

R-Ranch

Board of Director's General Meeting

May 17, 2014

Agenda

- I. CALL TO ORDER- 9:30 A.M.- President Karen Meadows**
- II. OPENING PRAYER-**
- III. PLEDGE OF ALLEGIANCE- Karen Meadows**
- IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA**
- V. SUSPEND READING PREVIOUS MONTH'S MEETING MINUTES**
- VI. APPROVE/AMEND/ACCEPT PREVIOUS MONTH'S MEETING MINUTES**
- VII. REPORTS**
 - ✓a. Financial Report- Judy Croft
 - ✓b. Executive Director's Report- Julie Higman
 - ✓c. R-Ranch Grounds Report- Steve Corbin, Maintenance Manager
 - ✓d. Stables Report- Josh Littlejohn, Stable Manager
 - ✓e. Reservation Report –Julie Higman
 - ✓f. Sales Report- Sandy Stephenson
 - ✓g. Events Report- Denise Roberson

STANDING COMMITTEE REPORTS

- ✓1) Accommodations Committee-Valerie Lottes
- ✓2) Covenants/Bylaws/Policy & Guidelines Committee- Chairman-Brenda Harned
- ✓3) Finance Committee-Sue Burton
- ✓4) Land Use/Firewise Committee- Chairman-Hal Barrineau
- ✓5) Marketing Committee-Co-Chairman-Barbara Poole/ Co-Chairman-Beverly Upton
- ✓6) Owner's Concerns Committee- Chairman-Chris McKemie
- ✓7) Nominating Committee- Chairman- Brenda Harned

BOARD APPOINTED COMMITTEE REPORTS

- ✓ a) Rainbow Lake Dam Committee- Chairman-Hal Barrineau
- ✓ b) Rodeo Committee-Chairman-Rick Upton
- c) Chapel Hill Cabin Rehab Committee- Chairman-Anita Curry
- d) Breakfast with Santa Committee- Chairman-

VIII. OLD BUSINESS

a.

IX. NEW BUSINESS

a) Credit Card Surcharge-Mike Carbonara

X. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn)

(2nd Motion to adjourn)

XI. ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING-Karen Meadows =

The next meeting of the R-Ranch Board of Directors will be held on June ¹⁴~~21~~, 2014 at 9:30 A.M. in the R-Ranch board room.

XII. ADJOURN TO EXECUTIVE SESSION

XIII. ADJOURN GENERAL MEETING, DATE, TIME-Karen Meadows,
May 17, 2014 _____Am/Pm

R-Ranch in the Mountains

Board of Director's Meeting Minutes

April 26, 2014

- I. **CALL TO ORDER-** The meeting was called to order at 9:31 A.M. by Karen Meadows, President. Board members Rick Upton, Fawn Howell, Bryan Walker, Bill Poole, Rich Miramonti , Mike Carbonara, Cecil Pacetti and Chris McKemie were in attendance.
- II. **OPENING PRAYER-** Delivered by Rick Upton
- III. **PLEDGE OF ALLEGIANCE-** Karen Meadows
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA** – Under Old Business, Fawn Howell asked to change “Owners Paddock” to “Owners Pasture”. The change was made and a motion made by Fawn Howell, seconded by Rich Miramonti to approve and accept the Agenda as amended. Motion carried.
- V. **SUSPEND READING PREVIOUS MONTH’S MEETING MINUTES**
Motion by Bill Poole, seconded by Chris McKemie, to suspend reading of the previous month’s minutes. Motion carried.
- VI. **APPROVE/AMEND/ACCEPT PREVIOUS MONTH’S MEETING MINUTES**
Motion by Cecil Pacetti, seconded by Rick Upton, to accept the previous month’s minutes. Motion carried.
- VII. **Old Business**
 - a. **Prepaid Assessment for Transferees** – Rick Upton described the proposal that was made but not voted upon at the August 2013 meeting. Discussion followed. Motion by Rick Upton to charge one year’s assessments to transferees, prorated to include any current payment already on the books. Seconded by Bill Poole. Motion carried. Fawn Howell asked for a roll call on the vote. Rick Upton, Bill Poole, Rich Miramonti , Mike Carbonara, Cecil Pacetti and Chris McKemie voted aye. Fawn Howell and Bryan Walker voted nay.
 - b. **Owners’ Pasture** – Fawn Howell – Fawn Howell laid out concerns regarding the current Owners Pasture location. Discussion followed. Fawn Howell made a motion to make RV-6 the Owners Pasture. Motion was seconded and was carried.

VIII. MOTION TO ADJOURN GENERAL MEETING

(Motion to adjourn) Cecil Pacetti

(2nd Motion to adjourn) Bill Poole

Motion Carried

The next meeting of the R-Ranch Board of Directors will be held on **May 17, 2014** at 9:30 A.M. in the R-Ranch board room.

IX. ADJOURN GENERAL MEETING, April 26, 2014, 9:57 AM - By Karen Meadows

X. An executive session followed. A motion was made by Cecil Pacetti, seconded by Rick Upton to change the title of the Administrative Director to Executive Director. Motion carried.

Respectfully submitted,

Michael Carbonara, Secretary

R-Ranch in the Mountains
Semi-Annual Owner's Meeting Minutes
April 26, 2014, 1:00 P.M.

1. **Welcome-** Karen Meadows made the opening remarks and welcomed the Owners.
2. **Opening Prayer** – Cecil Pacetti gave the opening prayer.
3. **Pledge of Allegiance** – Led by Karen Meadows.
4. **Approve/Amend/Accept Agenda** – Originally #4, this was inadvertently skipped and presented after #6. Karen Meadows added #21, a Firewise report by Hal Barrineau, and Brenda Harned said that items 11 and 12 should be reversed. Bill Poole made a motion to accept the Agenda as amended. Rick Upton seconded the motion. Motion carried.
5. **Introduction of Current Board Members** – Karen Meadows made the introduction.
6. **Recognize outgoing Board members** – Rick Upton presented Chris McKemie, Rich Miramonti, and Cecil Pacetti with a token of our appreciation and thanked them for the time that they have spent as Board members.
7. **Introduction of R-Ranch Staff** – Karen Meadows started with praise for the staff, then turned it over to Julie Higman to introduce the staff.
8. **Honor Military, Veterans and Public Service Personnel** – Mike Carbonara asked all Military, Veterans, and Public Service Personnel to stand and be recognized.
9. **Explanation of Election/Voting Procedures** – Karen Meadows complimented Brenda Harned, Christy Griffin, and Hal Barrineau on the work they've done as this year's Nominating Committee. Brenda Harned explained in detail how the nominating process worked and how voting is conducted. She asked the audience if anyone had any questions regarding the vote. There were none.

10. Introduction of Candidates – At this time, Brenda Harned introduced the Candidates, Anita Curry, Roger Yonts, Iris Koplen and Garnett Bandy.

11. Ask for Nominations from the Floor – Brenda Harned asked for nominations, and Larry Richards, #287 nominated Larry Blaze. Larry Blaze accepted. No more nominations were offered, and Larry Richards, #287 made a motion to close the nominations. Nominations were closed.

12. Individual Candidates Speak – Anita Curry spoke first, Iris Koplen next, Roger Yonts, then Larry Blaze. Garnett Bandy was out of town on business, so was not available to speak.

13. Adjourn for voting – Karen Meadows

Raffle

14. Reconvene Meeting

15. 2013 – 2014 Accomplishments – Karen & Rick enumerated the year's accomplishments. Karen described the renovations to the Office, painting of all the bathhouses, timbers and gravel in most of the RV sites, purchased new commercial washers and dryers, made Events by Dezine our wedding coordinator, painted and re-stripped all the parking lots, replaced pasture fencing, repainted and sealed the pool deck, and opened a successful store at the Office. Rick spoke of improvements that were accomplished using last year's Rodeo income, such as installing drains to dry up the soggy areas in the pasture to the north of the arena, the installation of new upgraded arena lighting, radio advertising, and upgrading the website with a completely new look and capabilities. Rick also thanked all the Rodeo Volunteers who helped to make these improvements happen. Karen thanked Rick for the many hours he spent in bringing the new website on line.

16. Financial Report – Cecil Pacetti reported that we are in good shape financially and acknowledged Angel for the good job she has been doing in collecting assessments.

17. Director's Report – Julie Higman described the improvements made in the areas of the office and office staff, issues with equipment and

repairs, the ongoing support of Maintenance, and a positive direction at the Barn. The report is attached.

