did a fantastic job on the new custom seat covers with R-Ranch Logo and Rich Miramonti donated the wheels and tires. Thank you so much to these two owners for their generous contribution that allows us to tour our future owners around in style.

(Please review the events report attached)

Standing Committee Report

1. Accommodations Committee- Chairman- Richard Duceatt – Patsy Bracy

Patsy Bracy has completed the upgrade to the interior on Rainbow Lake cabins number 1702 and request the opportunity to upgrade the Stable House.

Brenda Harned made a motion to allow Patsy Bracy to proceed with the upgrade to the Stable House and approve \$3950.00 to do so. The \$3950.00 will be expensed to the cabin fund.

2nd Alex Griffin second the motion

After discussion the board voted unanimous in favor of the motion. The motion carried. The work should be completed by April 28 owners meeting.

2. Covenants/Bylaws/Policy & Guidelines Committee- Chairman- Linda Steckley- Co-Chairman- Fawn Howell- No Report
3. Finance Committee- Mike Foster- No Report
4. Land Use Committee- Chairman- Bryan Walker- No Report
5. Marketing Committee- Chairman- Christy Griffin

Christy Griffin presented the Marketing Report for March. Report attached.

(Please see attached report.)

Special Committee/Board Appointed Committees

1. Breakfast With Santa Committee-Chairman, Ellie McKinney- No Report
2. Chapel Hill Cabin Rehab Committee- Chairman- Anita Curry- Anne Burk
3. Dog Park Committee- Chairman-**Gary Grant**- reported the committee is working on a plan to fund a proper gate for the dog park.
4. Fire Wise Committee- Chairman- Hal Barrineau- No Report
5. Landscape /Beautification Committee- Patsy Bracy- Patsy requested the board's approval for flowers and pine straw for the ranch.
Monica Hill made a motion that we buy pine straw and flowers not to exceed \$750.00 for landscape/beautification to the ranch and the \$750.00 will be expensed to the operating account.

2nd Brenda Harned second the motion

After discussion the board voted unanimous in favor of the motion and the motion carried.

6. Nominating Committee- Chairman- Anita Curry, Anne Burks

Ann Burks reported the first nominating committee meeting is scheduled for today March 17 at 3:00 PM. She reported as of March 17 eight owners are running for one of the three positions. She was unable to disclose the names of the 8 candidates.

Ann Burks reported the Chapel Hill Cabin Rehab Fund Raiser breakfast today went very well but was unable to give an accurate account of the money collected. She stated they plan to have the Chapel Hill Cabin Rehab Fund Raiser Breakfast each Sat. morning on board meeting dates. All profits go toward the cost to upgrade the Chapel Hill Cabins. They work very hard for the ranch and they do not ask for money from the ranch. Please continue to participate in this very worth-while fund raiser.

They will hold a fund raiser for breakfast and lunch on April 28, 2012; owner's meeting weekend. Please participate and show your support to this group that works so hard for our ranch.

7. Rainbow Lake Dam Committee- Larry Blaze/Steve Corbin-

Larry Blaze reported that we are required to do self inspections of the lake dam and submit a quarterly inspection report. There is one due in March 2012 and Larry Blaze will submit that report.

8. Rodeo - Chairman- Monica Hill reported she held the 1st rodeo meeting and during the meeting the following committees were set up

- Sponsorship/Advertising-Marketing Committee- Chair
- Vendors- Rick Upton, Chairman
- Sherriff, Fire Department, EMT, Port potty-Larry Blaze Chairman
- Security/Parking- Alex Griffin Chairman, George Harned, Co-Chairman
- Volunteers- Fawn Howell, Chairman
- Contracts- Bill Pool, Attorney

(Please see the attached rodeo report)

9. RV-6 Committee- Chairman- David Muckerman/Jason Davis-No Report

VI. Old Business

- a. **Wi-Fi- Chris McKemie-** explained how we came to have Wi-Fi, what it cost the ranch, where and how you can receive service and that there is no additional cost to each owner.
- b. **Stable House Face Lift-Patsy Bracy** reported during the Accommodations Committee Report.

New Business

a. Electronic Documentation Distribution- Lisa Richards

Lisa Richards stated that the office sent out post cards asking the owners if they wish to receive their information/documents via email. This did not work well and Lisa feels we should discontinue sending information via email except simple email blast. Any information/documents that our by-laws require we send the owners should be sent by US Mail. Our data base should be very specific as to which owner wishes to receive email or US Mail.

b. On Line Payments- Brenda Harned

Lisa Richards stated owners should be able to make payments on line via Pay Pal.com. Sharon Caldwell and Michelle Young will check into this service and report back to the board. This service should reduce our cost of using credit cards and would be a great service to the owners.

c. Logo/Trademark-Sharon Caldwell/Alex Griffin-

Bill Pool, Attorney owner number 1085 offered his legal service for free to assistance in registering R-Ranch Logo/Trademark.

Alex Griffin made a motion to register the Logo/Trademark including the verbiage for registration Trademark for R-Ranch in the Mountains; allowing the Marketing committee, Sharon Caldwell and Michelle Young to make the final decision on the color, font and size.

2nd Rich Miramonti seconds the motion.

After discussion the board voted unanimous in favor of the motion and the motion carried.

d. April Owner's Meeting-Larry Blaze, We will follow the same format as last year.

e. Waiver Of Legal Liability and Authorization for Emergency Medical Treatment-

Brenda Harned asked Sharon Caldwell if all the employees and guest are signing the waiver. Sharon assured the board the guest and employees are signing the waiver before admittance to the ranch.

f. Branding Internet Advertising-Rich Miramonti/Alex Griffin-

Rich Miramonti pointed out it is important for all R-Ranch advertisement including, newspaper, magazine, brochures, internet and any other type of advertisement to be consistent in the message to the market place and should follow the same wording and logo. All R-Ranch advertisement and marketing should have prior approval from the

marketing committed before distribution. Rich's suggestion and points of interest met with the board of director's approval.

ADJOURN TO EXECUTIVE SESSION- Personnel- Larry Blaze at 12:25 P.M.

VII. RECONVENE GENERAL MEETING- Larry Blaze

VIII. AGENDA FOR NEXT GENERAL MEETING- nothing stated

IX. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Larry Blaze

The meeting of the R-Ranch Board of Directors will be held on April 28, 2012 at 9:30 A.M. in the R-Ranch board room.

The BY ANNUAL OWNER'S MEETING will be held April 28, 2012 at 1:00 P.M. in the R-Ranch Lodge events hall.

X. ANNOUNCE DATE, TIME AND LOCATION OF THE ANNUAL OWNER'S MEETING AND BOARD OF ELECTIONS.

XI. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn general meeting) Lisa Richards

(2nd Motion to adjourn general meeting) Alex Griffin

XII. ADJOURN GENERAL MEETING, DATE, TIME-Larry Blaze

The meeting adjourned on March 17, 2012 at 12:25 P.M.

Respectfully submitted by Brenda Harned 4-28-2012

Brenda Harned, Secretary

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

Active	1033	1075	1107	1130	857	953	1056	1086	1082	1111	836	914	982	764	909
Suspended	186	145	108	81	354	260	158	121	124	95	369	294	225	446	301
Master Credit	49	47	53	58	61	58	57	63	67	66	68	68	67	61	60
Howe	26	25	23	23	23	22	22	22	22	22	21	21	21	21	21
Resolutions	44	43	0	0	0	0	0	0	0	0	0	0	0	0	0
House	46	46	90	87	85	85	86	86	84	84	84	84	83	83	83
R-Ranch	419	422	424	425	424	425	424	425	424	424	423	420	422	425	426
Closed	50	50	50	51	51	52	52	52	52	53	54	54	55	55	55
TOTAL UNITS	1853	1853	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855
Status as of:	12/13/06	1/12/07	2/21/07	3/17/07	4/21/07	5/18/07	6/14/07	7/20/07	8/17/07	9/13/07	10/26/07	11/16/07	12/14/07	1/25/08	2/14/08

Active	976	829	987	1033	1016	1019	828	907	942	968	1003	1031	872	921	973
Suspended	241	385	225	179	197	181	369	292	246	224	192	164	324	286	239
Master Credit	52	43	43	43	39	49	51	49	53	51	46	46	45	43	41
Howe	21	22	24	24	27	29	29	29	32	28	37	38	37	37	38
House	83	93	92	92	91	93	94	94	87	88	85	85	85	85	85
R-Ranch	427	428	429	429	430	429	429	429	430	431	427	425	426	417	412
Bankruptcy									9	9	10	11	11	11	13
Closed	55	55	55	55	55	55	55	55	56	56	55	55	55	55	54
TOTAL UNITS	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855	1855
Status as of:	3/14/08	4/25/08	6/27/08	7/18/08	8/15/08	9/19/08	10/23/08	11/19/08	12/19/08	1/16/09	2/20/09	3/20/09	4/24/09	5/15/09	6/19/09

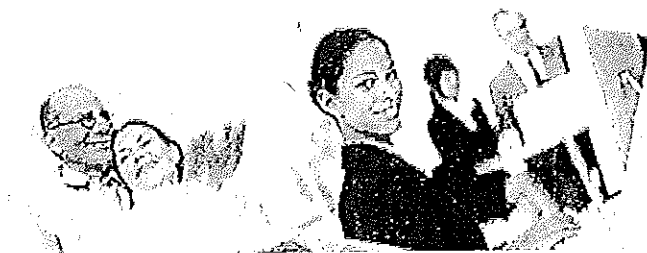
Active	1012	998	1036	827	862	861	949		961	987	802	851	920	935	999
Suspended*	200	211	167	366	232	273	187		173	148	333	286	219	207	173
Master Credit	38	21	29	29	131	91	90		91	90	88	86	84	83	83
Howe	39	37	36	0											
House	85	101	101	0											
R-Ranch	412	412	411	0											
Bankruptcy	15	19	19	0											
Closed	54	56	56	0											
TOTAL UNITS	1855	1855	1855	1222	1225	1225	1226	0	1225	1225	1223	1223	1223	1225	1225
Status as of:	7/17/09	8/14/09	9/18/09	10/23/09	10/31/09	11/13/09	12/31/09		2/18/10	3/19/10	4/23/10	5/14/10	6/18/10	7/30/10	8/20/10

