

**R-Ranch**

**Board of Director's Meeting**

**May 19, 2018**

**Meeting Minutes**

- I. **CALL TO ORDER- 9:30 A.M.-** President, Holly Sell
- II. **OPENING PRAYER-** Carolyn Ponte
- III. **PPEDGE OF ALLEGIANCE-** Jim Kaminsky
- IV. **Review/APPROVE/AMEND/ACCEPT AGENDA-** Motion made by Carolyn Ponte to accept the agenda, Seconded by Ron Cagle.
- V. **SUSPEND READING April 2018 BOD Meeting Minutes –** Motion by Jim Kaminsky to suspend the reading of the minutes, Seconded by Ron Cagle.
- VI. **APPROVE/AMEND/ACCEPT April 2018 BOD MEETING MINUTES –** Motion by Jim Kaminsky to approve/accept the April BOD Meeting Minutes, Seconded by Eudora LaLonde
- VII. **REPORTS – Attached where submitted**
  - a. Financial Report- Judy Crofts/Blaine Griffith – In addition to the report, our R-Ranch golf cart used for tours, etc is dying. We've tried to repair it but may need to replace. First estimate is at roughly \$7,700.00 however we will obtain additional bids.
  - b. Executive Director's Report
  - c. R-Ranch Grounds Report
  - d. Stables report
  - e. Sales Report
  - f. Events Report
  - g. Treasurer's Report
  - h. President's Report – Holly Sell acknowledged our 3 new Board Members (Alex Griffin, Ashley Spenner and Sue Burton) and thanked them for their upcoming service and time.

**STANDING COMMITTEE REPORTS – Attached where submitted**

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

## BOARD APPOINTED COMMITTEE

- a) Rodeo Committee - Valorie Lottes – More volunteers have signed up. A few new food vendors, Band is confirmed (Chillbillyz), Doing discounted online tickets for pre-sale
- b) Rainbow Dam Committee – Hal Barrineau - Will be updating via Wednesday Wisdom

## VIII. OLD BUSINESS – No old business

## IX. NEW BUSINESS

- a. **Emergency Protocols – Blaine Griffith** – Report attached. Also to be posted in the Front Office.

- b. **Naming of Committee Heads & Liaison's – Holly Sell**

Accommodations Committee -Jim Kaminsky Liaison, Becky Mooney Chair

Covenants/Bylaws/Policy & Guidelines Committee – Alex Griffin Liaison, Bill Poole, Chair

Finance Committee – Eudora LaLonde Liaison, Lori Armstrong, Chair

Land Use/Fire Wise Committee – Ron Cagle Liaison, Hal Barrineau, Chair

Marketing Committee – Ashley Spenner, Liaison, Christy Griffin, Chair

Owner's Concerns Committee – Sue Burton Liaison, Barbara Brown, Chair

Nominating Committee – Carolyn Ponte Liaison, Iris Koplen, Chair

Strategic Planning committee

- c. **Accommodations – P&G – Re-Up Program, Reservation Only Sites, Creek vs. Tree-Line in RV5 – Becky Mooney.**

**Re-Up Program** – 14 days, on 13<sup>th</sup> day can Re-Up and must leave for 3 days. If they cannot Re-Up, they can change to another site, leave their RV but still have to leave for 3 days. These guidelines need to be written in Accommodations/Lottery Guidelines. It will be laminated for the office staff and sent to Owners via Wednesday Wisdom. Becky will email us the first version.

**Reservation Only Sites** – 121, 200, 202, 215, 311, 313, 522, 524, 525, 526, 527. Asking for agreement to add to Accommodations/Lottery Guidelines – All were in favor.

**For future discussion** – Difficult for Owners to get reservations. Leased spots taken up with Owners that don't utilize the Ranch. Do we want to require a certain percentage of time you must be on property? Also, how many Board Members per RV section as well as RV5 availability to be discussed in a working session.

- d. **Rainbow Cabins – Alex Griffin** – Proposed additional cabins for purchase in Rainbow Lake. We have not been full in the cabins for the last 10 weeks (49% duplex, 82% singles). RV percentage of usage 85-93%. To be discussed further.

## X. ADJOURN GENERAL MEETING

Time: 12:20pm

The next meeting of the R-ranch board of Directors will be held on June 16<sup>th</sup> at 9:30 A.M. in the R-Ranch board room.

**XI. EXECUTIVE SESSION- Asset/Infrastructure Property Tour for BOD Members - 2 Hours Max**

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

May 19, 2018

**SIGN IN SHEET**

**OWNER'S NAME:**

**OWNER #**

|                 |      |
|-----------------|------|
| Becky Mooney    | 0391 |
| ALEX GRIFFIN    | 1800 |
| CHRISTY GRIFFIN | 1800 |
| Christine Deos  | 0442 |
| Robert S. S. S. | 0662 |
| Richard L. L.   | 0434 |
| Pea M. K. K.    | 0875 |
| Iris Koplen     | 0544 |
| Robert R. R.    | 0038 |

April 30, 2018

**Collections summary:**

In the month of April, Prepared for and completed April Lottery, Reviewed Chapel Hill Adoptions, Reviewed many delinquent accounts and processed daily receivables.