- 18. Chapel Hill Cabin Rehab Report** – Anita Curry reported that there are eighteen Ownerships represented in the rehab group. So far, they have completed twenty one cabins. They fund this work by holding fundraisers like breakfasts, lunches, dinners, and the now famous Night at the Races.
- 19. Rodeo Report** – Rick Upton described the people in charge of various areas, asked for volunteers, talked about halftime entertainment, additional seating, and the importance of buying tickets in advance, so the Ranch gets one hundred percent of the money. (We have to split the gate sales fifty/fifty with the Rodeo Company). Two things we anticipate doing with some of this year's profits are a new arena fence and new signage throughout the Ranch. Mike indicated that we are off to a good start with Sponsorships, and advertising will be similar to last year.
- 20. Marketing Committee Report** – Barbara Poole gave the report and spoke to the importance of the events that are held at the Ranch as well as the benefits Owners realize when they become involved and volunteer.
- 21. Firewise Report** – Hal Barrineau reported that we had applied for and received a Firewise grant for signage and a new map of the property which will guide first responders in the event of an emergency. We will hold a Firewise work day during Labor Day weekend this year.
- 22. Upcoming Activities** – Denise Roberson thanked the Owners for their help with activities. Notice of Memorial Day weekend activities will be sent out on Mailchimp.
- 23. Brief Q & A** – Owners asked about repairs to the Stable House, expanding our wifi capabilities, and resurfacing the roads.
- 24. Announce 2014 - 2015 Nominating Committee** – Karen Meadows announced that the 2015 Nominating Committee will be Brenda Harned Chairman, Hal Barrineau, and Christy Griffin.

25. Announce Election Results – Brenda Harned announced the following results;

Anita Curry.....155 – Elected

Roger Yonts.....155 – Elected

Iris Koplen.....141 – Elected

Garnett Bandy.....118

Larry Blaze.....35

26. Adjourn – Karen Meadows asked for a motion to adjourn, Chris McKemie made the motion, seconded by Cecil Pacetti. Motion carried.

R Ranch Stable Report

In January we had 80 riders & 2 passes.
In February we had 62 riders & 7 passes.
In March we had 250 riders & 22 passes.
In April we had 281 riders & 19 passes.
In May so far we had 119 riders & 48 passes.
All together we had 792 riders & 98 passes.

We have 24 horses total.
3 we need to re home.
1 we need to sell.

The ACTHA ride was a hit. It was a wonderful fundraiser for the barn.
We had horses placed 2nd and 3rd in the arena event.

On the 3 of the month we had 32 Boy Scouts and 10 Girl Scouts and with the owners we had 64 riders all together . They all had a great day.
We also had the Junior Wranglers the same day.

We are in the process of sanding and panting the round pen at the barn.

Why did you guys know David is going back to school so we have hired on a new guy and his name is Daniel Cline.

We are getting ready to bale some hay in a few weeks so we are going to get volunteers to help put the hay up.

Scout is doing great now he is back up online .

Cheyenne is also online .

We may have to retire Charlie he's getting to that age now .

Klinger is offline temporarily due to a bad case of rain rot we are in the process of treating him for it.

The owners pasture is ready for the owners in RV 6.

Manager
Josh littlejohn

18 horses of the 24 in the herd are rideable

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

PEACHTREE CUSTOMER ACCOUNT STATUS/ UNIT STATUS

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

R-Ranch In The Mountains®

Balance Sheet

April 30, 2014

ASSETS

Current Assets		
Petty Cash	\$	200.00
Register Cash		300.00
Operating Bank Account		160,627.76
Lodge/Event Bank Account		21,181.84
Cabin Project Bank Account		65,080.80
Stable Project Bank Account		1,920.32
Property Tax Escrow Bank Acct		14,985.12
Payroll Bank Account		20,174.87
Rodeo Project Bank Account		11,703.77
Rainbow Dam/Legal Bank Account		235,973.55
Infrastructure MM Bank Account		9,062.74
RV Bank Account		62,352.63
RV-6 Project Bank Account		40,115.67
Stable Petty Cash		177.43
Accounts Receivable		690,586.73
Allowance for Doubtful Account		(128,000.00)
Other Receivables		5,271.54
		<hr/>
Total Current Assets		1,211,714.77
Property and Equipment		
Furniture & Fixtures		82,992.71
Vehicles		50,018.00
Machinery & Equipment		150,579.38
Horses & Sports Equipment		63,339.16
Buildings and Improvements		675,367.55
Fixed Assets - Cabin		57,370.36
Fixed Assets - Inf		9,041.26
Fixed Assets - Lodge		52,027.81
Fixed Assets - RV		105,307.49
Fixed Assets - RV6		30,902.56
Fixed Assets - Stable		6,642.34
Fixed Assets - Rodeo		5,920.50
Accumulated Depreciation		(548,580.14)
		<hr/>
Total Property and Equipment		740,928.98
Other Assets		
Unsold Ranch Memberships		90,000.00
Dam Consulting in Progress		27,737.35
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Total Other Assets		117,737.35
		<hr/>
Total Assets	\$	<u>2,070,381.10</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	31,552.18
Usage Fee Give Away		939.58
Sales Tax Payable		401.38
Accrued Property Tax		37,500.00
Accrued Expenses		12,126.22
Prepaid Assessments		48,827.38
Other Payables		(2,300.00)
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Unaudited - For Management Purposes Only

R-Ranch In The Mountains®
Balance Sheet
April 30, 2014

Total Current Liabilities		129,046.74
Long-Term Liabilities	<hr/>	
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		129,046.74
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	1,060,873.28	
Current Year Net Assets Change	<u>72,473.92</u>	
Total Capital		<u>1,941,334.36</u>
Total Liabilities & Capital		<u>\$ 2,070,381.10</u>

R-Ranch In The Mountains®
 Operating Summary - Budget Comparison Report
 For the Four Months Ending April 30, 2014

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Assessments	\$ (947.60)	\$ 2,850.00	(3,797.60)	\$ 586,462.81	\$ 611,750.00	(25,287.19)
Children's Rights	(500.00)	0.00	(500.00)	1,000.00	1,850.00	(850.00)
Electric Reimbursements	9,081.93	8,100.00	981.93	19,543.09	18,446.00	1,097.09
Interest Income	1.19	0.00	1.19	1.19	0.00	1.19
Fines & Fees	275.00	75.00	200.00	385.00	300.00	85.00
Late Fees & Finance Charges	25,027.71	17,080.00	7,947.71	46,780.48	33,890.00	12,890.48
Ownership Sales & Transfers	2,446.00	4,458.00	(2,012.00)	11,484.00	8,830.00	2,654.00
Reserve Funding Operating	5,149.06	9,696.45	(4,547.39)	19,829.91	18,127.80	1,702.11
RV Moves, Pet & Day Use F	515.00	705.00	(190.00)	940.00	1,460.00	(520.00)
Sales	2,435.11	1,147.50	1,287.61	6,314.95	4,073.00	2,241.95
Vending Income	5.70	27.00	(21.30)	135.90	159.00	(23.10)
Recovery of Bad Debt	0.00	10,000.00	(10,000.00)	72.00	40,000.00	(39,928.00)
Miscellaneous & Tax Refund	9.73	25.00	(15.27)	9.81	100.00	(90.19)
Total Operating Income	43,498.83	54,163.95	(10,665.12)	692,959.14	738,985.80	(46,026.66)
Operating Expenses						
Employee Expenses	49,570.50	50,543.98	973.48	186,914.58	193,234.92	6,320.34
Accrued Vacation Payout	970.00	0.00	(970.00)	8,176.21	0.00	(8,176.21)
Administrative Expenses	(30,171.65)	12,751.25	42,922.90	26,119.80	73,595.93	47,476.13
Cabin Expenses	417.16	450.00	32.84	1,926.18	1,800.00	(126.18)
Cleaning Expenses	684.91	700.00	15.09	1,757.18	1,950.00	192.82
Commission Expenses	2,190.82	0.00	(2,190.82)	7,299.05	0.00	(7,299.05)
General Property Maintenanac	18,455.62	43,089.00	24,633.38	46,289.46	68,586.00	22,296.54
Lodge Expenses	2,911.82	12,300.00	9,388.18	5,510.57	22,190.00	16,679.43
Owner Events	293.84	750.00	456.16	1,980.85	3,515.00	1,534.15
Ownership Sales & Transfers	525.10	708.82	183.72	1,523.52	1,746.04	222.52
RV Expenses	62.39	100.00	37.61	536.91	410.00	(126.91)
Sales & Marketing Expense	0.00	1,030.00	1,030.00	1,419.44	7,489.00	6,069.56
Sales Expense	1,914.22	1,870.00	(44.22)	3,440.35	4,923.00	1,482.65
Stables Expense	2,004.88	5,775.00	3,770.12	6,917.16	13,160.00	6,242.84
Utilities Expense	16,181.87	15,576.92	(604.95)	89,038.75	81,433.34	(7,605.41)
Rodeo Expense	0.00	0.00	0.00	0.00	0.00	0.00
Property Insurance Expense	5,242.59	4,100.00	(1,142.59)	17,542.59	16,400.00	(1,142.59)
Property Taxes Expense	7,500.00	7,500.00	0.00	30,000.00	30,000.00	0.00
Bad Debt Expense	4,403.73	300.00	(4,103.73)	147,477.17	129,500.00	(17,977.17)
Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	25.00	25.00	21.97	100.00	78.03
Total Operating Expenses	84,133.71	158,094.97	73,961.26	585,367.65	651,333.23	65,965.58
Net Operating Income	\$ (40,634.88)	\$ (103,931.02)	63,296.14	\$ 107,591.49	\$ 87,652.57	19,938.92

**R-Ranch In The Mountains
Operating Variance Report
April 2014**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Assessments	(948)	2,850	(3,798)	586,463	611,750	(25,287)

The monthly unfavorable variance is due to sales being lower than anticipated therefore we have not collected the additional assessments as budgeted in addition there were duplicate payments retracted.