Active	980	734	852			942	955	775	865	913	937	950	960	861	874
Suspended	162	410	291			128	106	285	195	139	114	99	85	188	177
Master Credit	83	81	82			8	17	15	15	20	23	26	30	29	28
R-Ranch/Invent						3	7	13	13	560	563	563	563	565	562
BD W/O						148	146	143	143	142	143	142	142	136	136
Bankruptcy														1	3
To be Researched										626	620	620	620	620	620
TOTAL UNITS	1225	1225	1225	0	0	1229	1231	1231	1231	2400	2400	2400	2400	2400	2400
Status as of:	9/17/10	10/22/10	11/20/10	12/1/10	1/1/11	2/18/11	3/18/11	4/18/11	5/20/11	6/17/11	7/15/11	8/19/11	9/16/11	10/21/11	11/18/11

[illegible]

R-Ranch In The Mountains Association
Book Balance
March 16, 2012

Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		42,415.26
Lodge/Event Bank Account		62,618.94
Cabin Project Bank Account		43,758.01
Stable Project Bank Account		7,265.94
Property Tax Escrow Bank Acct		35,783.31
Payroll Bank Account		17,667.99
Rainbow Dam/Legal Bank Account		274,884.45
Infrastructure MM Bank Account		9,421.33
RV Bank Account		73,784.71
RV-6 Project Bank Account		40,916.27
	\$	<u>609,016.21</u> ✓



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Account Summary as of 03/16/2012 2:49 PM sorted by Group, Product Description

Checking Accounts sorted by Product Description In Ascending Order			
Product Description	Account Nickname	Current Balance	Available Balance
BUSINESS IMMA [REDACTED]	STABLE FUND	7,395.94	7,395.94
BUSINESS IMMA [REDACTED]	CABIN FUND	43,758.01	43,758.01
BUSINESS IMMA [REDACTED]	RV FUND	73,784.71	73,784.71
BUSINESS IMMA [REDACTED]	PROPERTY TAX	35,783.31	35,783.31
BUSINESS IMMA [REDACTED]	RAINBOW DAM ACCT	274,884.45	274,884.45
BUSINESS IMMA [REDACTED]	INFRASTRUCTURE	9,421.33	9,421.33
BUSINESS IMMA [REDACTED]	RV PROJECT ACCT	40,916.27	40,916.27
BUSINESS VALUE [REDACTED]	LODGE EVENTS	62,781.84	62,781.84
BUSINESS VALUE [REDACTED]	PAYROLL	1,052.63	1,052.63
PRESTIGE BUSINESS [REDACTED]	OPERATING	41,522.03	41,522.03
Total Checking Accounts:		591,300.52	591,300.52

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Member
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R-Ranch In The Mountains Association
Balance Sheet
February 29, 2012

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		27,247.44
Lodge/Event Bank Account		63,499.16
Cabin Project Bank Account		45,036.92
Stable Project Bank Account		9,090.94
Property Tax Escrow Bank Acct		35,783.31
Payroll Bank Account		250.56
Rainbow Dam/Legal Bank Account		274,884.45
Infrastructure MM Bank Account		9,421.33
RV Bank Account		69,124.53
RV-6 Project Bank Account		42,321.57
Accounts Receivable		815,102.46
Allowance for Doubtful Account		(118,000.00)
Other Receivables		3,875.42
Prepaid Expenses		1,400.00
Total Current Assets		1,279,538.09
Property and Equipment		
Furniture & Fixtures		82,992.71
Vehicles		51,396.00
Machinery & Equipment		197,224.11
Horses & Sports Equipment		63,339.16
RV Improvements		37,700.00
Buildings and Improvements		652,246.81
Accumulated Depreciation		(591,101.78)
Total Property and Equipment		493,797.01
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		27,737.35
Total Other Assets		117,737.35
Total Assets	\$	1,891,072.45

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	36,802.41
Refundable Deposits		3,750.00
Sales Tax Payable		1,304.63
Accrued Property Tax		28,000.00
Accrued Expenses		25,795.77
Prepaid Assessments		14,569.66
Other Payables		2,049.00
Total Current Liabilities		112,271.47
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		112,271.47

Unaudited - For Management Purposes Only

R-Ranch In The Mountains Association
Balance Sheet
February 29, 2012

Capital		
Lodge Retained Earnings	54,620.46	
RV Retained Earnings	100,699.72	
RV 6 Retained Earnings	36,575.00	
Cabin Retained Earnings	52,476.25	
Stable Retained Earnings	13,389.45	
Infrastructure Retained Earnings	9,417.20	
Legal Retained Earnings	23,145.28	
Dam Retained Earnings	251,020.62	
Undesignated Net Assets	915,457.41	
Current Year Net Assets Change	321,999.59	
Total Capital		1,778,800.98
Total Liabilities & Capital	\$	1,891,072.45

R-Ranch In The Mountains Association
Summary Budget Comparison Report
For the Two Months Ending February 29, 2012

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ 607,114.00	\$ 605,500.00	1,614.00	\$ 607,114.00	\$ 605,500.00	1,614.00
Children's Rights	0.00	1,910.00	(1,910.00)	0.00	1,910.00	(1,910.00)
Electric Reimbursements	387.42	575.00	(187.58)	9,468.30	10,525.00	(1,056.70)
Interest Income	2.77	10.00	(7.23)	4.92	20.00	(15.08)
Fines & Fees	45.00	50.00	(5.00)	45.00	100.00	(55.00)
Late Fees & Finance Charges	2,704.05	2,000.00	704.05	4,553.34	4,500.00	53.34
Ownership Sales & Transfers	1,574.00	450.00	1,124.00	1,899.00	550.00	1,349.00
Reserve Funding Operating	964.88	1,166.25	(201.37)	2,759.81	1,500.00	1,259.81
RV Moves, Pet & Day Use F	200.00	170.00	30.00	340.00	320.00	20.00
Sales	714.04	1,010.00	(295.96)	1,415.21	1,690.00	(274.79)
Rodeo Income	4.67	0.00	4.67	4.67	0.00	4.67
Vending Income	129.75	50.00	79.75	149.75	100.00	49.75
Recovery of Bad Debt	62.08	0.00	62.08	524.15	0.00	524.15
Miscellaneous Income	0.36	100.00	(99.64)	63.36	200.00	(136.64)
Total Operating Income	613,903.02	612,991.25	911.77	628,341.51	626,915.00	1,426.51
			P			P
Operating Expenses						
Employee Expenses	37,045.49	36,883.50	(161.99)	73,807.88	73,767.00	(40.88)
Administrative Expenses	4,886.86	4,502.00	(384.86)	7,815.62	8,904.00	1,088.38
Cabin Expenses	1,438.79	1,455.00	16.21	1,597.51	2,260.00	662.49
Cleaning Expenses	1,860.72	1,695.00	(165.72)	3,476.19	3,390.00	(86.19)
General Property Maintenan	10,708.15	10,585.92	(122.23)	19,806.23	22,070.84	2,264.61
Lodge Expenses	837.61	792.00	(45.61)	1,728.52	1,584.00	(144.52)
Owner Events	150.00	150.00	0.00	150.00	300.00	150.00
Ownership Sales & Transfers	343.82	300.00	(43.82)	343.82	450.00	106.18
RV Expenses	3.75	515.00	511.25	27.55	900.00	872.45
Sales & Marketing Expense	313.82	150.00	(163.82)	1,476.82	1,150.00	(326.82)
Sales Expense	438.59	200.00	(238.59)	862.59	290.00	(572.59)
Stables Expense	2,663.36	2,920.00	256.64	6,540.51	7,160.00	619.49
Utilities Expense	18,735.51	14,459.10	(4,276.41)	39,129.88	31,902.45	(7,227.43)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	3,585.80	5,200.00	1,614.20	4,193.80	10,400.00	6,206.20
Property Taxes Expense	7,000.00	7,000.00	0.00	14,000.00	14,000.00	0.00
Bad Debt Expense	118,000.00	118,000.00	0.00	119,606.40	118,000.00	(1,606.40)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	10.94	150.00	139.06	19.94	300.00	280.06
Total Operating Expenses	208,023.21	204,957.52	(3,065.69)	294,583.26	296,828.29	2,245.03
			N			P
Net Operating Income	\$ 405,879.81	\$ 408,033.73	(2,153.92)	\$ 333,758.25	\$ 330,086.71	3,671.54
			N			P

**R-Ranch In The Mountains
Operating Variance Report
February 2012**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Children's Rights	0	1,910	(1,910)	0	1,910	(1,910)

The monthly and year to date unfavorable variances are due to owners' children not renewing yet.

Electric Reimbursements	387	575	(188)	9,468	10,525	(1,057)
--------------------------------	-----	-----	-------	-------	--------	---------

The year to date unfavorable variance is due to milder than expected weather during 4th quarter so less electricity was used.

Late Fees & Finance Charge Income	2,704	2,000	704	4,553	4,500	53
--	-------	-------	-----	-------	-------	----

The monthly favorable variance is due to increased length of time of past due balances, finance charges are calculated on the number of days past due.

Reserve Funding to Operating Income	965	1,166	(201)	2,760	1,500	1,260
--	-----	-------	-------	-------	-------	-------

The year to date favorable variance is due one 5-year RV site adoption that was budgeted in a previous month as well as two 11-month RV site adoptions that were not budgeted.

Administrative Expenses	4,889	4,502	(387)	7,818	8,904	1,086
--------------------------------	-------	-------	-------	-------	-------	-------

The year to date favorable variance is due to changing merchant services to obtain a better rate as well as using generic envelopes instead of ordering printed envelopes.

Cabin Expenses	1,439	1,455	16	1,598	2,260	662
-----------------------	-------	-------	----	-------	-------	-----

The year to date favorable variance is due to waiting to do some repairs until assessments come in.

Utilities Expense	18,736	14,459	(4,276)	39,130	31,902	(7,227)
--------------------------	--------	--------	---------	--------	--------	---------

The monthly unfavorable variance is due to an unbudgeted propane delivery, and an unexpected repair to the water treatment plant.. The year to date unfavorable variance is due to a ranch wide propane delivery not budgeted.

Property Insurance Expense	3,586	5,200	1,614	4,194	10,400	6,206
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The monthly and year to date favorable variances are due to not having final rates when budgeted.