1. Chapel Hill Adoptions (All adoptions including CHIG members):
  - a. Moved all keys to adopted cabins to a Key Box in my office; Removed from front office key board to avoid staff error in allowing another owner to access an adopted cabin.
  - b. Still monitoring and billing Chapel Hill cabins monthly; including CHIG cabins.
2. April Lottery:
  - a. Prepared for Lottery; 59 RV sites to choose from for year adoptions; 5 RV sites and 2 Chapel Hill Cabins available to choose from for Monthly Adoption. *Adoption limits were: 20 RV sites and 4 Cabins*
  - b. Attended and assisted Lottery transactions: Becky, Wendy and Lydia completed all contracts and collected payments.
  - c. Record all owner changes to reservation system and Electricity/Meters spreadsheet for electricity monitoring and billing.
3. Electricity Bills; Meters were read on 4/08/18 for the 1<sup>st</sup> Quarter of 2018; 158 bills were mailed out on 4/13/18.
4. Collections summary for April:
  - a. Sent out 344 Statements to owners that have a balance due.
  - b. Sent out 234 Level 2 contact letters and made numerous phone calls to collect balances.
  - c. Sent out 52 Level 3 letters to collect balances over 90 days delinquent.
  - d. I have sent out 15 Deed Recovery Letters with Quitclaims attached in effort to recover deeds back to the ranch. Includes, deceased owners and those that have met their settlement commitments and agreed to return their ownership to the ranch.
  - e. Continuing to log ongoing activity such as, phone calls, letters, deed recovery attempt, etc..
  - f. We are down to 65 accounts that have a balance due over 6K. Reviewing those accounts one by one to see if anything can be collected. The first 10 accounts reviewed had at least one deceased owner. Trying to get deeds back may be challenging but going to exhaust every effort possible.
  - g. Collected \$18,415.21 in outstanding balances for the month of April from the above efforts.

Reported by: Wendy Byrd; 4/30/18



## Executive Director Board Report

May Meeting

- New health care proposals have come back, Southwind Agency will be our broker. Looking to offer more, have cheaper insurance and still be able to save around \$1200/mth.
- Basketball/Tennis courts put on backburner until next year. One last option for that may be feasible to put in the budget for next year.
- Will be working on the technology initiative after the new healthcare is in place.
- Have quotes for RV/Chapel Hill bath houses for ceilings. Will be able to discuss options after tour.
- Blinds have been installed in board room.
- Pool was inspected and passed and was opened for Owners weekend.
- New pool chairs were purchased and were able to include some new rocking chairs for other side of lodge with whiskey barrel tables.
- RV storage cleanup will be scheduled for an hour sometime the Saturday of Memorial Day weekend. Most large items have already been taken care of by maintenance.
- Over-seeding of pastures complete & fertilization is done also. Need the rain to make the hay grow and be ready starting 1<sup>st</sup> weekend of June.
- RV1 complete and mulch put in all playgrounds.
- Mattresses for remaining Rainbow cabins have arrived and covers will be coming in shortly.
- Many changes in the front office. We are still training Ariel and are looking for one more part-timer.
- Collection are working on accounts that owe just one assessment to bring back up to active while also still working on the oldest accounts.
- Crystal lake docks are about 60%. Ordered the paint for the ironwork to support the walkways to the new docks. Will resume work soon to finish.
- Rainbow lake dam will be hopefully be signed off soon by the state for reclassification and we can then begin the work for the island.
- Have identified local engineer, Jason Davis, who happens to also be an owner, for RV6 project. He will be working with Hal as we close out Rainbow Dam.
- Started coordinating with Valorie for Rodeo. Have been tasked for multiple assignments and have started the check-off sheet.
- LMS started cutting grass 19 April. Only did 85% the first time. Have talked with account manager and he is not very responsive and had not been out to R-Ranch yet. Will hold them accountable for what's in the contract.

## Month of April MAINT. Report

Helped finish play ground in RV #1

Finished grass seeding pastures also fertilizing

Worked on water drains in RV #4 Helped with sound system for lodge got pool up & running for season

Helped stables with trees in rainbow pasture due to storm damage. Helped with materials for docks at

Crystal Lake. began cutting grass also general maint. also mulch in play grounds

# R-Ranch Stable Report

APRIL 01-31, 2018

## Summary:

We had a good month for riders, we exceeded the 4-year average for the month of APR despite 6 of the 22 days unavailable due to rain or wet trails conditions. We remain below the Yearly 4-year average due to the significant # of rain days we had earlier this year.

I would like to thank Terry Hensel (Owner) who donated a stack of precut metal templates so we can replace our decaying and missing trail signs. We are in the process of painting them.

I Rehomed Socks after he reared and injured an owner on APR xx. Over the past four years he has acted up on three different occasions counting this incident. There were no previous injuries. Each time he was examined and retrained and thought to be sound. I am unwilling to take further risk with him.

APR 07: Jr Wrangler kicked off. We had a good showing and Suzanne did well with the kids. MAY 05 will be the official 1<sup>st</sup> class.

APR 26: Steve's Maint Team Felled and removed two large oak trees from Rainbow pasture. Both trees had been stuck by lightning several years ago and had disturbing cracks down their trunks posing risk to both horses and personnel.

APR 26: Rotated both herds to fresh pastures. Red-Herd from Rainbow to Chapple Hill & Old Owners Pastures. Blue-Herd from Putt Putt to Barn & Back Pastures

## Events:

- ❖ MAR 29-APR 02, Easter weekend
  - We had a very busy Easter weekend. 87 riders on just APR 1<sup>st</sup> and 2<sup>nd</sup>.

## Projects:

- ❖ Hay:
  - Steve's Maint Team will conduct their first cutting of hay for 2018 as soon as weather permits.
- ❖ Fencing:
  - Chapel Hill: Northern (Cabin Side) fence line damaged from the constant abuse from horses. Still requires an electric hot wire along the top to prevent to prevent escape.
  - Rainbow Pasture: The entire southern portion of the Rainbow Pasture from the cabins east to the maintenance road is brittle and dangerous barbed wire.
- ❖ Round-Bale Pole-Barn:
  - Repairs have yet to begin on the damaged roof.
  - The remaining stock of round-bales is not at risk to weather because we had previously reorganized when we first discovered the original damage to the roof.