Late Fees & Finance Charge Income	25,028	17,080	7,948	46,780	33,890	12,890
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The monthly and year to date favorable variances are due to late fees being added to past due assessments and increased length of time of past due balances, finance charges are calculated on the number of days past due.

Ownership Sales and Transfers Income	2,446	4,458	(2,012)	11,484	8,830	2,654
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The monthly unfavorable variance is due to lower than anticipated sales however this was offset by transfers being slightly higher than projected. The year to date favorable variance is due to additional sales and transfers that was unanticipated in prior months.

Reserve Funding to Operating Income	5,149	9,696	(4,547)	19,830	18,128	1,702
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The monthly unfavorable variance is due to billing cabin adoptions earlier than budgeted therefore this month was less than budgeted. The year to date favorable variance is due to overall reserve income higher than anticipated resulting in contributions being a higher projected.

Recovery of Bad Debt Income	0	10,000	(10,000)	72	40,000	(39,928)
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The monthly and year to date unfavorable variances are due to the fact that bad debt recovery is in our Aged Receivables and as we have already recognized this income once in previous billings we cannot list old debt here as well (per our CPA).

Administrative Expenses	(30,172)	12,751	42,923	26,120	73,596	47,476
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The monthly favorable variance is due to the decision that the signing of the office should have come out of the reserves instead of operating as it was a capital improvement. The year to date favorable variance is due to the aforementioned and holding off of some collection expenses as we research alternative methods.

General Property Maintenance	18,456	43,089	24,633	46,289	68,586	22,297
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The monthly and year to date unfavorable variances are due to holding off some equipment repairs and road repairs to a later date.

Lodge Expenses	2,912	12,300	9,388	5,511	22,190	16,679
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The monthly and year to date favorable variances are due to holding off on painting and pool furniture until a later date.

Owners Events Expenses	294	750	456	1,981	3,515	1,534
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The year to date variance is due to holding off some purchases until a later date.

Sales & Marketing Expense	0	1,030	1,030	1,419	7,489	6,070
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The monthly favorable variance is due to holding off purchasing brochures and going to horse shows yet. The year to date favorable variance is due to the aforementioned and website upgrade being paid out of Rodeo income instead of operating.

Stables Expense	2,005	5,775	3,770	6,917	13,160	6,243
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The monthly and year to date favorable variances are due to the lower expense in all areas of the stables.

Utilities Expense	16,182	15,577	(605)	89,039	81,433	(7,605)
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The year to date unfavorable variance is due to using the cabin heaters more because of winter weather, a small repair to the water treatment plant and higher than projected water testing fees however this is off set by lower than anticipated propane costs.

R-Ranch In The Mountains
 Operating Variance Report
 April 2014

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

Property Insurance Expense

	5,243	4,100	(1,143)	17,543	16,400	(1,143)
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The monthly and year to date variance is due to the quarterly bill being slightly higher than anticipated. We are expecting a refund from our audit in excess of \$1000.00 which will offset this amount.

Bad Debt Expense

	4,404	300	(4,104)	147,477	129,200	(18,277)
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The monthly and year to date unfavorable variances are due to taking back ownerships due to hardships, bankruptcies and settlements.

R-Ranch In The Mountains®
 Budget Comparison Report - Reserve Accounts
 For the Four Months Ending April 30, 2014

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Cabin Reserve Income	\$ 4,213.20	\$ 20,089.00	(15,875.80)	\$ 30,556.41	\$ 28,276.00	2,280.41
Cabin Reserve Expenses	<u>25,931.72</u>	<u>25,727.59</u>	<u>(204.13)</u>	<u>42,203.78</u>	<u>43,400.18</u>	<u>1,196.40</u>
Net Cabin Reserve Income	(21,718.52)	(5,638.59)	(16,079.93)	(11,647.37)	(15,124.18)	3,476.81
RV Reserve Income	10,250.32	8,038.50	2,211.82	21,918.53	17,084.00	4,834.53
RV Reserve Expenses	<u>21,417.85</u>	<u>13,191.94</u>	<u>(8,225.91)</u>	<u>32,259.84</u>	<u>34,161.35</u>	<u>1,901.51</u>
Net RV Reserve Income	(11,167.53)	(5,153.44)	(6,014.09)	(10,341.31)	(17,077.35)	6,736.04
RV 6 Reserve Income	3.30	4.00	(0.70)	13.20	21.00	(7.80)
RV 6 Reserve Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net RV6 Reserve Income	3.30	4.00	(0.70)	13.20	21.00	(7.80)
Lodge Reserve Income	2,700.00	4,190.00	(1,490.00)	12,345.11	13,545.00	(1,199.89)
Lodge Reserve Expenses	<u>8,179.27</u>	<u>3,770.73</u>	<u>(4,408.54)</u>	<u>16,424.63</u>	<u>16,516.53</u>	<u>91.90</u>
Net Lodge Reserve Income	(5,479.27)	419.27	(5,898.54)	(4,079.52)	(2,971.53)	(1,107.99)
Stables Reserve Income	1,582.75	740.00	842.75	3,255.74	1,580.00	1,675.74
Stables Reserve Expenses	<u>334.17</u>	<u>1,607.40</u>	<u>1,273.23</u>	<u>2,350.30</u>	<u>1,657.38</u>	<u>(692.92)</u>
Net Stables Reserve Income	1,248.58	(867.40)	2,115.98	905.44	(77.38)	982.82
Infrastructure Reserve Income	67.29	23.53	43.76	1,464.75	215.36	1,249.39
Infrastructure Reserve Expen	<u>1,581.40</u>	<u>0.00</u>	<u>(1,581.40)</u>	<u>1,581.40</u>	<u>0.00</u>	<u>(1,581.40)</u>
Net Infrastructure Reserve In	(1,514.11)	23.53	(1,537.64)	(116.65)	215.36	(332.01)
Dam/Legal Reserve Income	208.28	366.58	(158.30)	763.50	698.86	64.64
Dam/Legal Reserve Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>2,500.00</u>
Net Dam/Legal Reserve Inco	208.28	366.58	(158.30)	763.50	(1,801.14)	2,564.64
Total Net Reserve Income	\$ <u>(38,419.27)</u>	\$ <u>(10,846.05)</u>	<u>(27,573.22)</u>	\$ <u>(24,502.71)</u>	\$ <u>(36,815.22)</u>	<u>12,312.51</u>

**R-Ranch In The Mountains
Reserves Variance Report
April 2014**

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

Reserve - Cabin Income

4,213	20,089	(15,876)	30,556	28,276	2,280
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The monthly unfavorable variance is due to billing Cabin Adoptions March 31 instead of April 1 as budgeted also guest and group fees being higher than anticipated. The year to date favorable variance is due to higher than anticipated reservations due to groups and weddings.

Reserve - RV Income

10,250	8,039	2,212	21,919	17,084	4,835
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The monthly and year to date favorable variance is due to guest and group fees as well as monthly adoption fees being higher than anticipated.

Reserve - Lodge Income

2,700	4,190	(1,490)	12,345	13,545	(1,200)
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The monthly unfavorable variance is due to weddings for this month being less than budgeted.

Reserve - Stable Income

1,583	740	843	3,256	1,580	1,676
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The monthly and year to date favorable variance is due to more events being held to benefit Stables as well as these events contributed to higher than anticipated stall fees.

Reserve - Infrastructure Income

67	24	(44)	1,465	215	1,249
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The year to date favorable variance is due to higher than anticipated contributions from all reserves.

Reserve - RV Expense

21,418	13,192	(8,226)	32,259	34,161	1,902
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The monthly unfavorable variance is due to deciding to expense the office siding from reserves as it was a capital improvement, however this is offset by not spending money on pad improvements, grounds and roads as budgeted yet.

Reserve - Lodge Expense

8,179	3,771	(4,409)	16,425	16,517	92
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The monthly unfavorable variance is due to deciding to expense the office siding from reserves as it was a capital improvement.

Reserve - Stables Expense

334	1,607	1,273	2,350	1,657	(693)
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The monthly favorable variance is due to not purchasing horses as budgeted but this is offset by deciding to expense the office siding from reserves as it was a capital improvement.

Reserve - Infrastructure Expense

1,581	0	(1,581)	1,581	0	(1,581)
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The monthly unfavorable variance is due to deciding to expense the office siding from reserves as it was a capital improvement.

Reserve - Dam/Legal

0	0	0	0	2,500	2,500
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The year to date favorable variance is due to not needing any legal money that was budgeted.