R-Ranch In The Mountains Association
 Budget Comparison Report - Reserve Accounts
 For the Two Months Ending February 29, 2012

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 1,197.61	\$ 1,425.00	(227.39)	\$ 2,003.37	\$ 3,225.00	(1,221.63)
Cabin Reserve Expenses	4,632.74	3,713.75	(918.99)	7,730.15	4,820.25	(2,909.90)
Net Cabin Reserve Income	(3,435.13)	(2,288.75)	(1,146.38)	(5,726.78)	(1,595.25)	(4,131.53)
RV Reserve Income	3,031.53	2,650.00	381.53	5,793.27	3,075.00	2,718.27
RV Reserve Expenses	11,680.64	10,397.50	(1,283.14)	13,076.22	10,479.31	(2,596.91)
Net RV Reserve Income	(8,649.11)	(7,747.50)	(901.61)	(7,282.95)	(7,404.31)	121.36
RV 6 Reserve Income	3.40	0.00	3.40	6,007.15	0.00	6,007.15
RV 6 Reserve Expenses	0.65	0.00	(0.65)	1,156.37	0.00	(1,156.37)
Net RV6 Reserve Income	2.75	0.00	2.75	4,850.78	0.00	4,850.78
Lodge Reserve Income	2,200.00	3,700.00	(1,500.00)	4,545.00	3,700.00	845.00
Lodge Reserve Expenses	3,395.23	3,740.00	344.77	7,249.38	6,115.00	(1,134.38)
Net Lodge Reserve Income	(1,195.23)	(40.00)	(1,155.23)	(2,704.38)	(2,415.00)	(289.38)
Stables Reserve Income	1,450.64	350.00	1,100.64	1,661.33	750.00	911.33
Stables Reserve Expenses	2,274.37	2,000.00	(274.37)	2,284.90	2,020.00	(264.90)
Net Stables Reserve Income	(823.73)	(1,650.00)	826.27	(623.57)	(1,270.00)	646.43
Infrastructure Reserve Income	71.99	0.00	71.99	410.33	74.56	335.77
Infrastructure Reserve Expense	537.14	0.00	(537.14)	537.14	0.00	(537.14)
Net Infrastructure Reserve Income	(465.15)	0.00	(465.15)	(126.81)	74.56	(201.37)
Dam/Legal Reserve Income	43.67	0.00	43.67	93.02	0.00	93.02
Dam/Legal Reserve Expense	31.71	0.00	(31.71)	256.71	0.00	(256.71)
Net Dam/Legal Reserve Income	11.96	0.00	11.96	(163.69)	0.00	(163.69)
Total Net Reserve Income	\$ (14,553.64)	\$ (11,726.25)	(2,827.39)	\$ (11,777.40)	\$ (12,610.00)	832.60
			N			P

**R-Ranch In The Mountains
Reserves Variance Report
February 2012**

MTD Actual MTD Budget MTD Variance YTD Actual YTD Budget YTD Variance

Reserve - Cabin Income

1,198	1,425	(227)	2,003	3,225	(1,222)
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The year to date unfavorable variance is due to less reservations than expected.

Reserve - RV Income

3,032	2,650	382	5,793	3,075	2,718
-------	-------	-----	-------	-------	-------

The year to date favorable variance is due to two 11-month adoptions in January that were not budgeted.

Reserve - RV6 Income

3	0	3	6,008	0	6,008
---	---	---	-------	---	-------

The year to date favorable variance is due to one 5-year adoption that was budgeted in December, but not adopted until January.

Reserve - Lodge Income

2,200	3,700	(1,500)	4,545	3,700	845
-------	-------	---------	-------	-------	-----

The monthly unfavorable variance is due to a budgeted wedding not yet making payments however, several previously booked events made payments that were unbudgeted.

Reserve - Stables Income

1,451	350	1,101	1,661	750	911
-------	-----	-------	-------	-----	-----

The monthly and year to date favorable variance is due to the great weather we higher than expected riding passes sold, the lodge donated 150.00 to stables for a wedding where the bride wanted to pose with a horse and we had a saddle club come on property and pay for stall fees.

Reserve - Cabin Expense

4,633	3,714	(919)	6,130	4,820	(1,310)
-------	-------	-------	-------	-------	---------

The year to date unfavorable variance is due to additional expense repair cabins prior to staining. The year to date variance is due to the aforementioned and interior renovations to two owner cottages that were not budgeted.

Reserve - RV Expense

11,681	10,398	(1,283)	13,076	10,479	(2,597)
--------	--------	---------	--------	--------	---------

The monthly unfavorable variance is due to the handicap upgrade to bath house 3. The year to date unfavorable variance is do to the aforementioned and to pad improvements.

Reserve - RV6 Expense

1	0	(1)	1,156	0	(1,156)
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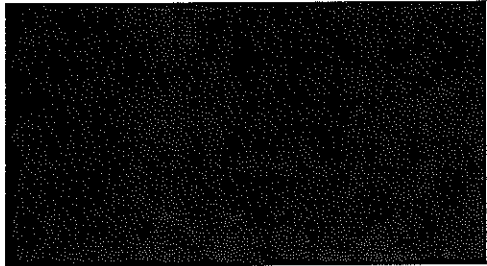
The year to date unfavorable variance is due to contributions to operating and infrastructure based on the unbudgeted 5-year adoption in January.

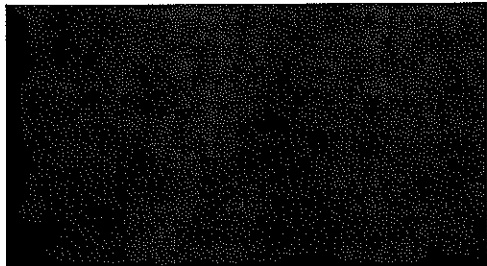
Reserve - Lodge Expense

3,395	3,740	345	7,249	6,115	(1,134)
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The monthly unfavorable variance is due to event coordination fees for weddings/events from previous months being paid.

Project Account Reconciliation
February 29, 2012

		Lodge / Event	
Cash G/L Balance	1025	63,499.16	
Refundable Deposits	2100	(3,750.00)	
Lodge Retained Earnings	3801	(66,272.21)	
Lodge Income G/L Balance	8300	(4,545.00)	
Lodge Expense G/L Balance	9300	6,074.38	
		<u>(4,993.67)</u>	
Variances			
		180.00	Receivable
		310.00	Receivable
		1,500.00	Receivable
		1,000.00	Receivable
		1,500.00	Receivable
		1,000.00	Receivable
		1.00	From Operating
		(167.33)	To Operating
	February 15%	(330.00)	To Operating
	February 5%	-	To Infrastructure
		<u>4,993.67</u>	
Checks and Balances		0.00	

		Cabin Reserve	
Cash G/L Balance	1030	45,036.92	
Cabin Retained Earnings	3804	(48,403.43)	
Reserve Income	8000	(2,003.37)	
Reserve Expense	9000	6,130.15	
		<u>760.27</u>	
Variances			
		75.00	To Cabin
		(52.13)	To Operating
		(75.37)	To Operating
		(237.50)	To Operating
		(42.78)	To Operating
		(126.21)	To Operating
		(28.87)	To Operating
		(92.77)	To Operating
	February 15%	(179.64)	To Operating
	February 5%	-	To Infrastructure
		<u>(760.27)</u>	
Checks and balances		(0.00)	

Project Account Reconciliation

February 29, 2012

RV

Cash G/L Balance RV	1065	69,124.53
RV Improvements	1542	37,700.00
RV Retained Earnings	3802	(104,983.33)
RV Income	8100	(5,793.27)
RV Expense	9100	<u>3,076.22</u>
		(875.85)

Variances

	75.00	
	(1,750.00)	Resold lease
	1,367.80	
	37.50	
	1,000.00	From Operating
	25.00	From Operating
	300.00	From Operating
	47.25	From Operating
	75.00	From Operating
	10.00	From Operating
	75.00	From Operating
	75.00	From Operating
	64.13	From Operating
February 15%	(454.73)	
February 5%	<u>(71.10)</u>	
	875.85	

Checks and Balances (0.00)

RV6

Cash G/L Balance RV	1070	42,321.57
RV 6 Retained Earnings	3803	(43,432.64)
RV 6 Income	8200	(6,007.15)
RV 6 Expense	9200	<u>1,156.37</u>
		(5,961.85)

Variances

February 15%	(0.51)	To Operating
February 5%	(0.14)	To Infrastructure
	(37.50)	From RV
	<u>6,000.00</u>	From Operating
	5,961.85	

Checks and Balances -

Project Account Reconciliation
February 29, 2012

Stables			
Cash G/L Balance	1035	9,090.94	
Reserve G/L Balance	2030	-	
Stable Retained Earnings	3805	(7,714.51)	
Reserve Income	8400	(1,661.33)	
Reserve Expense	9400	2,284.90	
		<u>2,000.00</u>	
Variances			
Horse Purchase		(2,000.00)	To Operating
January 5%		<u>(2,000.00)</u>	To Infrastructure
Checks and Balances		-	
Rainbow Dam Account			
Cash G/L Balance Dam	1055	274,884.45	
Reserve G/L Balance Dam	2060	-	
Reserve G/L Balance Legal	2070	-	
Legal Retained Earnings	3808	(251,871.15)	
Dam Retained Earnings	3807	(23,145.28)	
Reserve Income Dam / Legal	8600	(93.02)	
Reserve Legal Expense	9600	256.71	Legal to Operating
		<u>31.71</u>	
Variances			
Repair of walkway		(31.71)	
		<u>(31.71)</u>	
Checks and Balances		0.00	

Project Account Reconciliation
February 29, 2012

Infrastructure Account

Cash G/L Balance	1060	9,421.33
Reserve G/L Balance	2080	-
Property Insurance Retained Earnings	3806	(9,619.38)
Reserve Income	8500	(410.33)
Reserve Expense	9500	537.14
		(71.24)

Variances

5%		
Cabin 5%		-
Lodge 5%		-
RV 5%		71.10
RV 6 5%		0.14
Stables 5%		-
		71.24

Checks and Balances	0.00
---------------------	------

Fuel Log Monthly Composites

2011

July		August		September	
Maintenance	69.4	Maintenance	96.8	Maintenance	66.2
Security (old)	84.2	Security (old)	77.7	Security	59.2
Office	4	Office	4	Office	5.7
Housekeep	16	Housekeep	0	Housekeep	23.6
*Employees	0	*Employees	0	*Employees	8
*Owners	4.1	*Owners	0	*Owners	4
	<u>177.7</u>		<u>178.5</u>		<u>166.7</u>

October		November		December	
Maintenance	106	Maintenance	82.3	Maintenance	53.6
Security	107	Security	80.8	Security	97.7
Office	1.6	Office	0	Office	0
Housekeep	24.4	Housekeep	25.5	Housekeep	15
*Employees	9.2	*Employees	11.1	*Employees	0
*Owners	0	*Owners	0	*Owners	0
	<u>248.2</u>		<u>199.7</u>		<u>166.3</u>

2012

January		February		March	
Maintenance	53.2	Maintenance	64.4	Maintenance	
Security	88.1	Security	76.8	Security	
Office	4.1	Office	5	Office	
Housekeep	16.5	Housekeep	33	Housekeep	
*Employees	0	Barn	17.3	Barn	
*Owners	0	*Employees	0	*Employees	
	<u>161.9</u>	**Owners	33.9	*Owners	
			<u>230.4</u>		<u>0</u>



CERTIFIED PUBLIC ACCOUNTANTS

J. ROB MUNDY, CPA

LESLIE R. BAKER, CPA

CLEVELAND: (706) 865-7796

DAHLONEGA (706) 864-7433

FAX: (706) 865-6638

February 14, 2012

To the Board of Directors
R-Ranch in the Mountains
65 R-Ranch Road
P.O. Box 310
Dahlonega, GA 30533

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide.