## Maintenance:

- ❖ F-350:
  - Brandon completed the Annual Service on one of our rain days.

# R-Ranch Stable Report

APRIL 01-31, 2018

- ❖ Kubota ATV:
  - NSTR

## Equine Care:

- ❖ Dewormer: (Due again May 2018)
  - We will administer the next quarterly Dewormer in MAY 2018.
- ❖ Vaccine: (Due again May 2018)
  - We will administer the next Semi-annual Vaccine to all our horses in MAY 2018. This will protect them from:
    - Eastern Encephalitis.
    - Western Encephalitis.
    - West Nile virus.
    - Tetanus.
    - Rhino (EHV 1 & 4).
    - Influenza.
- ❖ Farrier / Hoof Care:
  - Our interval between shoeing is decreasing as the spring grass starts coming in and growth accelerates. It is now between 7 & 10 weeks. I've attached the Horseshoeing List as Encl-2, see Tab MAR-APR.
  - Now that the horses are back on good grass the hoof growth will accelerate decreasing the # of weeks between being shod.
  - We are able to keep six (6) horses bare foot.
- ❖ Vet:
  - Bojangles has improved from last month's injury/incident. He is back to light duty.
  - Jeb: Still having seasonal repertory distress. We are providing daily medication and have him Off-line until he once again improves.
  - Suzanne's detailed Herd report contains more info and is attached as Encl-3.

## Herd development/training:




- Our herd count is 31.
- Suzanne's "Herd report" is attached. Please see Encl-3.

# R-Ranch Stable Report

APRIL 01-31, 2018

Rider & Pass #s:

| 2018  |              |              |             |             | 2014-2017 Average (4-Year Ave.) |    |    |    |       |              |              |             |             |
|-------|--------------|--------------|-------------|-------------|---------------------------------|----|----|----|-------|--------------|--------------|-------------|-------------|
| Month | Month Riders | Month Passes | Year Riders | Year Passes | TREND                           |    |    |    | Month | Month Riders | Month Passes | Year Riders | Year Passes |
|       |              |              |             |             | MR                              | MP | YR | YP |       |              |              |             |             |
| JAN   | 91           | 12           | 91          | 12          |                                 |    |    |    | JAN   | 126          | 11           | 126         | 11          |
| FEB   | 68           | 6            | 159         | 18          |                                 |    |    |    | FEB   | 87           | 9            | 213         | 26          |
| MAR   | 111          | 9            | 270         | 27          |                                 |    |    |    | MAR   | 167          | 23           | 394         | 49          |
| APR   | 358          | 40           | 628         | 67          |                                 |    |    |    | APR   | 352          | 56           | 744         | 106         |
| MAY   |              |              |             |             |                                 |    |    |    | MAY   | 362          | 46           | 1,076       | 152         |
| JUN   |              |              |             |             |                                 |    |    |    | JUN   | 351          | 54           | 1,426       | 209         |
| JUL   |              |              |             |             |                                 |    |    |    | JUL   | 523          | 69           | 1,950       | 276         |
| AUG   |              |              |             |             |                                 |    |    |    | AUG   | 277          | 25           | 2,197       | 302         |
| SEP   |              |              |             |             |                                 |    |    |    | SEP   | 320          | 41           | 2,466       | 346         |
| OCT   |              |              |             |             |                                 |    |    |    | OCT   | 302          | 36           | 2,782       | 407         |
| NOV   |              |              |             |             |                                 |    |    |    | NOV   | 252          | 35           | 3,034       | 443         |
| DEC   |              |              |             |             |                                 |    |    |    | DEC   | 107          | 15           | 3,142       | 458         |

| KEY   |             |
|---|-------------|
|  | : Increase  |
|  | : No Change |
|  | : Decrease  |

Trail Status: As of this week

- Trail clearance has been a constant effort due to Rain and wind damage. We are staying ahead or at least even with this.
- Trails are inspected and cleared as required by a Stable employee prior to taking out a ride or allowing Owners (Gold Card) to take rides out on them.

# R-Ranch Stable Report

APRIL 01-31, 2018

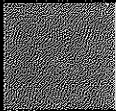
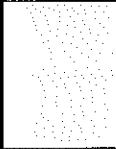

❖ Trail Status

As of: MAY13, 2018

| Western Sector (8)          |        |                       |                         |
|-----------------------------|--------|-----------------------|-------------------------|
| Trail Name                  | Status | Last Ridden / Cleared | Remarks                 |
| Ridge Loop                  |        |                       |                         |
| Ridge                       |        |                       |                         |
| Cotton                      |        |                       |                         |
| Gary's Loop                 |        |                       |                         |
| Waterfall                   |        |                       | Downed Trees            |
| Knee Knocker                |        |                       |                         |
| Indian Mound                |        |                       |                         |
| Wild Turkey                 |        |                       | Downed Trees            |
| Eastern Sector (13)         |        |                       |                         |
| Trail Name                  | Status | Last Ridden / Cleared | Remarks                 |
| High Meadow                 |        |                       |                         |
| Satterfield                 |        |                       |                         |
| Jarad                       |        |                       | Restrictive downed tree |
| Burnt Out                   |        |                       | Time & Mult. WX Events  |
| RV-7 Bypass                 |        |                       | Time & Mult. WX Events  |
| Nemo                        |        |                       |                         |
| Crystal                     |        |                       |                         |
| Pennywise                   |        |                       |                         |
| Nickum's Blunder            |        |                       |                         |
| Rustic; Outer & Inner Loops |        |                       | Low Limbs & Vines       |
| Archery                     |        |                       | Downed Trees            |
| Wagon Wheel                 |        |                       | Downed Trees            |
| Creek Side                  |        |                       | Soggy                   |
| Southern Sector (6)         |        |                       |                         |
| Trail Name                  | Status | Last Ridden / Cleared | Remarks                 |
| Rainbow                     |        |                       |                         |
| Ed Owen                     |        |                       | Time & Mult. WX Events  |
| Tire Tree                   |        |                       | Time & Mult. WX Events  |
| Gooch Gap                   |        |                       | Blocked, downed Trees   |
| Piano                       |        |                       |                         |
| Lake                        |        |                       |                         |