R-Ranch In The Mountains®
 Budget Comparison Report - Reserve Accounts
 For the Four Months Ending April 30, 2014

	Monthly Actual	Monthly Budget	Monthly Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance
Infrastructure RE - Ranch Ca	1,581.40	0.00	(1,581.40)	1,581.40	0.00	(1,581.40)
Total Infrastructure Expenses	1,581.40	0.00	(1,581.40)	1,581.40	0.00	(1,581.40)
Net Infrastructure Reserve In	(1,514.11)	23.53	(1,537.64)	(116.65)	215.36	(332.01)
Dam/Legal Reserve						
Dam/Legal RI - Reserve Inco	187.46	330.58	(143.12)	693.08	577.86	115.22
Dam/Legal RI - Interest	20.82	36.00	(15.18)	70.42	121.00	(50.58)
Total Dam/Legal Income	208.28	366.58	(158.30)	763.50	698.86	64.64
Dam/Legal RE - Legal	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Total Dam/Legal Expenses	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Net Dam/Legal Reserve Inco	208.28	366.58	(158.30)	763.50	(1,801.14)	2,564.64
Net Reserve Income	\$ (38,419.27)	\$ (10,846.05)	(27,573.22)	\$ (24,502.71)	\$ (36,815.22)	12,312.51

R-Ranch In The Mountains®
Rodeo Budget Comparison Report
For the Four Months Ending April 30, 2014

	Month Actual	Month Budget	Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Operating Income						
Rodeo Income - Pre-Sale Tic	\$ 48.00	\$ 0.00	48.00	\$ 593.40	\$ 0.00	593.40
Rodeo Income - T Shirts	5.00	0.00	5.00	63.50	0.00	63.50
Rodeo Income - Vendors	400.00	0.00	400.00	1,100.00	0.00	1,100.00
Rodeo Income - Sponsors	4,000.00	0.00	4,000.00	4,650.00	0.00	4,650.00
Rodeo Income - Interest	1.09	0.00	1.09	4.93	0.00	4.93
Total Operating Income	4,454.09	0.00	4,454.09	6,411.83	0.00	6,411.83
Operating Expenses						
Rodeo Expense - Advertising	5,040.00	0.00	(5,040.00)	5,040.00	0.00	(5,040.00)
Rodeo Expense - Seating	5,000.00	0.00	(5,000.00)	5,000.00	0.00	(5,000.00)
Rodeo Expense - In-House E	102.30	0.00	(102.30)	807.94	0.00	(807.94)
Rodeo Expense - Merchant F	1.17	0.00	(1.17)	1.17	0.00	(1.17)
Rodeo Expense - Upgrades	0.00	0.00	0.00	5,917.33	0.00	(5,917.33)
Website Upgrade	260.25	0.00	(260.25)	260.25	0.00	(260.25)
Total Operating Expenses	10,403.72	0.00	(10,403.72)	17,026.69	0.00	(17,026.69)
Net Operating Income	\$ (5,949.63)	\$ 0.00	(5,949.63)	\$ (10,614.86)	\$ 0.00	(10,614.86)

R-Ranch In The Mountains
Accrual to Cash
As of April 30, 2014

NOI 61,382.51

ADJUSTMENTS*

Less Accounts Receivables	690,586.73	
Allowance for Doubtful Accounting	(128,000.00)	
Less Other Receivables	4,931.54	
Less Prepaid Expenses	-	
Less Furniture & Fixtures	82,992.71	
Less Vehicles	50,018.00	
Less Machinery & Equipment	150,579.38	
Less Horses & Sports Equipment	63,339.16	
Less Building & Land	675,367.55	
Less Fixed Assets - Cabin	57,370.36	
Less Fixed Assets - Infrastructure	9,041.26	
Less Fixed Assets - Lodge	52,027.81	
Less Fixed Assets - RV	105,307.49	
Less Fixed Assets - RV 6	30,902.56	
Less Fixed Assets - Stables	6,642.34	
Less Fixed Assets - Rodeo	5,920.50	
Depreciation	(548,580.14)	
Less Unsold Ownerships	90,000.00	
Less Dam Consulting	27,737.35	
		1,426,184.60

Plus Accounts Payable	31,552.18
Plus Refundable Deposits	-
Plus Usage Fee Giveaways	939.58
Plus Sales Tax Payable	401.38
Plus Accrued Property Tax	37,500.00
Plus Accrued Property Insurance	10,751.41
Plus Accrued Expenses	12,126.22
Plus Prepaid Assessments	48,827.38
Plus Prepaid Electric	-
Plus Prepaid - Other	-
Plus Other Payable	(2,300.00)
Plus Lodge Retained Earnings	114,029.32
Plus RV Retained Earnings	176,067.78
Plus RV 6 Retained Earnings	93,672.97
Plus Cabin Retained Earnings	117,338.80
Plus Stable Retained Earnings	16,177.37
Plus Infrastructure Retained Earn	16,415.49
Plus Legal Retained Earnings	23,995.81
Plus Dam Retained Earnings	250,289.62
Plus Undesignated Net Assets	1,060,873.28
	2,008,658.59

Also called Prior Years Profit/Loss

CASH FLOW

643,856.50

ACTUAL CASH BALANCE

643,856.50

Variance - NOI vs Actual Cash

-

5/16/14 at 15:56:17.83

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Apr 30, 2014

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
1000	Petty Cash	200.00	
1010	Register Cash	300.00	
1020	Operating Bank Account	160,627.76	
1025	Lodge/Event Bank Account	21,181.84	
1030	Cabin Project Bank Account	65,080.80	
1035	Stable Project Bank Account	1,920.32	
1040	Property Tax Escrow Bank	14,985.12	
1045	Payroll Bank Account	20,174.87	
1050	Rodeo Project Bank Account	11,703.77	
1055	Rainbow Dam/Legal Bank	235,973.55	
1060	Infrastructure MM Bank Account	9,062.74	
1065	RV Bank Account	62,352.63	
1070	RV-6 Project Bank Account	40,115.67	
1080	Stable Petty Cash	177.43	
1100	Accounts Receivable	690,586.73	
1150	Allowance for Doubtful Account		128,000.00
1160	Other Receivables	5,271.54	
1500	Furniture & Fixtures	82,992.71	
1530	Vehicles	50,018.00	
1535	Machinery & Equipment	150,579.38	
1540	Horses & Sports Equipment	63,339.16	
1545	Buildings and Improvement	675,367.55	
1550	Fixed Assets - Cabin	57,370.36	
1551	Fixed Assets - Inf	9,041.26	
1552	Fixed Assets - Lodge	52,027.81	
1553	Fixed Assets - RV	105,307.49	
1554	Fixed Assets - RV6	30,902.56	
1555	Fixed Assets - Stable	6,642.34	
1556	Fixed Assets - Rodeo	5,920.50	
1700	Accumulated Depreciation		548,580.14
1900	Unsold Ranch Membership	90,000.00	
1910	Dam Consulting in Progress	27,737.35	
2000	Accounts Payable		31,552.18
2150	Usage Fee Give Away		939.58
2210	Sales Tax Payable		401.38
2390	Accrued Property Tax		37,500.00
2410	Accrued Expenses		12,126.22
2450	Prepaid Assessments		48,827.38
2480	Other Payables	2,300.00	
3801	Lodge Retained Earnings		114,029.32
3802	RV Retained Earnings		176,067.78
3803	RV 6 Retained Earnings		93,672.97
3804	Cabin Retained Earnings		117,338.80
3805	Stable Retained Earnings		16,177.37
3806	Infrastructure Retained Earnings		16,415.49
3807	Legal Retained Earnings		23,995.81
3808	Dam Retained Earnings		250,289.62
3905	Undesignated Net Assets		1,060,873.28
400005	Rodeo Income - Pre-Sale T		593.40
400010	Rodeo Income - T Shirts		63.50
400020	Rodeo Income - Vendors		1,100.00
400025	Rodeo Income - Sponsors		4,650.00
400050	Rodeo Income - Interest		4.93
4010	Assessments		586,462.81
4020	Childrens Rights		1,000.00
4100	Electric - Usage Fees		4,158.66
4115	Electric - Cabin Reimburse		2,838.32
4120	Electric - RV Reimburseme		12,546.11
4200	Interest Income		1.19
4210	Owner Fines & Fees		385.00
4220	Late Fees & Finance Charge		46,780.48
4400	Ownership Sales		7,531.00
4410	Ownership Transfers		3,953.00