We will perform the following services:

1. We will compile, from information provided, the annual election results of R-Ranch.

We will compile the financial information and issue an accountant's report thereon in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. A compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We will not audit or review the financial information and, accordingly, will not express an opinion or any other form of assurance on them.

2. We will mail out the election ballots and track those ballots accordingly and compile them throughout the election process.

4. We will be on-site on election day to track and compile the ballots and issue a report thereon.

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts that may exist. However, we will inform you of any material errors and any evidence or information that comes to our attention during the performance of our compilation procedures, that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement.



CERTIFIED PUBLIC ACCOUNTANTS

J. ROB MUNDY, CPA

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FAX: (706) 865-6638

The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees are payable on presentation.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

J. Rob Mundy, CPA
Managing Partner
BAKER & MUNDY, LLC

Acknowledged:
R-Ranch

President

Date



CERTIFIED PUBLIC ACCOUNTANTS

J. ROB MUNDY, CPA

LESLIE R. BAKER, CPA

CLEVELAND: (706) 865-7796

DAHLONEGA (706) 864-7433

FAX: (706) 865-6638

We estimate that our fees for these services will be:

- 1 \$545 postage for mailing of ballots.
- 2 \$1,800 for mailing of ballots and tracking ballots before the election day.
and for on-site election day vote count and reporting.

Other Services Available.

Bookkeeping & Payroll Services:

Bill Paying Service
Payroll Service
Post earnings records
Prepare payroll tax returns
Prepare W-2s & 1099s

Other bookkeeping services (specify):

Tax Services As Needed (\$135.00 Per hour rate.)

Other state returns (specify)
Tax planning or consultations
Other tax services (specify)
Business Incorporation
LLC Formation
IRS & State notices & correspondence

Other Services As Needed (\$135.00 Per hour rate.)

Auditing
Management consultations
Investment consultations
Accounting for extraordinary circumstances such as casualties and thefts
Accounting and consultation for sales of assets
Prospective financial statements
Personal financial statements for owners and employees
Personal financial planning

TIM THOMAS, CPA, LLC
CERTIFIED PUBLIC ACCOUNTANT

TimThomasCPA.com

CLEVELAND – 706-865-1095
DAHLONEGA – 706-864-5547

March 15, 2011

Ms. Sharon Caldwell
R Ranch in the Mountains
Stone Pile Gap Road - Dahlonega, GA 30533

Dear Ms. Brown:

This will confirm my understanding of the arrangements for the count of the vote for your board of directors election in April 28, 2012. The vote count will be made in accordance with generally accepted auditing standards and, accordingly, will include such test of the records and such other auditing procedures as I consider necessary in the circumstances, including:

- Verification that all members are mailed a ballot
- Mailing out actual ballots to all members per a membership list provided by the association
- Accepting mailed in ballots using our Dahlonega address
- Reconciling ballots received back with the association member list

- Count mailed in ballots postmarked 1 week before the election date
 - Deliver to you ballots stapled with their envelopes
 - Compile a list of ballots opened and received for your records

Account for late ballots received after the cutoff – also return to you (unopened).

- Count the votes cast on site at R-Ranch on election day, April 28, 2012.
 - The arrival time will be 11:00 am.
 - You will provide us a secure area to conduct our count
 - I will count the ballots collected by the association at the election and add to the tally of counted mailed in ballots for a list of all votes cast
 - I will present the findings to the board of directors via a signed letter.

The count will include test of documentary evidence supporting the vote count. At the conclusion of the count, I will request certain written representations from you about these matters. *The count is subject to the inherent risk that material errors, irregularities, or illegal act, including fraud or defalcations, if they exist, will not be detected. However, I will inform you of any such matters that come to my attention.*

I understand that you will provide us with the basic information required and that you will be responsible for the accuracy and completeness of that information. The fee for these services will be at regular per diem rates based on \$120.00 per hour. The fee should range from \$2,500 to \$4,200 but that will depend on your cooperation and the quick resolution of any difficult circumstances that may arise. Invoices will be rendered weekly and/or at the conclusion of the count. Thank you for this opportunity to serve you. If this letter correctly expresses your understanding please sign the enclosed copy and return it to my office.

Very truly yours,

Timothy H. Thomas, CPA.

Approved

By: _____ Date: _____ Title: _____

Sharon Caldwell

From: Ronald Bracewell [rbracewell@batescarter.com]

Sent: Friday, March 16, 2012 12:49 PM

To: 'scaldwell@ranchga.com'

Subject: Re: Bid

Sharon, we will have to pass this year. Please keep us on this list for future consideration. Kind regards,
Ron.

From: Sharon Caldwell

To: Ronald Bracewell

Sent: Fri Mar 16 12:05:51 2012

Subject: Bid

Mr. Bracewell,

Our Board meeting is tomorrow morning. If you can have me the bid by 4:00 today I will be happy to submit it. Please let me know if you will be sending a bid.

Thanks for your interest,
Sharon Caldwell

3/16/2012

My name is Sharon Caldwell. I am the Executive Director at R-Ranch In The Mountains in Dahlonega, GA. Each year we have an election to elect three new Board members. I would like your company to bid on mailing and counting our ballots. Below is a list of what is expected in the process:

Mail a ballot to all members per a list provided by the association- approximately 1000

Accepting mailed in ballots at your address

Compile a list of ballots opened and received for your records.

Account for late ballots received after the cutoff date

Count the votes cast on site at R-Ranch on election day, April 28, 2012.

Arrival time will be 12:00

A secure area will be provided to conduct count

Count the ballots collected at the election and add to tally of counted mailed in ballots for a list of all votes cast.

Present findings to the board of directors via a signed letter.

Sincerely,

Sharon Caldwell
R-Ranch In The Mountains
706-864-6444

Ron bracewell - Bates & Carter
#bratville
rbracewell@batescarter.com
770-532-9131

Approved

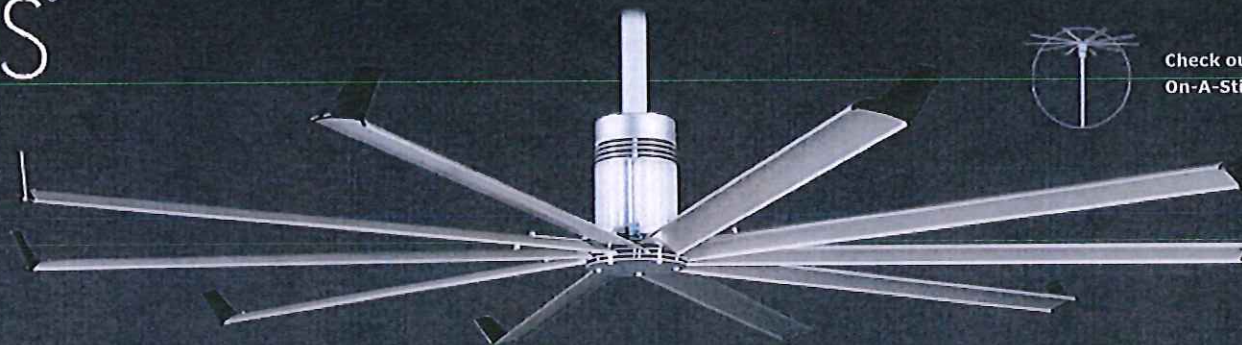


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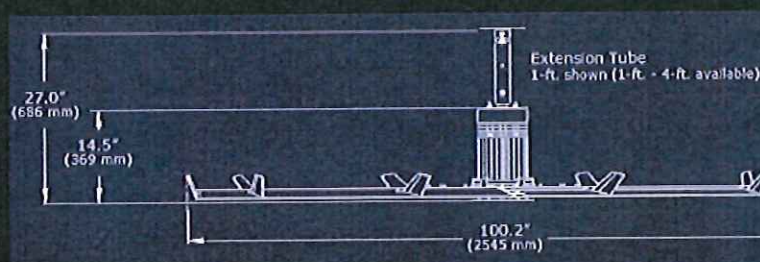
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Number and type of airfoils

10 patented MiniTEC airfoils

Finish

Clear anodized aluminum

Install Guides

[Isis Install Guide](#)[Residential Guide \(PDF\)](#)[Outdoor Series Guide \(PDF\)](#)[Residential Outdoor Guide \(PDF\)](#)[Isis Guía de Instalación \(PDF\)](#)

Architects & Engineers

Need a DWG, Revit or Guides? Visit the Architects/Engineers page to download all the stuff you need.

[Go there now.](#)



Attn: Ricky
Fax # (706) 864.9149

Ricky,

For your review, I have included the cut sheet for the Isis fan as well.

Pricing starts at*:

8' Isis \$ 3,300.00

* Pricing for Anodized Aluminum finish. Shipping charges are included in the pricing.

* Premium colors include: Modern White, Raven Black and Chestnut Brown. Additional \$600.

* Wood veneers include: Walnut, Cherry and Maple. Additional \$1500.

Here is more information about ISIS:

- Moves as much air as 9 standard 52" ceiling fans
- Effectively circulates the air inside a space to keep people comfortable
- Simple, variable speed control pad fits into a standard light switch box (21 speeds)
- Silent operation - Isis uses a direct drive magnetic motor
- Energy consumption similar to a refrigerator light bulb (25-45 watts)
- Reduces the amount of energy needed to heat and cool a space (10-15% savings in cooling energy costs when used with A/C, 20-30% savings when used with heating.)
- Built in the USA with the highest quality and durable materials on the market
- Creates a unique wow effect that people remember

Summer – Turn your thermostat up 2-4 degrees and maintain the same relative temperature with our fans.

(saving \$\$ on a/c)

Winter – Run fans at slow speeds to gently circulate the air and create a more even temperature from top to bottom.