# R-Ranch Stable Report

APRIL 01-31, 2018

|                             |   |   |  |
|-----------------------------|---|---|--|
| Trail Clearance Status Key: |  | < 2 weeks since last Ridden / Cleared; No adverse WX                    |  |
|                             |  | > 2 Weeks since last Ridden / Cleared; Adverse WX event; Minor Obstacle |  |
|                             |  | = Reported / Observed Hazard  |  |

v/r

Herbert L. Kirkover  
CSM USA (RET)  
Stable Manager

**Enclosures:**

Encl-1: Horse Roster (recommend "By Herd" tab/sheet).

Encl-2: Farrier List (2017)

Encl-3: Herd Report.

## Horse Roster by herd

As of: APR 27, 2018

| <b>Blue Herd (15)</b> |            |   |    |                     |   |
|-----------------------|------------|---|----|---------------------|---|
| 1                     | Bella      | M | 10 | <i>Working</i>      | Developing  |
| 2                     | Bojangle   | G | 17 | <i>Beginner</i>     |   |
| 3                     | Captain    | G | 20 | <i>Beginner</i>     |   |
| 4                     | Chili      | M | 17 | <i>Experienced</i>  |   |
| 5                     | Ed         | G | 20 | <i>Experienced</i>  |   |
| 6                     | Fancy      | M | 15 | <i>Experienced</i>  |   |
| 7                     | Feather    | M | 14 | <i>Intermediate</i> |   |
| 8                     | Frodo      | G | 18 | <i>Beginner</i>     |   |
| 9                     | Jake       | G | 10 | <i>Intermediate</i> |   |
| 10                    | Klinger    | G | 29 | <i>Corral:</i>      | Lite riders   |
| 11                    | Maddie     | M | 12 | <i>Experienced</i>  | Guide Horse   |
| 12                    | Magicman   | G | 19 | <i>Experienced</i>  |   |
| 13                    | Pickles    | G | 15 | <i>Experienced</i>  |   |
| 14                    | Redman     | G | 18 | <i>Beginner</i>     |   |
| 15                    | Spirit     | G | 17 | <i>Intermediate</i> |   |
| <b>Red Herd (16)</b>  |            |   |    |                     |   |
| 16                    | Dart       | G | 24 | <i>Experienced</i>  |   |
| 17                    | Cash       | G | 19 | <i>Intermediate</i> |   |
| 18                    | Cooley     | G | 15 | <i>Intermediate</i> |   |
| 19                    | Cougar     | M | 17 | <i>Experienced</i>  |   |
| 20                    | Dakota     | G | 14 | <i>Intermediate</i> |   |
| 21                    | Dodge      | G | 21 | <i>Experienced</i>  |   |
| 22                    | Fancy-Girl | M |    | <i>Intermediate</i> |   |
| 23                    | Jeb        | G | 12 | <i>Intermediate</i> | Temporarily off-line due to seasonal respiratory distress |
| 24                    | Leo        | G | 15 | <i>Beginner</i>     |   |
| 25                    | Molly      | M | 17 | <i>Experienced</i>  |   |
| 26                    | Nugget     | G | 16 | <i>Intermediate</i> |   |
| 27                    | Scarlett   | M | 19 | <i>Intermediate</i> |   |
| 28                    | Scoot      | M | 12 | <i>Experienced</i>  |   |
| 29                    | Sis        | M | 18 | <i>Experienced</i>  |   |
| 30                    | Thorpe     | G | 14 | <i>Experienced</i>  |   |
| 31                    | Tonka      | G | 20 | <i>Experienced</i>  |   |