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Apr 30, 2014

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
4550	Reserve to Operating		19,829.91
4600	RV Moves		730.00
4650	Pet Fees		210.00
4700	Sales - Ice		446.15
4710	Sales - Propane		2,570.46
4715	Sales - Souvenirs		774.68
4720	Sales - Firewood		302.00
4725	Sales - Gate Cards		94.00
4730	Sales - Store		2,127.66
4800	Vending Income		135.90
4850	Recovery of Bad Debt		72.00
4900	Miscellaneous Income		9.81
600015	Rodeo Expense - Advertisi	5,040.00	
600030	Rodeo Expense - Seating	5,000.00	
600075	Rodeo Expense - In-House	807.94	
600077	Rodeo Expense - Merchant	1.17	
600080	Rodeo Expense - Upgrades	5,917.33	
600100	Website Upgrade	260.25	
6010	Employee - Payroll/Salary	138,682.54	
6015	Employee - Payroll Tax Exp	19,008.04	
6020	Employee - Payroll Fees &	1,855.33	
6030	Employee - Health Insuran	23,804.84	
6040	Employee - Workers Comp	3,563.83	
6050	Accured Vacation Payout	8,176.21	
6100	Admin - Accounting Fees	2,370.00	
6110	Admin - Bank Fees	162.58	
6115	Admin - Business Fees	958.75	
6120	Admin - Collection Expense	333.20	
6125	Admin - Computer Expense	5,731.19	
6130	Admin - Dues & Subscriptio	212.22	
6132	Admin - Emp Develop & Tr	443.01	
6135	Admin - Gifts	73.74	
6145	Admin - Merchant Fees	3,075.13	
6150	Admin - Mileage Reimburs	196.06	
6155	Admin - Office Building Rep	34.62	
6160	Admin - Office Expense	2,510.82	
6165	Admin - Printing / Copying	3,138.84	
6170	Admin - Radio Expense	311.08	
6175	Admin - Shipping / Postage	1,731.94	
6180	Admin - Telephone / Cable	4,836.62	
6195	Assessment Discounts	400.00	
6200	Cabin - Bathhouse Repair	49.83	
6210	Cabin - Cottage Repair & M	249.91	
6215	Cabin - Repair & Maintena	1,626.44	
6310	Cleaning - Supply Expense	1,757.18	
6390	Commission Expenses	7,299.05	
6400	GPM - Equip Rental Expen		187.20
6415	GPM - Equip Repair Expen	4,841.58	
6420	GPM - Fence / Pasture Exp	8,369.58	
6425	GPM - Fuel Expense	6,370.54	
6430	GPM - General Maintenanc	1,321.80	
6435	GPM - Grounds/Property R	948.17	
6440	GPM - Keys & Locks	145.44	
6445	GPM - Lawn Svc & Landsc	3,543.88	
6450	GPM - Pest Control Service	720.85	
6455	GPM - Road Repair Expen	3,695.51	
6460	GPM - Security Contract	14,530.29	
6465	GPM - Supplies Expense	477.18	
6470	GPM - Tools Expense	431.20	
6480	GPM - Vehicle Maint & Rep	1,080.64	
6500	Lodge - Pool Chemical Exp	1,230.30	
6505	Lodge - Pool Repair & Main	3,550.41	
6510	Lodge - Repair & Maint Exp	597.08	
6515	Lodge - Kitchen Supplies	132.78	

5/16/14 at 15:56:17.84

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Apr 30, 2014

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
6530	Owner Events	1,837.15	
6535	Owners & Board Meeting E	143.70	
6540	Ownership Sales & Transfe	1,523.52	
7000	RV - Bathhouse Repair & E	192.16	
7010	RV - Repair & Maintenance	344.75	
7100	Sales & Market Expense	1,419.44	
7105	Sales Expense - Ice	202.75	
7210	Sales Expense - Propane	1,087.06	
7220	Sales Expense - Gate Card	224.70	
7225	Sales Expense - Firewood	144.00	
7227	Sales Expense - Store	1,781.84	
7230	Sporting Equipment	1,075.91	
7300	Stables - Feed	2,035.93	
7310	Stables - Ferrier Expense	2,230.00	
7315	Stables - General Expense	693.74	
7320	Stables - Repair & Mainten	604.44	
7325	Stables - Tack & Equipmen	179.65	
7330	Stables - Vet Fees / Medici	1,330.26	
7335	Stables - Jr. Wrangler Expe		156.86
7400	Utilities - Electricity	55,847.97	
7410	Utilities - Propane	23,135.54	
7415	Utilities - Sewer Treat Plant	614.56	
7420	Utilities - Trash Removal	4,259.50	
7425	Utilities - Water Testing Fe	2,353.00	
7430	Utilities - Water Treatment	2,828.18	
7500	Insurance - Property	17,542.59	
7550	Property Taxes	30,000.00	
7600	Bad Debt Expense	147,477.17	
7999	Miscellaneous Expense	21.97	
8001	Cabin RI - Adoption Fees		14,650.00
8002	Cabin RI - Guest & Group		7,116.50
8003	Cabin RI - Cottage Fees		8,370.00
8010	Linen Kit Income		390.00
8080	Cabin RI - Interest		29.91
8101	RV RI - Monthly Adoption F		2,020.00
8102	RV RI - Yearly Adoption Fe		17,330.00
8103	RV RI - Guest & Group Fee		2,543.50
8180	RV RI - Interest		25.03
8280	RV 6 RI - Interest		13.20
8301	Lodge RI - EBD Event Fees		7,200.00
8302	Lodge RI - Wedding Fees		3,195.11
8303	Lodge RI - Group Fees		1,950.00
8401	Stables RI - Riding Pass Fe		1,252.00
8402	Stables RI - Stall Fees		696.00
8410	Stables RI - Fundraiser Inc		48.00
8420	Stables RI - Events		1,251.60
8480	Stables RI - Interest		0.64
8499	Stables RI - Miscellaneous		7.50
8501	Infrastructure RI - Cabin		928.39
8502	Infrastructure RI - RV		120.17
8504	Infrastructure RI - Lodge		323.42
8505	Infrastructure RI - Stables		89.85
8580	Infrastructure RI - Interest		2.92
8675	Dam/Legal RI - Reserve In		693.08
8680	Dam/Legal RI - Interest		70.42
9001	Cabin RE - Bath Houses	94.16	
9002	Cabin RE - Rainbow Cabin	968.35	
9003	Cabin RE - Chapel Hill Cab	60.48	
9007	Cabin RE - Repairs	358.70	
9060	Cabin RE - Ranch Cap Imp	26,915.06	
9070	Cabin RE - Operating	9,361.93	
9075	Cabin RE - Dam	312.07	
9080	Cabin RE - Infrastructure	4,133.03	
9102	RV RE - Pad Improvements	1,351.29	

R-Ranch In The Mountains®
General Ledger Trial Balance
As of Apr 30, 2014

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
9107	RV RE - Improvements		250.00
9160	RV RE - Ranch Cap Imp	24,048.45	
9170	RV RE - Operating	6,764.45	
9175	RV RE - Dam	225.48	
9180	RV RE - Infrastructure	120.17	
9301	Lodge RE - Event Employe	4,722.31	
9302	Lodge RE - Event Decorati	55.50	
9303	Lodge RE - Event Staff	1,530.42	
9304	Lodge RE - Event Clean/Su	438.75	
9307	Lodge RE - Event Improve	107.00	
9350	Lodge RE - Repairs	490.00	
9360	Lodge RE - Ranch Cap Imp	4,930.25	
9370	Lodge RE - Operating	3,703.53	
9375	Lodge RE - Dam	123.45	
9380	Lodge RE - Infrastructure	323.42	
9401	Stables RE - Horses	900.00	
9406	Stables RE - Repairs	10.69	
9407	Stables RE - Improvements	1,029.89	
9460	Stables RE - Ranch Cap Im	239.79	
9475	Stables RE - Dam	32.08	
9480	Stables RE - Infrastructure	89.85	
9499	Stables RE - Miscellaneous	48.00	
9560	Infrastructure RE - Ranch	1,581.40	
	Total:	<u>3,447,069.59</u>	<u>3,447,069.59</u>

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Saturday 5/10/14

- ① Rounds
- ② Pool
- ③ Had to get power Box off Camper
- ④ Filled propane
- ⑤ Light on Lodge Lift Station ON

Sunday 5/11/14

- ① Rounds
- ② Pool
- ③ Fixed Chlorinator Line at Camp House?

~~Monday~~

~~Sunday~~ 5-12-14

- ① Pool
- ② Rounds
- ③ Check Lift station at the Lodge
- ④ Replaced Starter in Stables truck & put oil in
- ⑤ Sprayed weed killer on RV sites
- ⑥ Picked up Load of Lumber, Re-bar, screws
- ⑦ Sprayed weed killer at entrance
- ⑧ Put new electrical Box at site 434
- ⑨ Started Welding on RE-BAR
- ⑩ Mowed GRASS ALL OVER
- ⑪ Trimmed Trees on ROADWAYS

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Tuesday 5/13/14

- ① Rounds
- ② Pool
- ③ Cut Roadways
- ④ Worked on RV-Sites
- ⑤ Cut GRASS
- ⑥ Welded RE-BAR

Wed 5-14-14

- ① Pool
- ② Rounds
- ③ Cut Roadways
- ④ Cleaned out fire rings at Chaple Hill.
- ⑤ Sprayed for weeds
- ⑥ Put Ant Killer out RV-1 playground
- ⑦ Received Vertex Order
- ⑧ Put Tires on Grey truck
- ⑨ Trip to town to get tires for Grey truck
- ⑩

Thurs 5-15-14

- ① Pool
- ② Rounds
- ③ Work on LIFT stations @ LODGE
- ④ Cut Roadways @ Rainbow

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Cont. Thurs 5-15-14

- ⑤ R.V. Moves
- ⑥ Pick up limbs on side of roadway @ Rainbow
- ⑦ Fill propane

FRIDAY 5-16-14

- ① Rounds
- ② Pool
- ③ built RV site 217
- ④ put breaker in for parking lights at bridge
- ⑤ worked with board making rounds 2 med 4 hrs
- ⑥ Moved Picnic tables
- ⑦ check Breaker at 536
- ⑧

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Saturday 5/3/14

- ① Rounds
- ② Pool - Reset Timer for pool lights
- ③ Reset Timer for parking lot lights at lodge
- ④ checked security light at RV# 4, 2
- ⑤ Filled propane