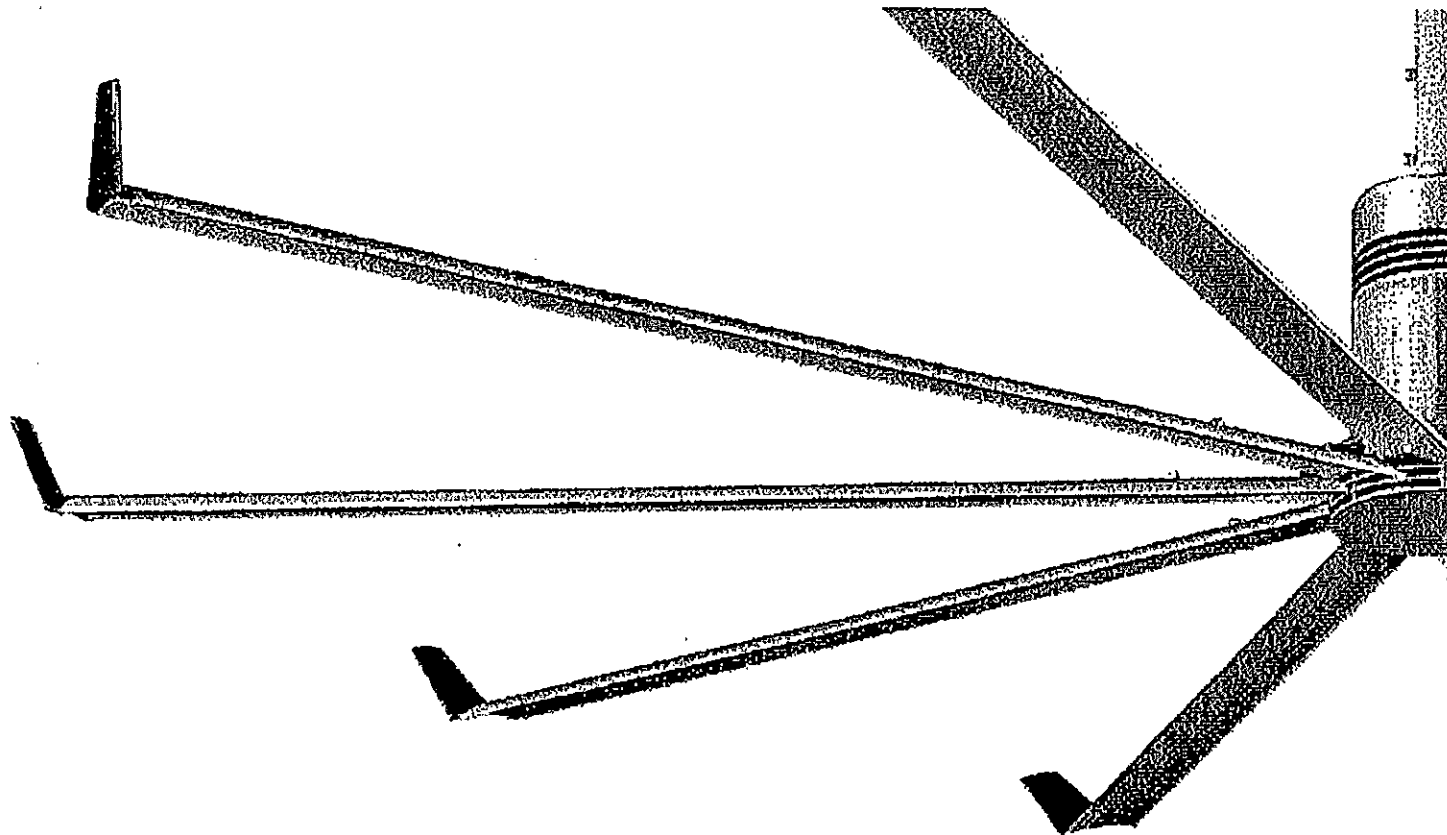
Heat runs less often. (saving \$\$ on heating)

Please feel free to email or call me directly with any further questions.

Much appreciated,

Leah Achterberg/Big Ass Fans

leah@bigassfans.com (859)685.0456



YOU DON'T NEED A CEILING FAN

If you have a spacious room with a high ceiling in your home, no doubt you struggle with keeping the space comfortable. It seems impossible to keep the room cool enough in the summer or warm enough in the winter – no matter where you set the thermostat.

If you've tried to improve matters by using ordinary ceiling fans, you've likely found that they are primarily designed for small rooms and are more capable of matching your décor than solving your problem. The reason: with their small motors and flat paddles, they simply can't move enough air to make a difference.

What you need is a serious air moving machine... something that circulates an ocean of air that can be felt from floor to ceiling and wall to wall.

YOU NEED A BIG ASS FAN

Isis® from Big Ass Fans is that bigger, better solution. Precision built using industrial-grade components, Isis from Big Ass Fans is the world's only fan engineered to dramatically improve circulation in large residential spaces such as foyers, lofts, patios, conservatories and great rooms.

HOW BIG ASS FANS WORK

Isis improves airflow in large spaces using an extraordinary combination of features – SIZE, SHAPE, AND SPEED – that work together to create air movement throughout the entire space. You truly have to feel Isis to believe it.

SIZE

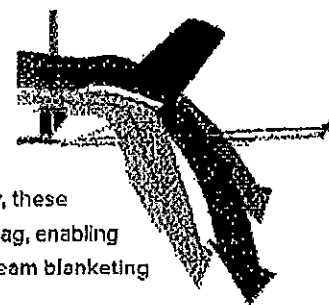
With Isis, you'll agree that this is one situation where size definitely matters. Isis is available in diameters of 8, 9 and 10 feet – making it over twice as large as most standard ceiling fans. Size is one reason that Isis is able to move so much air. In fact, a single Isis moves more air than nine standard ceiling fans. So, regardless of where you are in the room, Isis will bathe you in a comfortable current of air.



Isis moves an ocean of air throughout your space

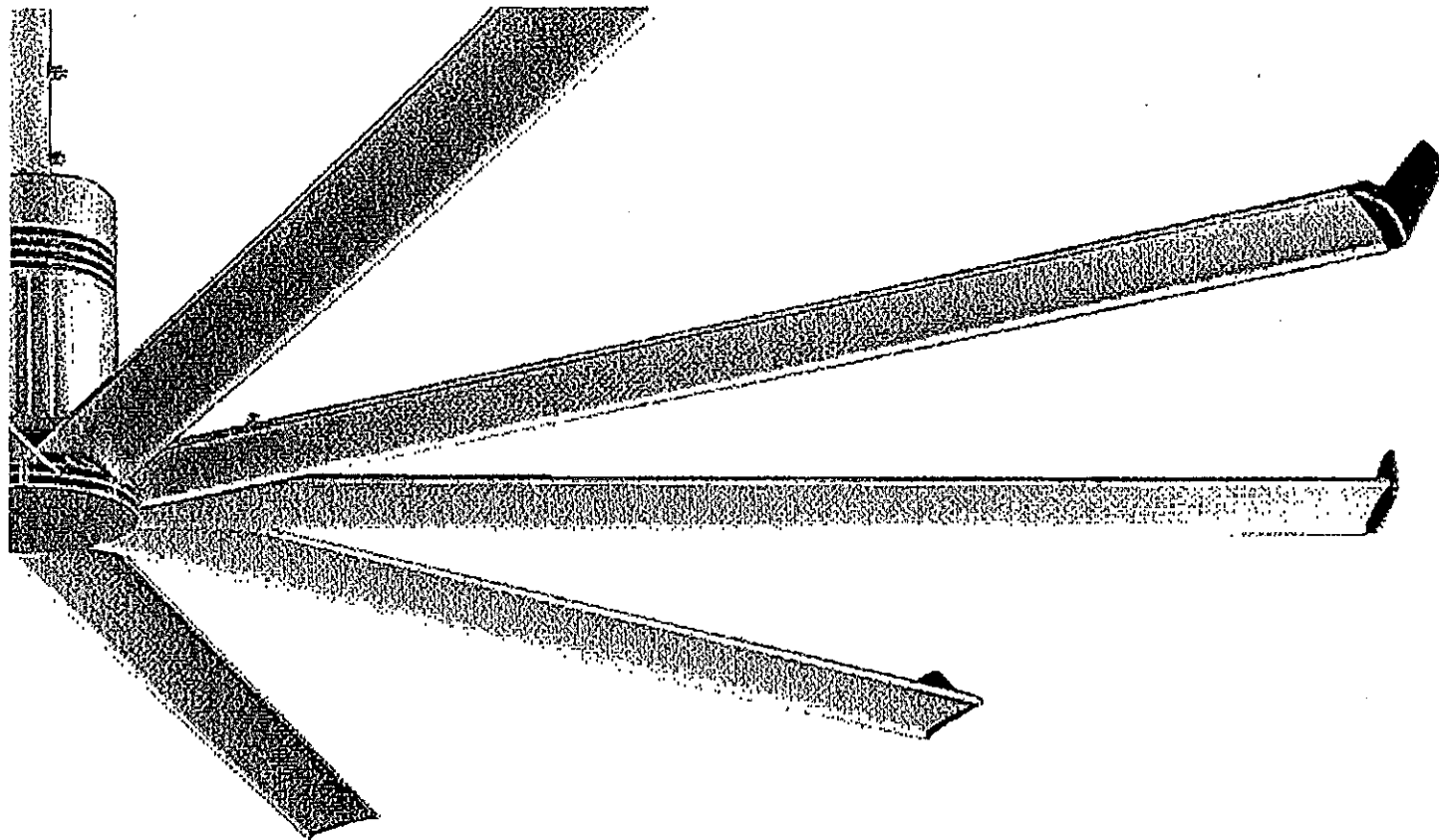
SHAPE

The patented design of the Isis airfoils is key to its effectiveness. Made of aircraft-grade aluminum, they are, in reality, specially-designed wings. Long and narrow, these airfoils generate high lift and low drag, enabling Isis to create a horizontal floor stream blanketing an area of up to 1600 square feet.



SPEED

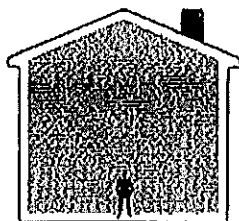
The SIZE of Isis and the SHAPE of its airfoils mean that Isis doesn't need to run at high speeds to keep you comfortable. On average, Isis revolves at 1/5 the speed of a standard ceiling fan, creating a massive, non-disruptive air current. Operating at 10 times the efficiency of a standard ceiling fan, Isis is simply the quietest, most efficient ceiling fan in the world.



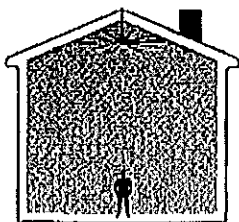
ISIS — A FAN FOR ALL SEASONS

Large spaces with high ceilings can be especially difficult to heat in the winter because heat gets trapped at the ceiling. To push heat away from the ceiling, standard ceiling fans must be switched to reverse and run at relatively high speeds.