Horse Roster, Max-WGT and Ride Times

| Status |   |    | Horse Info |                      |   |     |       | Ride Times |       |       |      | As of: APR 27, 2018 |                      |      |
|--------|---|----|------------|----------------------|---|-----|-------|------------|-------|-------|------|---------------------|----------------------|------|
| PR     | S | In | (2)        | <i>Corral:</i>       |   | Age | WGT   | WL         | 10:00 | 11:30 | 1:00 | 2:30                | <i>Corral:</i>       | (2)  |
|        |   |    | 1          | Klinger              | G | 29  | 1,019 | 187        |       |       |      |                     | Klinger              | 1    |
|        |   |    | 2          | Magic Man            | G | 19  | 848   | 145        |       |       |      |                     | Magic man            | 2    |
| PR     | S | In | (6)        | <i>Beginner:</i>     |   |     |       |            | 10:00 | 11:30 | 1:00 | 2:30                | <i>Beginner:</i>     | (6)  |
|        |   |    | 3          | Bojangle             | G | 17  | 630   | 105        |       |       |      |                     | Bojangle             | 3    |
|        |   |    | 4          | Captain              | G | 20  | 1,097 | 190        |       |       |      |                     | Captain              | 4    |
|        |   |    | 5          | Cash                 | G | 19  | 920   | 146        |       |       |      |                     | Cash                 | 5    |
|        |   |    | 6          | Frodo                | G | 18  | 1,240 | 211        |       |       |      |                     | Frodo                | 6    |
|        |   |    | 7          | Leo                  | G | 15  | 1,358 | 251        |       |       |      |                     | Leo                  | 7    |
|        |   |    | 8          | Redman               | G | 25  | 905   | 166        |       |       |      |                     | Redman               | 8    |
| PR     | S | In | (10)       | <i>Intermediate:</i> |   |     |       |            | 10:00 | 11:30 | 1:00 | 2:30                | <i>Intermediate:</i> | (10) |
|        |   |    | 9          | Cooley               | G | 15  | 1,137 | 206        |       |       |      |                     | Cooley               | 9    |
|        |   |    | 10         | Dakota               | G | 14  | 1050  | 192        |       |       |      |                     | Dakota               | 10   |
|        |   |    | 11         | Fancy-Girl           | M |     |       |            |       |       |      |                     | Fancy-Girl           | 11   |
|        |   |    | 12         | Feather              | F | 14  | 1010  | 184        |       |       |      |                     | Feather              | 12   |
|        |   |    | 13         | Jake                 | G | 10  | 1,174 | 199        |       |       |      |                     | Jake                 | 13   |
|        |   |    | 14         | Jeb                  | G | 12  | 1,117 | 201        |       |       |      |                     | Jeb                  | 14   |
|        |   |    | 15         | Nugget               | G | 16  | 950   | 169        |       |       |      |                     | Nugget               | 15   |
|        |   |    | 16         | Scarlett             | F | 19  | 1,319 | 227        |       |       |      |                     | Scarlett             | 16   |
|        |   |    | 17         | Spirit               | G | 17  | 763   | 131        |       |       |      |                     | Spirit               | 17   |
|        |   |    | 18         | Tonka                | G | 19  | 1,000 | 181        |       |       |      |                     | Tonka                | 18   |
| PR     | S | In | (12)       | <i>Experianced:</i>  |   |     |       |            | 10:00 | 11:30 | 1:00 | 2:30                | <i>Experianced:</i>  | (12) |
|        |   |    | 19         | Chilli               | F | 17  | 1,077 | 198        |       |       |      |                     | Chilli               | 19   |
|        |   |    | 20         | Cougar               | F | 17  | 1,057 | 182        |       |       |      |                     | Cougar               | 20   |
|        |   |    | 21         | Dart                 | G | 24  | 1,257 | 226        |       |       |      |                     | Dart                 | 21   |
|        |   |    | 22         | Dodge                | G | 21  | 900   | 155        |       |       |      |                     | Dodge                | 22   |
|        |   |    | 23         | Ed                   | G | 20  | 1,025 | 188        |       |       |      |                     | Ed                   | 23   |
|        |   |    | 24         | Fancy                | F | 15  | 990   | 174        |       |       |      |                     | Fancy                | 24   |
|        |   |    | 25         | Maddie               | F | 12  | 1,087 | 197        |       |       |      |                     | Maddie               | 25   |
|        |   |    | 26         | Molly                | F | 17  | 1,180 | 199        |       |       |      |                     | Molly                | 26   |
|        |   |    | 27         | Pickles              | G | 15  | 1,057 | 193        |       |       |      |                     | Pickles              | 27   |
|        |   |    | 28         | Scoot                | G | 12  | 990   | 175        |       |       |      |                     | Scoot                | 28   |
|        |   |    | 29         | Sis                  | F | 18  | 1,200 | 215        |       |       |      |                     | Sis                  | 29   |
|        |   |    | 30         | Thorpe               | G | 14  | 1,247 | 217        |       |       |      |                     | Thorpe               | 30   |
| PR     | S | In | (1)        | <i>Offline:</i>      |   |     |       |            | 10:00 | 11:30 | 1:00 | 2:30                | <i>Offline:</i>      | (1)  |
|        |   |    | 31         | Bella                | F | 10  | 1511  | 264        |       |       |      |                     | Bella                | 31   |

## HERD ROSTER

As of: APR 27, 2018

| <b>Blue Herd (15)</b> |            |   |    |  |
|-----------------------|------------|---|----|--|
| 1                     | Bella      | M | 10 |  |
| 2                     | Bojangle   | G | 17 |  |
| 3                     | Captain    | G | 20 |  |
| 4                     | Chili      | M | 17 |  |
| 5                     | Ed         | G | 20 |  |
| 6                     | Fancy      | M | 15 |  |
| 7                     | Feather    | M | 14 |  |
| 8                     | Frodo      | G | 18 |  |
| 9                     | Jake       | G | 10 |  |
| 10                    | Klinger    | G | 29 |  |
| 11                    | Maddie     | M | 12 |  |
| 12                    | Magicman   | G | 19 |  |
| 13                    | Pickles    | G | 15 |  |
| 14                    | Redman     | G | 18 |  |
| 15                    | Spirit     | G | 17 |  |
| <b>Red Herd (16)</b>  |            |   |    |  |
| 16                    | Dart       | G | 24 |  |
| 17                    | Cash       | G | 19 |  |
| 18                    | Cooley     | G | 15 |  |
| 19                    | Cougar     | M | 17 |  |
| 20                    | Dakota     | G | 14 |  |
| 21                    | Dodge      | G | 21 |  |
| 22                    | Fancy-Girl | M |    |  |
| 23                    | Jeb        | G | 12 |  |
| 24                    | Leo        | G | 15 |  |
| 25                    | Molly      | M | 17 |  |
| 26                    | Nugget     | G | 16 |  |
| 27                    | Scarlett   | M | 19 |  |
| 28                    | Scoot      | M | 12 |  |
| 29                    | Sis        | M | 18 |  |
| 30                    | Thorpe     | G | 14 |  |
| 31                    | Tonka      | G | 20 |  |