Sunday 5/4/14

- ① Rounds
- ② Pool
- ③ Filled propane

Monday 5/5/14

- ① Rounds
- ② Pool
- ③ Put tracks on skid steer
- ④ Fixed chair at # 804
- ⑤ Cabin 914 moved Diet for Porch area
- ⑥ Cleared up trash from Back Deck
- ⑦ took down old dead trees
- ⑧ want to get fertilizer

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Tuesday, May 6th

- ① Rounds
- ② Pool
- ③ Fixed Power @ 914
- ④ Cut Dam @ Rainbow Lake
- ⑤ made Parking area @ Cabin 914
- ⑥ Fixed Plumbing in Cabins 909 & 911
- ⑦ Sprayed weed killer
- ⑧ Bushhopped Roadway going to Hay Barn
- ⑨ Bushhopped around owners Pasture
- ⑩

Wednesday 5/7/14

- ① Rounds
- ② Pool
- ③ Cleaned Filter Beds at treatment Plant
- ④ Cut Tree Limb out of Roadway going to Back entrance
- ⑤ Cut Tree limb at Cabin 914
- ⑥ worked on Water Fountain in shop
- ⑦ Sprayed Filter Beds for Weeds
- ⑧ Trip to town to get plumbing supplies for changed Cabins
- ⑨ Cleaned Plumbing truck out
- ⑩ Cut Grass on Roadways
- ⑪ Finished Bush hopping around Roadways
- ⑫ Cut Grass @ Arena

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Cont. Wed 7 2014

- ③ Re-Plumbed Cabins 903 & 970
- ④ Bushhogged R.V. & Pasture, holding Pond treatment Plant, water tower, horse trail Above shop.
- ⑤ took Hydro. Hose off John Deer 2 turn

Thrus 8 2014

- ① Pool
- ② Rounds
- ③ Fertilized and sprayed weeds, in Owners Pastures
- ④ Moved Dryers to All Bath Houses
- ⑤ Looked at Tree at 954
- ⑥ Trip to town to get Hose for 2 turn Mower
- ⑦ Cut Grass at Rainbow
- ⑧ Cleaned Back of Shop
- ⑨ Check cabins For Plumbing Leaks

Friday 9 2014

- ① Pool
- ② Rounds
- ③ Put new Faucet in 950
- ④ Installed new Receptacles & Breaker 425
- ⑤ Re-Plumbed Cabin 943
- ⑥ took old washers & Dryers to be Recycled

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Cont Friday 9 2014

① organized Plumblings supplies

② replaced A/C at #807

③ WASHED all Equipment

④ Trip to town to Get Chemicals For Pool

and Lights For LODGE PARKING

⑤

MAINTENANCE WEEKLY REPORT

WEEK OF 4-14

① Monday 4/14/14

- ① Pool
- ② Rounds
- ③ Broke down tents
- ④ Put picnic tables back on site
- ⑤ Picked up Arivas trash at several cabins in Chapel Hill
- ⑥ Fixed drain at #927
- ⑦ Fixed leak at #907
- ⑧ Fixed faucet at #935
- ⑨ Fixed kickplate at BH #1

Tuesday 4/15/14

- ① Rounds
- ② Checked #803 for roof leaks none found
- ③ Put Roller on at treatment plant
- ④ changed Hydro Hose on Room Mower
- ⑤ Started services on Room Mower
- ⑥ Put Emergency Brake Ass. on Chevy Grey Incoller
- ⑦ Trip to Dawsonville to pick up part
- ⑧ Trip to Gainesville to pick up parts
- ⑨

MAINTENANCE WEEKLY REPORT

WEEK OF 4/14/14

~~Monday~~ Wednesday 4/16/14

- ① Rounds
- ② Fixed water leak in RU-5
- ③ Put up sign that blew off of Post @ Stable
- ④ Put up swings @ old cabin & Ball Field
- ⑤ moved bleachers to RU-5
- ⑥ moved bleachers to Ball Field
- ⑦ moved bleachers to Stable
- ⑧ Removed cover off Box @ RU-107
- ⑨ Filled ~~LP~~ LP
- ⑩

THURSDAY 4-17-14

- ① Pool
- ② Rounds
- ③ R.V. MOVES
- ④ Put out chairs and trash cans @ Pool
- ⑤ spread Gravel at Cabin 6
- ⑥ Road work @ Chapel Hill Cabins

Friday 4/18/14

- ① Rounds
- ② Pool
- ③ Road work @ Chapel Hill Cabins

MAINTENANCE WEEKLY REPORT

WEEK OF 4/14/14

Friday 4/18/14 cont.

- ① Fixed water leak @ 912 RePlumed
- ② cut Dead trees @ 912
- ③ ~~Repaired~~ worked on ~~major~~ Stamped Blacks

Saturday 4/19/14

- ① Rounds
- ② Reset hot water heater at # 308
- ③ Replaced batteries in smoke alarm at #1600
- ④ Swept shop / cleaned shop bathroom / cleaned break room
- ⑤ Pool
- ⑥ Delivered ladder for wedding reception

Sunday 4/20/14

- ① Rounds
- ② Checked Pool
- ③ Picked up Trash Around Dumpster RY #1

Monday 4/21/14

- ① Rounds
- ② Checked Pool
- ③ Moved grass along County Road from back entrance to front
- ④ Moved Concrete Area & Roadway to RY'S

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Tuesday 4/22/14

- ① Rounds
- ② Replaced tires on rear of Dodge
- ③ worked on Boom mower / serviced
- ④ Moved RV
- ⑤ Filled Propane
- ⑥ cut grass at Rainbow
- ⑦ cut Road Banks
- ⑧ took down Pump stations at Rainbow
- ⑨ Replaced Cable Box RV-5
- ⑩ cut grass @ old Cabins area

⑪
Wednesday 4/23/14

- ① Rounds
- ② Pool
- ③ Mowed Grass
- ④ worked on plumbing Chapel Hill Cabins

Thursday 4/24/14

- ① Rounds
- ② Pool
- ③ worked on Roads
- ④ Filled propane
- ⑤ Mowed Grass

MAINTENANCE WEEKLY REPORT

WEEK OF Cont. May 1

- ⑤ Cut GRASS
- ⑥ Boom Mower
- ⑦ Put Washing Machines in Bath house 1,2,3
- ⑧ Trip to town to Get tires For Housekeeping VAN
- ⑨ Mounted two tires on House Keeping VAN
- ⑩ SPRAYED For WEEDS
- ⑪ R.V. Moves

MAY 2-14

- ① Pool
- ② Rounds
- ③ Pick up trash @ Cabin 922
- ④ DUMPED trash @ Dump
- ⑤ Worked on Pool Lights
- ⑥ Fixed Cracked water pipe 903 / ^{Need to be} RE-piped
- ⑦ Cut GRASS
- ⑧ Cut roadways
- ⑨ ~~emptied~~ emptied oil out of Fryer
- ⑩ Hung Thermometer in Kitchen
- ⑪ Cut treatment Plant
- ⑫ SPRAYED WEEDS in R.V. STORAGE

MAINTENANCE WEEKLY REPORT

WEEK OF Cont. April 29

- ② Cleaned Gaskets on Refridge Main Kitchen
- ③ CHANGED Bulb over Vent hood Main Kitchen
- ④ Put SAFETY Cover over Fluorescent Bulbs
- ⑤ CHANGED Heater in Cabin 833
- ⑥ Put MAttress in 935
- ⑦ Turn over ~~Canoes~~ Canoes

Wednesday 4/30/14

- ① Pool
- ② Rounds
- ③ Moved Wi-Fi Repeater @ Lodge
- ④ Fixed rubber speed bump RV-1
- ⑤ Fixed Safety Light RV-2 & RV-4
- ⑥ Got pool inspection / Good
- ⑦ Check Drivers For Converter Kits
- ⑧ Cut trees across From R.V. 2
- ⑨ Put Ping-Pong net on Ping Pong table
- ⑩ FIXED tumbler on House Keeping Dryer

Thursday 5/1/14

- ① Rounds
- ② Pool
- ③ moved fridges to 968, 915, 912, 811, 935
- ④ Put microwaves in 901, 913, 917

MAINTENANCE WEEKLY REPORT

WEEK OF APRIL 28th

- ① Pool
- ② Rounds
- ③ Fix Air Handler Drain in Lodge
- ④ R.V. Moves
- ⑤ Sprayed Weeds + Fertilized Pasture
- ⑥ Put new Door Lock on MoP Room at Lodge
- ⑦ Propane
- ⑧ Put SURGE Stone in Hole at R.V. 5
- ⑨ CHANGED Hose O.R. at 313
- ⑩ Cleaned Colvents out at Rainbow
- ⑪ Worked on L.V. in activity Room
- ⑫ Fixed creek BANK at R.V. 4

APRIL 29th

- ① Pool
- ② Rounds
- ③ Replaced Blubs in kitchen @ Lodge
- ④ Fixed sink leak at 927
- ⑤ Fixed Drain Leak on Leased Cabin 972
- ⑥ Put screws in Lodge Door
- ⑦ Cleaned out Pump Room
- ⑧ check Air Handler in Lodge
- ⑨ Fixed Faucet in Lodge
- ⑩ Trip to town to get Faucet
- ⑪ Put New Sink Faucet in 946