Isis is different. Because of its patented airfoil design, there is no need to reverse the fan during the heating season. Slowing Isis to winter operating speed effectively destratifies the heat in a room at a cost of less than 3 cents per day.



Without Isis, heat gets trapped at the ceiling



Isis evenly distributes heat throughout the room

TRY AN ISIS IN YOUR HOME FOR 90 DAYS
1 (877) BIG FANS | WWW.BIGASSFANS.COM

BIG ASS FANS
No Equal.

QUIRKY NAME. SERIOUS FANS.

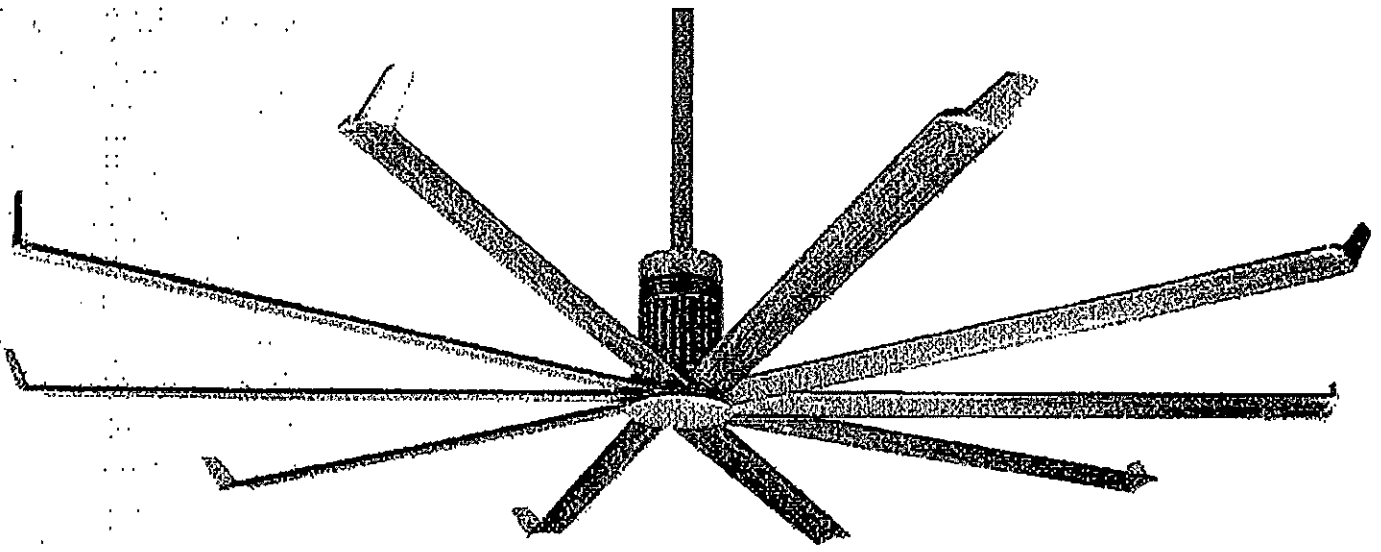
We may have a quirky name, but we're serious when it comes to building fans. Our research and development team is one of the reasons Big Ass Fans has long been considered the leading industry expert on the design and development of large fans. For over a decade, Big Ass Fans has been engineering high performance air movement solutions for tens of thousands of satisfied industrial, commercial, agricultural and institutional customers. In fact, our products are recommended by more than 4,000 building professionals worldwide.



We are now proud to make our extraordinarily effective fans available for your home. Isis is engineered, precision balanced and hand built with industrial-grade components right here in the USA. Its quality and reliability are backed by a limited lifetime warranty.

SO WHAT'S WITH THE NAME "BIG ASS FANS?"

That's easy. From the beginning, our customers looked up and exclaimed, "Whoa! That's one Big Ass Fan!" Who were we to disagree? Our name is memorable and when you become a Big Ass Fan customer you will agree that our products are just as exceptional as our name.



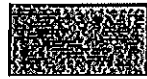
Isis from Big Ass Fans announces a bold new look- traditional! Now, Isis is available in real wood with three grain and color choices:



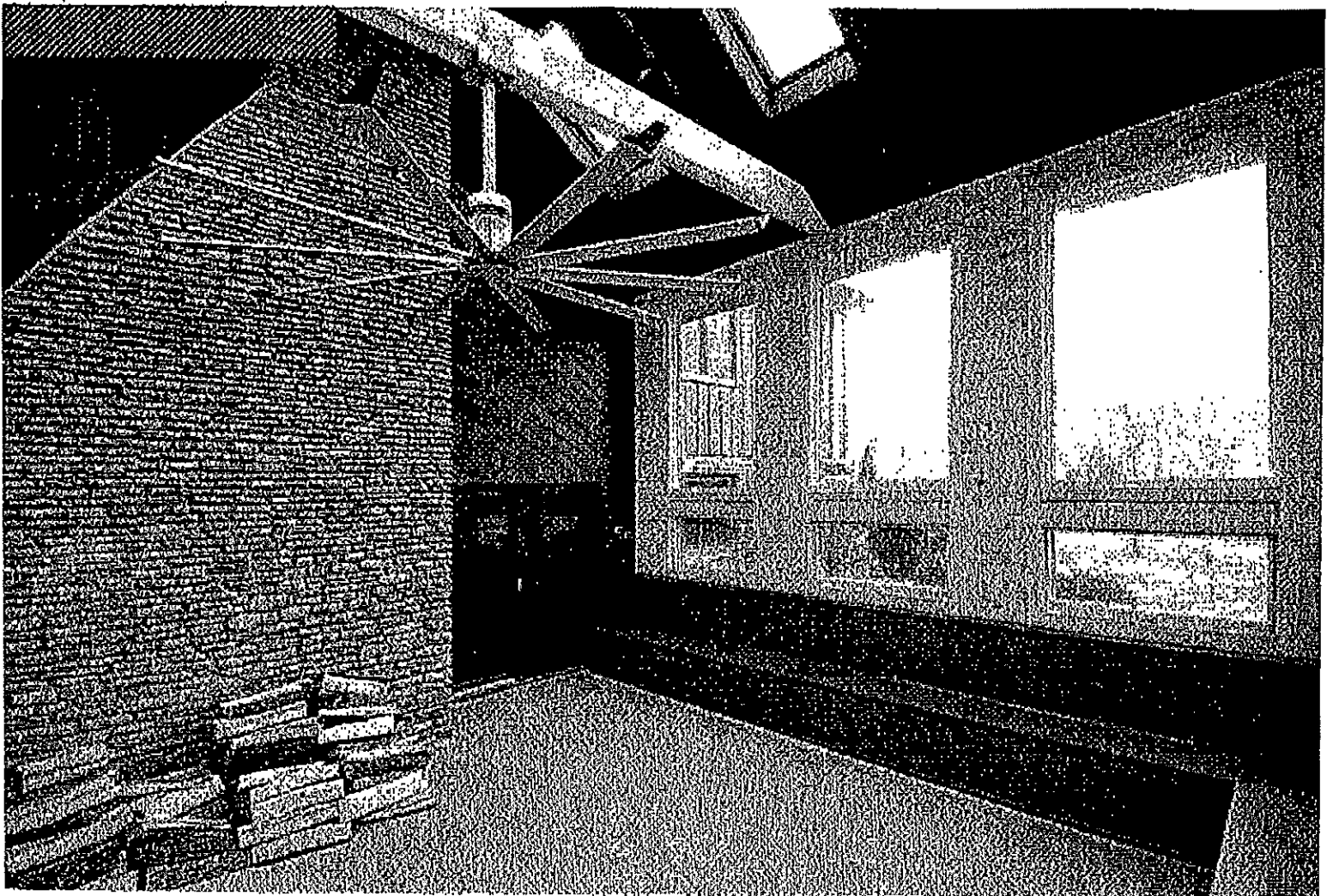
Walnut

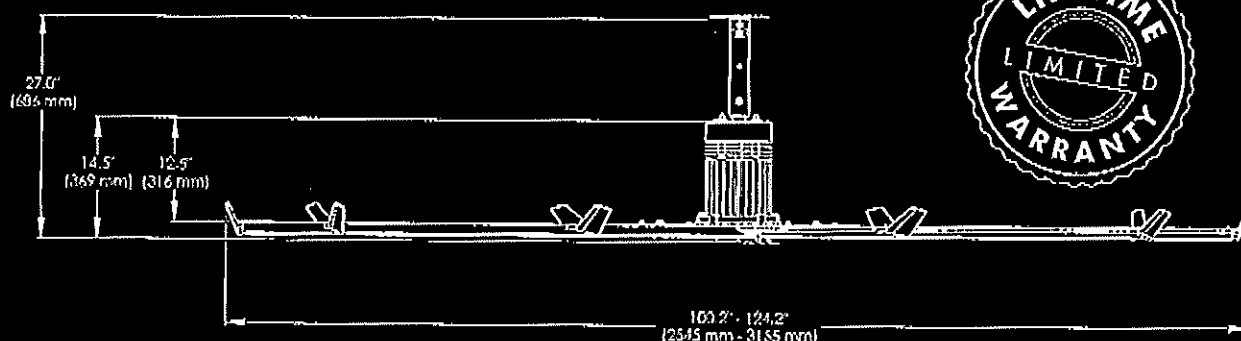


Maple



Cherry

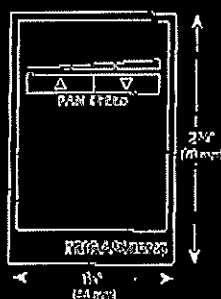




Technical Specifications	8 ft (2.4 m)	9 ft (2.7 m)	10 ft (3.1 m)
Fan diameter	100 in (2540 mm)	112 in (2845 mm)	124 in (3150 mm)
Fan weight (as shown)	95 lbs (43 kg)	100 lbs (45 kg)	103 lbs (47 kg)
Maximum speed	95 RPM	80 RPM	60 RPM
Full load amps	3.9 amps		
Number and type of airfoils	10 MiniTEC airfoils		
Standard finish	aluminum		
Prime mover	gearless direct drive		
Sound level at maximum speed	< 35 dBA		
Standard extension tube length	1 ft - 4 ft (305 mm - 1219 mm) in 1 ft (305 mm) intervals		
Maximum mounting angle	45 degrees		
Airfoil to ceiling clearance required	2 ft (610 mm) minimum		
Fan perimeter clearance required	2 ft (610 mm) minimum		
Controller	compact control switch		
Pan speeds	unlimited (to max RPM)		
Electrical supply requirements	110-125 VAC, 10 A, 60 Hz, 1 Ø		
Warranty	Limited Lifetime Warranty*		

*See complete warranty for details.