| Status   | Horse      | #  | 3/1/2018 | 3/8/2018 | 3/15/2018 | 3/22/2018 | 3/29/2018 | 4/5/2018 | 4/12/2018 | 4/19/2018 | 4/26/2018 |
|----------|------------|----|----------|----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|
| Barefoot | Bella      | 1  | Weekly   | Weekly   | Weekly    | Weekly    | Weekly    | Weekly   | Weekly    | Weekly    | Weekly    |
|          | Bojangle   | 2  | 5-WK     | 6-WK     | 7-WK      | 8-WK      | 9-WK      | 10-WK    | 11-WK     | 12-WK     | 13-WK     |
|          | Captain    | 3  | 70       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 7-WK      | 8-WK      |
|          | Chili      | 4  | 70       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 70        | 1-WK      |
|          | Ed         | 5  | 13-WK    | 70       | 1-WK      | 2-WK      | 3-WK      | 4-WK     | 5-WK      | 6-WK      | 7-WK      |
|          | Fancy      | 6  | 2-WK     | 3-WK     | 4-WK      | 5-WK      | 6-WK      | 7-WK     | 8-WK      | 9-WK      | 70        |
|          | Feather    | 7  | 1-WK     | 2-WK     | 3-WK      | 4-WK      | 5-WK      | 6-WK     | 7-WK      | 8-WK      | 70        |
|          | Frodo      | 8  | 2-WK     | 3-WK     | 4-WK      | 5-WK      | 6-WK      | 7-WK     | 8-WK      | 9-WK      | 10-WK     |
|          | Jake       | 9  | 1-WK     | 2-WK     | 3-WK      | 4-WK      | 5-WK      | 6-WK     | 7-WK      | 8-WK      | 1-WK      |
|          | Klinger    | 10 | 6-WK     | 7-WK     | 8-WK      | 9-WK      | 10-WK     | 11-WK    | 12-WK     | 70        | 1-WK      |
|          | Maddie     | 11 | 2-WK     | 3-WK     | 4-WK      | 5-WK      | 6-WK      | 7-WK     | 8-WK      | 9-WK      | 70        |
| Barefoot | Magician   | 12 | 12-WK    | 13-WK    | 14-WK     | 15-WK     | 16-WK     | 17-WK    | 18-WK     | 19-WK     | 20-WK     |
|          | Pickles    | 13 | 6-WK     | 7-WK     | 8-WK      | 9-WK      | 10-WK     | 11-WK    | 12-WK     | 13-WK     | 4-WK      |
|          | Redman     | 14 | 70       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 70        | 1-WK      |
|          | Socks      | 15 | 5-WK     | 6-WK     | 7-WK      | 8-WK      | 9-WK      | 10-WK    | 11-WK     | 12-WK     | 4-WK      |
| Barefoot | Spirit     | 16 | 16-WK    | 17-WK    | 18-WK     | 19-WK     | 20-WK     | 21-WK    | 22-WK     | 23-WK     | 23-WK     |
|          | Cash       | 17 | 70       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 7-WK      | 70        |
|          | Cooley     | 18 | 1-WK     | 2-WK     | 3-WK      | 4-WK      | 5-WK      | 6-WK     | 7-WK      | 8-WK      | 70        |
|          | Cougar (M) | 19 | 9-WK     | 9-WK     | 1-WK      | 2-WK      | 3-WK      | 4-WK     | 5-WK      | 6-WK      | 7-WK      |
|          | Dakota     | 20 | 8-WK     | 9-WK     | 70        | 1-WK      | 2-WK      | 3-WK     | 4-WK      | 5-WK      | 6-WK      |
|          | Dart (G)   | 21 | 13-WK    | 70       | 1-WK      | 2-WK      | 3-WK      | 4-WK     | 5-WK      | 6-WK      | 7-WK      |
| Barefoot | Dodge      | 22 | 6-WK     | 7-WK     | 8-WK      | 9-WK      | 10-WK     | 11-WK    | 12-WK     | 13-WK     | 14-WK     |
|          | Fancy-Girl | 23 | 70       | 70       | 1-WK      | 2-WK      | 3-WK      | 4-WK     | 5-WK      | 6-WK      | 7-WK      |
|          | Jeb        | 24 | 10-WK    | 70       | 1-WK      | 2-WK      | 3-WK      | 4-WK     | 5-WK      | 6-WK      | 7-WK      |
|          | Leo        | 25 | 5-WK     | 6-WK     | 7-WK      | 8-WK      | 9-WK      | 10-WK    | 11-WK     | 12-WK     | 13-WK     |
|          | Molly      | 26 | 6-WK     | 7-WK     | 70        | 1-WK      | 2-WK      | 3-WK     | 4-WK      | 5-WK      | 6-WK      |
|          | Nugget     | 27 | 3-WK     | 4-WK     | 5-WK      | 6-WK      | 7-WK      | 8-WK     | 9-WK      | 10-WK     | 11-WK     |
|          | Scarlett   | 28 | 6-WK     | 7-WK     | 8-WK      | 9-WK      | 10-WK     | 11-WK    | 12-WK     | 13-WK     | 14-WK     |
|          | Scout      | 29 | 3-WK     | 4-WK     | 5-WK      | 6-WK      | 7-WK      | 8-WK     | 9-WK      | 10-WK     | 11-WK     |
| Barefoot | Sis        | 30 | 30       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 7-WK      | 8-WK      |
|          | Thorpe     | 31 | 1-WK     | 2-WK     | 3-WK      | 4-WK      | 5-WK      | 6-WK     | 7-WK      | 8-WK      | 9-WK      |
| Barefoot | Tonka      | 32 | 30       | 1-WK     | 2-WK      | 3-WK      | 4-WK      | 5-WK     | 6-WK      | 7-WK      | 8-WK      |