MAINTENANCE WEEKLY REPORT

WEEK OF _____

Friday 4-26-14

- ① Rounds
- ② Pool
- ③ set up PA in lodge
- ④ cut roadways
- ⑤ Put up sawnogs
- ⑥ Fixed Faucet in 929
- ⑦ Replaced Faucet in 814
- ⑧ Moved Picnic tables From R.U.S to Cabc area
- ⑨ Cut Grass at treatment Plant
- ⑩ SPRAYED Weed Killer on Roadways, Sign, etc
- ⑪ PrePARED Weed Killer + Fertilizer For Application.
- ⑫ Attended meeting ABOUT DAM

Saturday 4-27-14

- ① Rounds
- ② Pool
- ③ Filled propane

Sunday 4/28/14

- ① Rounds
- ② Pool
- ③ Set up PA System at ARENA
- ④ Filled propane

Basic transfer steps:

As approved by the Board of Directors on April 26, 2014, our current policy is that new owners buying a Warranty Deed from R-Ranch in our bundled package pay a full one year assessment up front. Our intention is that transfers should not have any better deal than a new purchase; therefore, effective immediately, all transfers will be required to have a full year of assessments paid up front effective on the transfer date. If there is a credit from the previous owner, the new transfer purchaser would pay the difference between what has already been paid and the amount necessary to have a full year paid up in advance. As an example, if the transfer was made on May 1, 2014 and the prior owner had paid their six month assessment on April 1, 2014, there would be a credit of 5 month already prepaid. In this event, the new owner would have to pay seven months of assessments so there would be 12 months of assessments paid in advance on the date of the transfer.

The bottom line is that any new owner at R-Ranch in the Mountains® must have 12 months of prepaid assessments on the date of purchase of a deed either by purchasing a new Warranty Deed from R-Ranch or through a transfer from another R-Ranch owner.

If you owe any assessments, finance charges, late fee, electric bill or any other money is due on your account, you cannot transfer your unit of interest until this is paid in full. R-Ranch will not disclose any confidential financial information with the prospective buyer. It is the selling owner's responsibility to insure their account is up to date.

1. Send us a statement of your intent to sell including the potential buyer's address and phone number. If you have an email address that would be helpful too. You may use the email director@rranchga.com with the subject line "Intent to sell". We have an intent to sell form located on the website for your use if desired.
2. Have the potential buyer(s) fill out a consent form (located on the website) **It must be notarized** and if it is a married couple both must each fill out a consent form separately. We cannot process this without a notarized form. We must do a check on each adult in the relationship.
3. There is a non-refundable fee of \$50.00 **per person** for the required checks. They may call us with a credit card number for this fee. The buyers may fax, scan and email, mail via USPS or hand deliver the consent form(s). As long as we can **see the notary seal & signature** we can continue with the process of the required checks.
4. Once your buyers pass the required credit & background checks*, we will then email or mail via USPS the quit claim deed along with the steps to complete the PT-61 form that the courthouse requires. There is also a \$50.00 fee due the Ranch at this time as an administration fee to change all the Ranch documents in house**.
5. You and your buyer will fill out and sign the quit claim deed and take the deed to the courthouse. The courthouse will charge a fee of \$13.00 to record the record the two page deed.
6. The Ranch will need a copy of the fully recorded deed before the new members can use the facility. Sometimes the parties will opt to have the courthouse mail the recorded deed to the Ranch which we will in-turn make a copy for our records, a copy for the exiting member and mail the new member the original. **Of course this is optional**, but it may help speed up the time frame a bit so that the new buyer can use the facility quicker. Once R-Ranch has the fully recorded deed we will then contact the new member to let them know we have their New Owner Packet ready for pickup.

*If the buyer does not pass one or both of the required checks – we cannot give the current owner any particulars, only that the buyer "does not meet our minimum requirements". No refunds.

** Current owners need to give any tours of the R-Ranch that the potential buyer may require. If an employee (including salesperson) does the tour, Ranch will be due a \$100.00 tour fee in addition to the \$50.00 administration fee. No Refunds.

Executive Director Report

May 17, 2014

This year we intend to get a jump start on preparations for our 2015 Budget. Yesterday, Sue Burton, Chair of the Finance Committee, Rick Upton, Treasurer, Steve Corbin, Ricky Edwards, Judy Crofts, Jennifer Lawson and myself met and actually walked every building inside and out on this property preparing our replacement and repair lists for the 2015 budget. We are going to receive 3 quotes per item listed and be prepared to submit our wish lists prioritized to the budget committee by June 28th.

I attended the Lumpkin County Chambers "Boards of Excellence: Successful Leadership Skills for Nonprofits" conference Thursday. This seminar was basically on Board responsibilities, their role and function in an organization and/or community. It also addressed how to assess, recruit and retain Board Members, Board Member expectations as well as leadership and management. I was particularly interested in this seminar because it addressed the role of Executive Director and Board cooperation and expectations. The organizer addressed the need for setting and evaluating the performance standards for the Executive Director and the need to work closely together with the Board. She spoke of the need of a strategic plan and advocated for the release a lot of control to the standing committees. She also made the statement that great systems outlast great people. The presenter closed the meeting with a simple statement, "When organizations and/or communities effectively connect people with people-whether they are volunteers, staff, or board members- they meet the exceedingly strong human desire for acceptance, and equally strong need to give to others." I feel that this particular seminar had a lot of value and I have made packets from the seminar for all board members as well as the nominating committee for their review.

Sandy has been working hard on booking Groups on property. Last month we had a number of groups at the Ranch, Boy Scouts, Girl Scouts, Waxman Group, ATCHA, CTHA and others. I was given the opportunity to speak with the Boy Scouts and Girl Scouts Leaders, both groups were very excited and appreciative that they had the opportunity to come to the Ranch and both wanted to schedule next year's event at the ranch.

We have two weddings booked for this month and one in June. It is also Election Time again. Election Machines move in on the 19th and out on the 21st.

Steve tells me that we are going to cut hay sometime during the first two weeks of June. We will need all hands on deck to help. We have a clip board down at the Stables for those interested in doing a little physical labor.

We had six Chapel Hill Cabins that had plumbing issues leftover from the icy conditions this winter. We had to replace faucets and some pipe which took us over in our Cabin Repair and Maintenance budget.

I want to read a comment card that was left by a Coast to Coast Member in April. We receive a lot of comment cards with compliments, but this one was especially nice and could result in a potential ownership.

We have blasted out a few summer reminders that I hope everyone will take the time to read. I have copies on the back table if anyone is interested in getting a copy. I would like to remind everyone that they cannot leave popup canopies or tents set up around the pool area. They need to be taken down daily. Our landscapers have made it know that they will not stop their work to take them down. The area will not get mowed.

We will be replacing a few skylights in the Barn that have gotten broken. They are \$200.00 each to replace. We will be adding the 5' gutter that was approved in this year's budget.

Our new washers and dryers have been installed in Bathhouses # 3 and Chapel Hill 1 & 2. Next year we will be asking for additional replacements.

Chamber of Commerce Leads: April we had 24 and to date in May we had 16 inquiries. All inquiries receive our sale packet via e-mail.

We have added refrigerators to 912, 913, 917, 935 and 968, and microwaves in 913, 901 and 917. We hope to have more reservations being made in these Chapel Hill Cabins if we add a few appliances.
*Rick has updated the website of these changes.

Our CPA, Rob Mundy has been in our office these last three Thursdays getting our year end paperwork ready and taxes. He will be speaking to the Board in July regarding the status of our books and will be prepared to answer any questions you might have.

We have a new employee in the Housekeeping Department her name is Suzie, she will be replacing Donna who is going to slow down a little and only work two jobs. Donna has agreed to stay on payroll as a substitute if needed. And David from the Stables will be leaving us as well. He has decided to return to college to further his education. Josh and I have been interviewing individuals and we have chosen Daniel Cline as David's replacement.

In closing, I would like to commend the staff on their hard work this month getting ready for the season and with all the events they have prepared for. I hope everyone enjoyed the Owner's Meeting and activities.