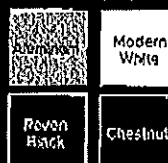
Controller



Fits standard electrical box
White cover plate included
3 1/4" (83 mm) x 5" (127 mm)

Standard Color Palette

Ask about other color options
(Actual color may vary from picture shown)



Aluminum is the base model

Isis Sizing Chart

Approximate Room Size	Ceiling Height			
	12' (3.7 m)	17' (5.2 m)	22' (6.7 m)	27' (8.2 m)
20' x 20' (6.1 m x 6.1 m)	8 ft (2.4 m)	8 ft (2.4 m)	8 ft (2.4 m)	9 ft (2.7 m)
30' x 30' (9.1 m x 9.1 m)	8 ft (2.4 m)	9 ft (2.7 m)	9 ft (2.7 m)	10 ft (3.1 m)
40' x 40' (12.2 m x 12.2 m)	8 ft (2.4 m)	9 ft (2.7 m)	10 ft (3.1 m)	10 ft (3.1 m)

BIG ASS FANS
No Equal.

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May be covered by one or more of the following U.S. Patents: 6,244,821; 6,569,016; 6,917,835; 6,939,100; 7,252,478; 7,284,960; 6,887,799; 6,667,958 and other patents pending.

Kelly Green
Blackletter

Just



46.23
Kim Bruce

R-Ranch Stables Project Plan

March 2012 – April 2012

Review of Budget

Drill Team 2012 Tryouts scheduled for today

Computer Automation:

EquineMax Stable Management System (*FREE)
Will allow for full automation of records keeping, horse use, all feed, vaccination and maintenance expenses; allows complete custom reporting as requested or needed.

New Horses Two draft horses – ride (walk, trot, canter), and pulls, parade

Inventory Barn Tack & Equipment – checking for needed repairs
Loft – dispose of trash, recycle cans, inventory storage
Barn Shed – clean out and inventory contents

Fencing *Previous estimate has expired (June 2011)
Re-measure to make certain previous measurements were accurate

Previous measurements did NOT include Barn Pasture which is in *grave* need of repair to prevent future injuries to horses

Currently in the process of obtaining new estimates from five North Georgia fencing companies for both wood, PVC and also one fiberglass fencing supplier.

Scheduling of Vet for April:

Coggins, Vaccinations (Rabies, West Nile), Teeth Floating, Annual Checkups

Upcoming (Revenue Generating) Events:

April 13-14th Cherokee Saddle Club – 20 horses / 14 stalls

April 20th – 22nd Banks County Saddle Club – 14 stalls

Monthly Stable Report

February 10 - March 16, 2012

	Special Notes	Weather Conditions	# of Horses Brought in	# of Owners on Trail	# of Owners in Corral	# of Guests on Trail	# of Guests in Corral	\$ Collected
Saturday, February 18, 2012		Clear/ cool	22	24	9	13	1	340.00
Sunday, February 19, 2012		Rain	11	0	0	0	0	0.00
Monday, February 20, 2012		Clear/Warm/M	12	0	15	0	5	75.00
Friday, February 24, 2012		Cloudy/Cold/lt	11	0	16	0	0	0.00
Saturday, February 25, 2012		Clear/ Cold	16	24	8	2	2	80.00
Sunday, February 26, 2012		Clear / Cool	17	14	9	2	0	50.00
Monday, February 27, 2012		Rainy	11	0	0	0	0	0.00
Friday, March 2, 2012		Rainy/Wet	11	0	0	0	0	0.00
Saturday, March 3, 2012		Rainy/Wet	11	0	3	0	0	0.00
Sunday, March 4, 2012		Rainy/Wet	11	0	1	0	0	0.00
Monday, March 5, 2012		Windy/Wet	16	0	5	0	2	30.00
Friday, March 9, 2012		Windy/Wet	18	0	3	1	0	15.00
Saturday, March 10, 2012		Windy/Clear	19	27	15	0	0	0.00
Sunday, March 11, 2012		Clear	18	37	8	4	2	130.00
Monday, March 12, 2012		Clear	11	0	0	0	0	0.00
Friday, March 16, 2012		Clear/Wet	16	0	5	0	0	0.00

Total: 720.00

Reservation Report - February 2012

RENTAL	5
DUPLEX	0
SINGLE	35
CHAPEL HILL	2
RV 1	3
RV 2	2
RV 3	0
RV 4	2
RV 5	7
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	56

Miscellaneous:

◆ Guest Reservations

Rentals - 0 Rental Reservation Total - \$0.00
 Cabins - 1 Cabin Reservation Total - \$44.50
 RVs - 0 RV Reservation Total - \$0.00
 Coast-to-Coast/Passport -2 CTC/PA Reservation Total - \$15.00

◆ Guest Reservation Total - 3 / \$59.50

◆ Total Wedding Accommodations -0/ \$0.00

◆ Groups - 0

◆ Group Total - \$0.00

◆ Rental Payments & Deposits Collected - \$600.00

Submitted by: Michelle Young Date: 3/16/12

Reservation Report Accumlation

JANUARY	
RENTAL	4
DUPLEX	0
SINGLE	36
CHAPEL HILL	3
RV 1	0
RV 2	2
RV 3	3
RV 4	0
RV 5	7
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	55
Guest Reservation Total	\$416.50
Group Total	\$0.00

FEBRUARY	
RENTAL	5
DUPLEX	0
SINGLE	35
CHAPEL HILL	2
RV 1	3
RV 2	2
RV 3	0
RV 4	2
RV 5	7
ARENA	0
TENT	0
STALL	0
TOTAL RESERVATIONS	56
Guest Reservation Total	\$59.50
Group Total	\$0.00

MARCH	
RENTAL	
DUPLEX	
SINGLE	
CHAPEL HILL	
RV 1	
RV 2	
RV 3	
RV 4	
RV 5	
ARENA	
TENT	
STALL	
TOTAL RESERVATIONS	
Guest Reservation Total	
Group Total	

APRIL	
RENTAL	
DUPLEX	
SINGLE	
CHAPEL HILL	
RV 1	
RV 2	
RV 3	
RV 4	
RV 5	
ARENA	
TENT	
STALL	
TOTAL RESERVATIONS	
Guest Reservation Total	
Group Total	

MAY	
RENTAL	
DUPLEX	
SINGLE	
CHAPEL HILL	
RV 1	
RV 2	
RV 3	
RV 4	
RV 5	
ARENA	
TENT	
STALL	
TOTAL RESERVATIONS	
Guest Reservation Total	
Group Total	

JUNE	
RENTAL	
DUPLEX	
SINGLE	
CHAPEL HILL	
RV 1	
RV 2	
RV 3	
RV 4	
RV 5	
ARENA	
TENT	
STALL	
TOTAL RESERVATIONS	
Guest Reservation Total	
Group Total	

the LOTTERY - 2012 Statistics

Saturday, January 07, 2012

# of attendees	5	
# of leases available	5	(two 5-year, one 1-year, one 18-month, one 50-month) (one 5-year, one 1-year, one 18-month, two 11-months {arena})
# of sites leased	5	<i>Notes: one 5-year, one 50-month rolled over to the next month.</i>

Saturday, February 04, 2012

# of attendees	4	
# of leases available	5	(one 5-year, three 1-year, one 49-month)
# of sites leased	4	(three 1-year, one 49-month) <i>Notes: one 5-year rolled over to the next month.</i>

Saturday, March 03, 2012

# of attendees	5	
# of leases available	9	(two 5-year, five 1-year, two 16-month)
# of sites leased	5	(one 5-year, three 1-year, one 16-month) <i>Notes: two 5-year, one 1-year, and one 16-month rolled over to the next month.</i>

*
get correction from Michelle

2.50

Wendy Wood

March Monthly Sales Report- 2012

Total emails sent- Feb. 19th- March 17th

22 +- sales inquires from website

250 EM 3-16-12

Lead from spreadsheet (RV Show) - 3rd or 4th contacts by phone- 76 from RV show leads
Several want to visit in April and a few not until summer begins.

Facebook- 364 likes

13 people average talking about the R-Ranch Face book page.

1,924 pictures that people have added or we RR was tagged in

Twitter account- activity- 115 tweets (started Jan. 17th)

ZebraPower- website Enhancer- From Cybercomm Marketing- targets out a 200 mile radius or more around us. To Savannah, into NC, into Tenn.,

Ownership Sales- 2012

Tours- related to RV show- 8

Give a ways from RV Show- 2 - I tour and sold both

New Sales- Mc- 4

Thomas, Lomabardo, Long and Clifford

Transfers- 12 y to D

Factors for non-sale- from Feb. 18- to today

Out of 8 tours -

I sold 1- Clifford

Reasons-

4- couples main reason for not purchasing was:

Concerned about availability of RV sites during the busy season.

Yesterday's tour-

Couple from Tampa very interested, almost bought yesterday. Ask me to count available sites and wanted to know the ratio. Leases VS open campsites. They will contact me over the weekend before they head back to FLA.

To answer their question- I have the following

Total sites- 168

Open campsites- 56

10 arena sites - no septic

46 open - full hook up.

70%-30% 67% -33%

200 chairs to be purchased in April for
use in April approximate cost \$4,000.00

The Marketing Committee met Saturday, March 10th in the Garden Room. Present were Sharon Caldwell, Garnett Bandy, Iris Koplen, Wendy Wood, Christy Griffin, Alex Griffin and new owner, Bill Poole.

Our sole goal at this meeting was to break down our current brochure and reassemble the brochure to be more current, using newer and more inviting pictures and verbiage. We also want the brochure to accurately reflect **WHO**, **WHAT** and **WHERE** the R-Ranch is. After we agreed on the content, Garnett Bandy volunteered to take on the task of reassembling the brochure. We plan on presenting the draft at the May Board of Director Meeting for approval.

During the course of the meeting several things were brought up for discussion. One is the logo we are using. Sharon will bring this up on the agenda.

Second, the program that we have asked to be implemented and is in the budget will give us the ability to call up all activity regarding marketing of the R-Ranch. We feel this needs to be done as soon as the computers are updated. This is an extremely crucial step in monitoring the results of all venues we have spent Marketing money to go to such as the Atlanta Camping & RV Show, Soirees and other bridal events, Brooksville FMCA Rally, local events such as Gold Rush Days, as well as walk-ins.

GOLF CART - THANK YOU BRAD KOPLEN.