Total: \$340.00 Carried Fwd \$280.00 CF \$210 \$0.00 Carried Fwd \$140 CF \$420.00

|               |                   |
|---------------|-------------------|
| <b>Key 1:</b> | A = Acrylic       |
|               | T = Triton        |
|               | S = Shoe          |
|               | SW = Shoe + Wedge |
|               | BS = Bar Shoe     |
|               | 4S = 4 Shoes      |
|               | DH = Draft horse  |
|               | DR = Draft Reset  |

|               |                                   |
|---------------|-----------------------------------|
| <b>Key 2:</b> | : Projected for Farrier / Monitor |
|               | : Scheduled for Farrier / Shod    |

10-WK

## **APRIL 2018 HERD REPORT and JR WRANGLER REPORT**

### **General Health and Welfare**

April was a good month for horse health. Nothing serious for a change. Yay!! Probably as I write this, six horses are wrapping themselves in wire, poking sticks in their eyes and eating poisonous plants. Everyone please knock on wood. The horses have all been moved to better pastures for grazing. It was a strange spring with lots of big temperature shifts, so our poor guys were cold one day then sweating the next. The warm weather has arrived though, so time to quit complaining about the cold and start whining about the heat.

### **Individual Health Issues**

**Jeb:** Jeb continues to suffer from allergies. It takes a while for them to subside once he is off the hay. He is now on good pasture and hopefully he will recover soon and rejoin the line.

**Sis:** Sis has some scarring from her recent injuries but has no permanent damage.

**Bojangles:** Bojangles has recovered fairly well from his choking episode. He has been doing some easy corral rides but is still very thin. Upon Dr. Eddy's recommendation we did try increasing his Cushing's medication to see if that would help. It made no difference, so we went back to his regular dosage.

### **Behavioral Issues and Training**

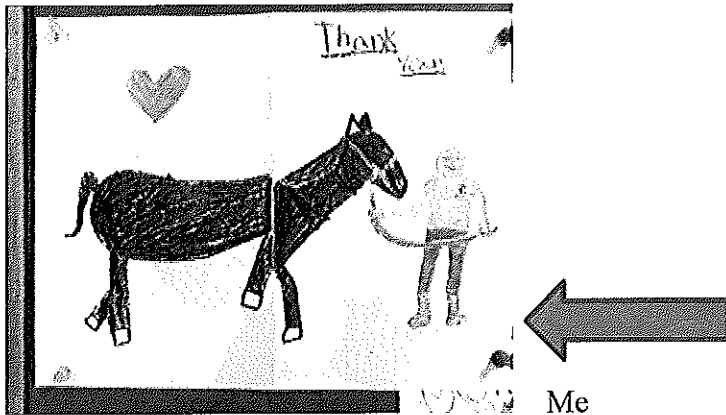
**Fancypants** is now **Fancygirl** because Herb keeps calling her that. Since he is our boss, whose orders we follow religiously, with no whining, bad jokes, or arguing, we all readily agreed to the name change. Whatever her name is, she is now a real member of the Red Herd. We worked her on the ground a lot in April and her manners have improved greatly. Trail work will be the next step. So far she is doing really well on the trail. She is not spooky and is a good follower, though a little lazy. Pretty much perfect for our current needs. Her corral work is still weak, but I will continue to work on that area as well.

**Magic** is still doing well in the corral. He does an occasional short, flat trail ride with smaller kids and has also done well with that. His present condition precludes doing any strenuous trail work.

**Maddie** is doing very well, mostly as a guide horse. If she is in season, we keep a close eye on her as she tends to get cranky. But her recent behavior has been very good. I have been guiding on her frequently and she is very good on the trail.

## JR WRANGLER APRIL 7, 2018

The Junior Wrangler program got off to a good start in April. Our introductory session had 19 wranglers, and some of my older kids came down to help out as well. (The threat of making them ride Frodo for the rest of the summer worked like a charm). We taught handling horses safely on the ground, what NOT to do around horses, mounting both safely and softly (so our poor guys don't get knocked to their knees), picking feet and much more. We also had a scavenger hunt to find various articles related to our horses. I am still missing one of my spurs, so I guess we did a really good job hiding things. We also had some horse games and drew pictures during our excellent snack (always my favorite part). I have guest speakers lined up for some of the remaining sessions and I am working on a few more. The kids all had a great time and we are looking forward to some awesome summer sessions.



Suzanne Wandersee, Assistant Stable Manager, Trainer and Uber Wrangler of Junior Wranglers

Courtney's Sales Report

**Generated By:**

Courtney Greene  
R-Ranch in the Mountains  
5/17/2018 5:33 PM

| Close Date                               | Owner Number | Account Name                | Lead Source    | Stage             | Fiscal Period |
|--|--------------|-----------------------------|----------------|-------------------|---------------|
| <b>Close Month: 4/1/2018 (3 records)</b> |              |                             |                |                   |               |
| <b>Type: Transfer (3 records)</b>        |              |                             |                |                   |               |
| 4/13/2018                                | 666          | Jeffery and Pattie Souther  | Owner Transfer | Transfer Complete | Q2-2018       |
| 4/13/2018                                | 330          | Marc and Lori Armstrong     | Owner Transfer | Transfer Complete | Q2-2018       |
| 4/27/2018                                | 508          | Richard and Melanie Jabaley | Owner Transfer | Transfer Complete | Q2-2018       |
| <b>Grand Totals (3 records)</b>          |              |                             |                |                   |               |