Respectfully submitted,
Julie Higman
Executive Director

Reservation Report

MAY 17, 2014

CHAPEL HILL	15
DUPLEX	16
SINGLES	40
COTTAGE	7
RV1	12
RV2	16
RV3	19
RV4	8
RV5	19
RV7	5
TENT	1
ARENA	7
LODGE	2
LAWN	0
PAVILLION	1
STALL	3
COAST TO COAST	5
PASSPORT AMERICA	1

Lottery: One Year Lease

This month we have

1 Site in RV 2

2 Sites in RV 3

1 Site in RV 4

Previous Months: One Year Leases

May 2014	2 sites	2 in RV 2				\$2,000	14 Attended
April 2014	8 sites	3 in RV 2	1 in RV 3	3 in RV 4	1 Chapel Hill Cabin and 1 Special 36 month site in RV 3		17 Attended
March 2014	4 sites	2 in RV 2		2 in RV 4	2 cabins Chapel Hill	\$5,000	13 Attended
February 2014	4 sites	1 in RV 2	2 in RV 4	*(special) 1 RV5 14 month	2 cabins Chapel Hill	\$4,000	16 Attended
January 2014	1 site	1 in RV 2		2 in Chapel Hill #947 & 948		\$1,000	5 Attended

Previous Months: One Month Leases

January 2014	4 sites	1 in RV 2	1 in RV 7	1 in Arena			\$405
February 2014	4 sites	3 in Arena	1 in RV 2				\$905
March 2014	5 sites	1 in RV2	2 in RV 7	1 in Arena	1- 11 month in Arena		\$ 1,365.00
April 2014	2 sites	1 in RV 2	1 in Arena				\$ 270.00
May 2014	5 sites	1 in RV2	2 in RV 4	2 in Arena	*1-11 month in Arena		\$ 1,365.00

Chapel Hill Cabin Rehabilitation Program Adoptions

Cabins Adopted in April (1) Cabin # 955

Cabins Adopted in May (2) Cabin # 963 and Cabin # 964

Housekeeping Report

Chapel Hill Cabins have been cleaned 24 times

Rainbow Cabins & Duplexes have been cleaned 53 times

Rentals have been cleaned 10 times

Respectfully Submitted,
Julie Higman
Executive Director

Board of Directors Meeting

May 17, 2014

Sales Report

March, April, May

New Sales: 5

Transfers Completed: 22

Transfers pending: 1

Prospective New Sales: 16

Notifications to sell received: 3

Tours: 32

New Leads and Lead Sources: see attached

Salesforce reports. (16 total leads from Radio Ad)

Groups: 8 completed (\$2872 income to ranch)

Groups coming: 6 (\$4100 to ranch)

New sales year to date - 7

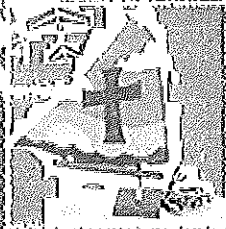
R-Ranch Memorial Day May 24th - 26th 2014



Bird of Prey Demonstration
Sunday, May 25th
2:00 pm across from Stables



DIY Boat \$3
DIY Airplane \$3
Both for \$5



Saturday May 24th:

Chapel Hill Improvement Group

★ Lodge Breakfast: 8:00 am to 10:00 am



★ Lodge Lunch Noon to 3:00 pm



*Meal Proceeds support
the Chapel Hill
Improvement Group*



Outdoor Movie RV5
Popcorn, Beverages
Saturday May 24th
8:30 pm



R-Ranch Stables Fundraiser Memorial Day

Saturday May 24th:

★ From 8:00 to 10:00 am, Chapel Hill Improvement Group will be serving breakfast in the Grill Room at the Lodge

★ At 10:00 am - come watch the Remote Controlled Water Plane demonstration at Rainbow Lake and then come watch the Remote Controlled Air Show Plane demonstration at the Helicopter Pad at the Lodge.

★ From 12:00 to 3:00 pm, CHIG will be serving lunch in the Grill Room at the Lodge

★ At 1:00 pm, be at the Lodge Activity Center, where you can build your own sailboat or airplane. You can buy either an airplane or a sailboat to decorate for \$3 each or you can buy both for \$5.

★ Between 1:00 pm to 5:00 pm, Pool Time!!!

★ 8:30 pm, come to RV 5 playground where we will be showing our outdoor family movie "Open Season", with popcorn, and drinks for \$5 per family. (These proceeds also benefit "R" Stables)

Sunday May 25th:

★ At 11:00 am, at Poolside, we will be serving 2 slices of Pizza and drink for \$5 while supplies last.

★ At 2:00 pm, we will have an Open House at the Stables with the Birds of Prey Presentation by famous Bird Lady Loretta showing real live birds

★ At 3:00 pm, come pet your favorite animal at the Build an Ark Animal Rescue Petting Zoo, across from the stables. *Donations Appreciated. This is Josh's Mama*

★ At 4:00 pm - Softball will be played at the softball field.

All of Sunday's proceeds will benefit "R" Stables.

Monday, May 26th

★ At 10:00 am - Meet at the Barn for "R" 5K Walk/Run; everyone is welcome to participate.



Meeting Minutes:

Accommodations Committee

May 3, 2014

Present:

Valorie Lottes

Fawn Howell

Bev Upton

Our initial meeting involved recapping accommodations committee projects from last year.

New topics:

Stable house- We need to do a walk thru of the house and determine where our budgeted \$4,000 will be best spent. We know that we need to repair or replace a few windows. It also needs the floors done in at least 1 room. Also believe paint is need in at least one room. We also believed that we needed the mattress' replaced. After the meeting, Valorie met with Julie and she advised that the mattress' have recently been replaced. All mattress' in rental cabins, Rainbow Lake cabins, and some Chapel Hill cabins have been replaced and have the new covers. Julie also advised us to accept bids from a few contractors for the work in the Stable House. She gave us the name of the contractor who recently did work to the office. His name is Jim with Appalachian Contractors, 706-864-8777.

RV6- Would love to see it get started, but too many projects ahead of it. We need funds to go toward road repair and water issues at the Lodge. We discussed other options for additional RV sites. Would like to find out from Mike Carbonara about a study on the park area of RV5. Julie believes he has a copy of the study. Last year, Valorie did a spread sheet on sites coming available for lottery in the next 2 years. She will update the sheet and send it back out to our committee.

Lease Terms of 3 years- We discussed the pros and cons of leases longer than 1 year. As we all like the stability of a long term lease, we agree that sometimes a long term lease makes premier spots unavailable to many people. We would like to propose to the board a plan to implement some 3 year leases be available in April of 2014. We have 19 sites coming out of 5 year leases in RV5. We would like to have 10 of these become 1 year leases and 9 of these to become 3 year leases. We would also like a split of the lease sites on the creek side of RV1. We would be able to have 3 of the 7 become available for reservation. Then of the remaining 4, have 2 as 3 year leases and 2 as 1 year leases.

✓
Dog Park- We want to dedicate an area that is safe for the dogs to play. We discussed turning the tennis court area into a dog park. We would need to have the asphalt busted up and grass added to the area. The current fence is the main benefit of using this current facility. After our meeting, then it

was suggested that we consider an area inside the main gate. Maybe the long stretch of grass behind the propane tanks. We could re-purpose the fence removed from the arena area, after Rodeo.

Basement of Lodge- This area could really use an update. The game area has several pieces of equipment on their last leg. It could be a liability in some cases. The ping pong tables are not sturdy. The TV room needs help. Most of the furniture is not comfortable. Lets make it a great place to watch the game. Maybe update the décor, remove the broken bar, remove the broken chairs around the poker table. The poker table can still work. Maybe add some large sectional couches. We understand the delicate balance of making it a comfortable place to gather, but not being a crash pad. I believe you should have to check out the key to this room. We would like this added to our wish list of projects for 2015 Budget.

Swings around the Ranch- It was brought up that we place some nice swings around the Ranch. Maybe near the Putt-Putt or in the RV1 playground. We would like this added to our wish list for the 2015 Budget.

Gathering area for Chapel Hill- Not sure what is preferred as a gathering area for Chapel Hill. Possibly an open air pavilion or maybe just some seating around an upgraded fire pit. We would like to add this to our wish list for the 2015 Budget.

We look forward to a great year and hopefully we will see more smiling faces leaving the lottery.

Thanks,

Valorie Lottes

Table indicates the number of sites available for a 1 year term each month. Numbers highlighted show the impact on 1 year term leases if we allow 11 leases to become 3 year term.

	2014	2015	2016	2017
January	1	1	2	3
February	3	3	3	3
March	3	3	5	6
April	5	34	35	36
May	2	2	2	3
June	6	6	7	7
July	12	12	13	13
August	4	4	5	5
September	8	9	10	10
October	2	4	4	4
November	3	3	3	3
December	1	4	4	4
Total	50	85	93	97

Table indicates the number of sites available for a 1 year term each month.

Numbers highlighted show the impact on 1 year term leases if we allow 11 leases to become 3 year term.

	2014	2015	2016	2017
January	1	1	2	3
February	3	3	3	3
March	3	3	5	6
April	5	34 23	35 24	36 25
May	2	2	2	3
June	6	6	7	7
July	12	12	13	13
August	4	4	5	5
September	8	9	10	10
October	2	4	4	4
November	3	3	3	3
December	1	4	4	4
Total	50	85 74	93 82	97 86

Per Board of Directors request on March 15th:

In regards to our American Express account:

- I have confirmation that Meritus (our merchant service company) will continue depositing Amex into our account along with all other cards that we accept.
- Our Amex fee percentage is .0289% plus an additional \$.15 per transaction. On a \$500.00 transaction our total fee is \$14.60. This what we lose on each assessment.
- PayPal fee is .0296% so we lose \$14.80 per \$500.00.
- Other cards vary in percentage based on the card (Visa, MC or Discover) and the type of card (i.e. type of rewards card, business, personal, debit etc...) but are less than Amex and Paypal. The per card fee for other types of cards range from \$.10 up to \$.22 per transaction.

Stats

March 1, 2013 –through February 10, 2014

94 Owners used Amex for approx. 207 transactions
25 Transactions were completed by EBD/Dade/PA/CTC

March 1, 2013 – March 24, 2014

42 Owners used PayPal
1 Owner used to purchase new ownership – fees for that transaction was (\$77.18)