Respectfully submitted:

Christy Griffin, Marketing Committee Chair



HAPPY ST PATRICK'S DAY



March 17, 2012

Dear Rodeo Sponsor,

We would like to express our warm appreciation for your past support of the R-Ranch Mountain Top Rodeo. We hope you will return as a Rodeo sponsor again this year.

The 23rd Annual Mountain Top Rodeo will be held June 22-23, 2012. You will find the Sponsorship Packages that are available attached. If you would be interested in sponsoring an event, please let us know as soon as possible. We will send you the appropriate sponsorship agreement. We are asking for all sponsorship agreements to be back in to the Rodeo Committee by April 15th. The fee for the sponsorship will be accepted no later than May 1, 2012.

Thank you again for your support and we look forward to seeing you all at the Rodeo!

Sincerely,

Monica Parham-Hill
Chairman, Mountain Top Rodeo

Christy Griffin, Sponsorship 352.563.7774 or christy.griffin2@yahoo.com

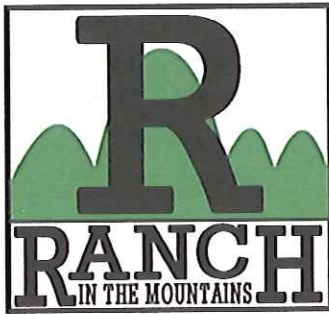
R-RANCH IN THE MOUNTAINS, RANCH OWNER'S ASSOCIATION, INC.

P.O. Box 310 • Dahlonega, GA 30533 • 706-864-6444 • Fax: 706-864-9149

www.ranches.com • ranch@windstream.net

23rd ANNUAL MOUNTAIN TOP RODEO

R-RANCH IN THE MOUNTAINS, DAHLONEGA GA



SPONSORSHIP PACKAGES:

Sponsorship Deadline: May 25, 2012

OVERALL CORPORATE SPONSOR:

DODGE RAM

LOCAL CORPORATE SPONSOR:

HAYES DODGE, Gainesville GA

ANNOUNCER BOOTH SPONSOR: \$750.00

- 4 X 6 sign located on front of announcer booth
- Announcer will refer to your business as his personal sponsor
- 8 complimentary tickets
- VIP parking
- 2 23rd Annual Mountain Top Rodeo T-shirts

EVENT SPONSOR: \$500.00

- Sponsor 1 of eight (8) events
- Listing in Program
- Advertising during Rodeo by Announcer
- 4 complimentary tickets to the Rodeo
- VIP Parking pass
- 2 23rd Annual Mountain Top Rodeo T-shirts
- 2 X 4 Banner in Arena

Bareback Bronc Riding;

Saddle Bronc Riding

Steer Wrestling

Ladies Barrel Racing

Ladies Breakaway Roping

Tie Down Roping

Team Roping

Bull Riding

CHUTE SPONSOR: \$500.00

- Sponsor 1 of six (6) chutes
- 2 X 6 sign on chute
- Each time a horse or bull is bucked from the gate, the announcer will recognize your business
- 4 complimentary tickets to the Rodeo
- VIP parking
- 2 23rd Annual Mountain Top Rodeo T-shirts

ARENA SPONSOR: \$350.00

- Sponsor sign will hang inside arena wall
- 2 X 4 sign
- 2 complimentary tickets to the Rodeo
- VIP parking
- 2 23rd Annual Mountain Top Rodeo T-shirts

PICK-UP MAN SPONSOR: \$300.00

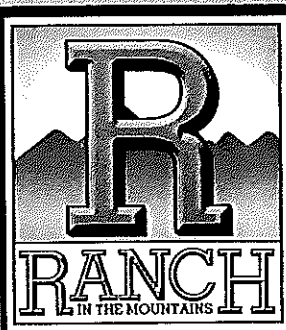
- Sponsor 1 of two (2) pick-up men
- Company logo on pick-up man shirt
- Mention by announcer when pick-up man is working
- 2 complimentary tickets to the Rodeo
- VIP Parking
- 2 23rd Annual Mountain Top Rodeo T-shirts

ADVANCE TICKET SPONSOR: \$200.00

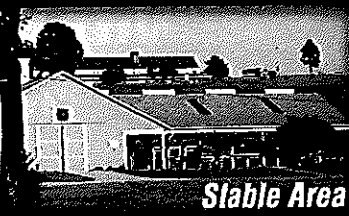
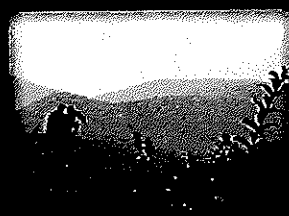
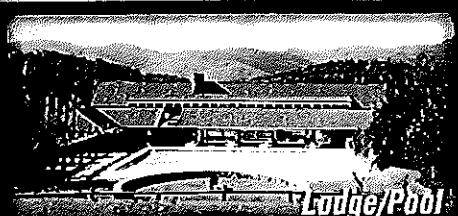
- Company logo on advance tickets (minimum 1000) along with a coupon or offer for your business
- Verbal announcement at Rodeo
- 2 complimentary Rodeo tickets
- VIP parking
- 2 23rd Annual Mountain Top Rodeo T-shirts

PROGRAM ADVERTISING: Will be given out at gate both nights of Rodeo. To include: Sponsor Page, Rodeo Event Listing, and Page for Drill Team

- Cover page front: R- RANCH IN THE MOUNTAINS
- Inside Front Cover Full Page: \$125
- Back Cover Full Page: \$125
- Inside Back Cover Full Page: \$125
- Inside Program Full Page: \$100
Half Page: \$75
Quarter Page: \$50
Business Card: \$35



RANCH OWNER'S ASSOCIATION, INC.
 P.O. BOX 310 • LUMPKIN COUNTY • DAHLONEGA, GEORGIA 30533



706.864.6444

www.rranchga.com

Fax: 706.864.9149

Email: wwood@rranchga.com



Resort Includes:

- Fishing • Volleyball • Nature Trails
- Putt Putt Golf • Tennis • Horseshoes
- Swimming Activities • Horseback Riding
- Playgrounds • Boating/Canoeing

Special Events, Weddings, Corporate Events, Reunions and More!!

R-Ranch In The Mountains is located on approximately 1000 acres of prime North Georgia Mountain wilderness with vistas as far as the eye can see. About 800 acres remain untouched natural wilderness. The remaining acres support the stable and corrals, tennis courts, ball fields, a youth center, secluded campsites and rustic mountain cabins, along with a picturesque chapel on the hill overlooking the spectacular lodge with its Olympic-sized swimming pool.

WELCOME

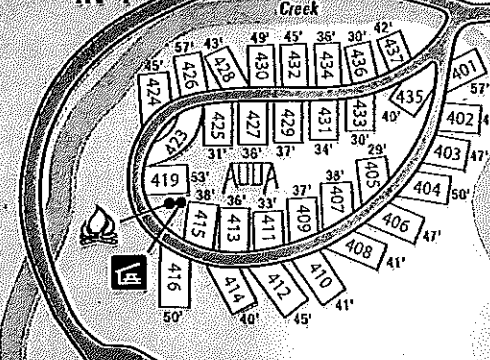


LEGEND

	Back In Sites		Bath House
	Pull Thru Sites		Picnic Pavilion
	Cabins		Laundry Room
	Telephone		Dumpster
	Campfire Center		Dump Station
	Restrooms		LP Gas

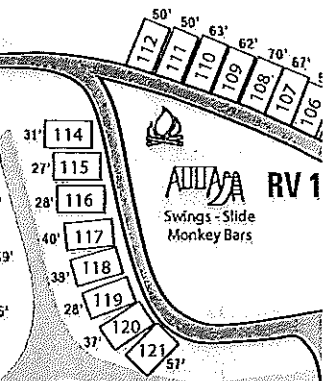
RV 4

RV STORAGE

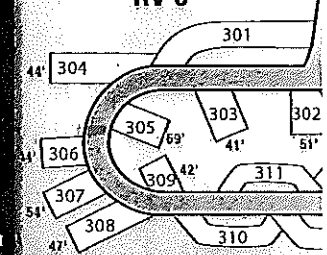


RV 2

RV 1

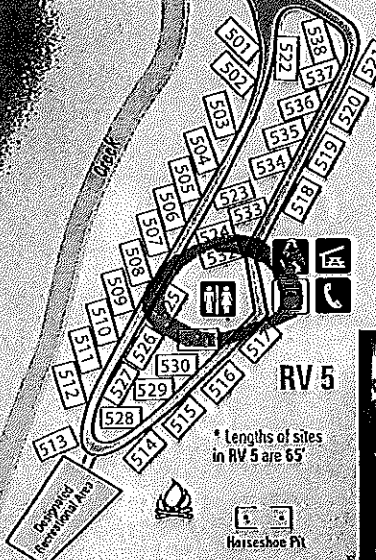


RV 3



RV 5

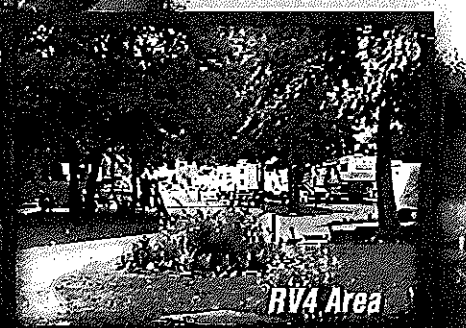
* Lengths of sites in RV 5 are 65'



RV5 Area



RV3 Area



RV4 Area

GH GTI Site & Area Guides
Web Site: www.GSITL.com
Email: Sales@GSITL.com

STABLE INFORMATION

Trail Ride Times: 8 AM Gold card riders only must catch, groom, & saddle their own horses.
Guided Trail Ride Times: 10 AM & 11:30 AM 1:45 PM & 3:15 PM
Sign up to ride at the picnic tables at 9 AM • First come – First Serve
Please be at the stables 15 minutes before ride
Remember to have all waivers signed before coming to the stables.

- 1. REGISTRATION:** All owners and guests must register at the office upon arrival and departure. All guests must sign a waiver when they arrive. Check-in time is 4:00 pm. Check-out time is 12:00 pm.
- 2. QUIET TIME:** Quiet time hours are from 11:00 pm to 7:00 am.
- 3. PETS IN CABINS:** All pets must be kept in a designated pet cabin (available upon request). Please be sure to notify the office, at the time you make your reservations, of your need for a pet cabin. Pets must be kept on a 10' leash outside.
- 4. CAMPFIRE:** Fires are allowed in designated fire rings only (unless otherwise posted). Fires are to be totally extinguished when not attended or in use.
- 5. SECURITY:** 24 hours roving security.