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Tasks and Appointments

**Generated By:**

Courtney Greene  
 R-Ranch in the Mountains  
 5/17/2018 5:30 PM

**Filtered By:**

Show: My activities

| Date  | Company / Account           | Subject                         | Priority | Status    | Task |
|---|-----------------------------|---------------------------------|----------|-----------|------|
| <b>Assigned: Courtney Greene (49 records)</b> |                             |                                 |          |           |      |
| 4/6/2018                                      | Donna Cole                  | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/6/2018                                      | Wade Baggarly               | Email: R-Ranch in the Mountains | Normal   | Completed | 1    |
| 4/6/2018                                      | Jeffery and Pattie Souther  | Call                            | Normal   | Completed | 1    |
| 4/6/2018                                      | Marc and Lori Armstrong     | Call                            | Normal   | Completed | 1    |
| 4/7/2018                                      | Wade Baggarly               | Call                            | Normal   | Completed | 1    |
| 4/12/2018                                     | Wade Baggarly               | Call                            | Normal   | Completed | 1    |
| 4/13/2018                                     | Mary Clarke                 | Call                            | Normal   | Completed | 1    |
| 4/13/2018                                     | Jenny Kress                 | Call                            | Normal   | Completed | 1    |
| 4/16/2018                                     | Kathy Reen                  | Email: R-Ranch                  | Normal   | Completed | 1    |
| 4/16/2018                                     | Robert Goley                | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Charles McDonald            | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Jennifer Clayton            | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Debi Dobson                 | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Robert Petty                | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Jerry Dodd                  | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Judy Postema                | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Shannon Tidwell             | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Robert Smith                | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Christopher Peterson        | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Catie Cummins               | Email: R-Ranch                  | Normal   | Completed | 1    |
| 4/16/2018                                     | Peter Muller                | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Jenny Kress                 | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Mary Clarke                 | Email: Ownership Information    | Normal   | Completed | 1    |
| 4/16/2018                                     | Peter Muller                | Call                            | Normal   | Completed | 1    |
| 4/17/2018                                     | Christopher Peterson        | Call                            | Normal   | Completed | 1    |
| 4/18/2018                                     | Mel Rogulski                | Email: R Ranch Transfer         | Normal   | Completed | 1    |
| 4/18/2018                                     | Donna Sims                  | Email: R-Ranch in the Mountains | Normal   | Completed | 1    |
| 4/18/2018                                     | Richard and Melanie Jabaley | Email: R-Ranch Ownership        | Normal   | Completed | 1    |
| 4/20/2018                                     | Catie Cummins               | Call                            | Normal   | Completed | 1    |
| 4/20/2018                                     | Robert Smith                | Call                            | Normal   | Completed | 1    |
| 4/20/2018                                     | Shannon Tidwell             | Call                            | Normal   | Completed | 1    |

|           |                             |                                 |        |           |   |
|-----------|-----------------------------|---------------------------------|--------|-----------|---|
| 4/20/2018 | Jerry Dodd                  | Call                            | Normal | Completed | 1 |
| 4/20/2018 | Robert Petty                | Call                            | Normal | Completed | 1 |
| 4/20/2018 | Debi Dobson                 | Call                            | Normal | Completed | 1 |
| 4/20/2018 | Charles McDonald            | Call                            | Normal | Completed | 1 |
| 4/20/2018 | Richard and Melanie Jabaley | Call                            | Normal | Completed | 1 |
| 4/21/2018 | Laura Holcombe              | Email: Ownership Information    | Normal | Completed | 1 |
| 4/21/2018 | Laura Holcombe              | Email: R-Ranch in the Mountains | Normal | Completed | 1 |
| 4/21/2018 | Robert Goley                | Call                            | Normal | Completed | 1 |
| 4/21/2018 | Kathy Reen                  | Call                            | Normal | Completed | 1 |
| 4/21/2018 | Donna Sims                  | Call                            | Normal | Completed | 1 |
| 4/21/2018 | Laura Holcombe              | Call                            | Normal | Completed | 1 |
| 4/23/2018 | Connie Bailey               | Email: Ownership Information    | Normal | Completed | 1 |
| 4/24/2018 | Donna Sims                  | Call                            | Normal | Completed | 1 |
| 4/25/2018 | Bruce Brown                 | Email: Ownership Information    | Normal | Completed | 1 |
| 4/25/2018 | Brian Gordon                | Email: Ownership Information    | Normal | Completed | 1 |
| 4/25/2018 | Brian Gordon                | Call                            | Normal | Completed | 1 |
| 4/25/2018 | Connie Bailey               | Call                            | Normal | Completed | 1 |
| 4/25/2018 | Bruce Brown                 | Call                            | Normal | Completed | 1 |

**Grand Totals (49 records)**

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## Lodge Report for May 2018 Board Meeting

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| <b>Total Income for April 2018</b> |                |
|------------------------------------|----------------|
| Wedding Cash Accounting            | \$3,220        |
| Events Cash Accounting             | \$5,179        |
| <b>Total Income for April 2018</b> | <b>\$8,399</b> |

|                               |              |
|-------------------------------|--------------|
| Total Expenses for April 2018 | \$7,910      |
| <b>Income - Expenses =</b>    | <b>\$489</b> |

### Projected Cash Value of Weddings/Events in 2018

|   |   |
|---|---|
| Total Value of 2018 Weddings and Events   | \$68,553  |
| Less Deposits Collected in 2017           | \$14,000  |
| Plus Deposits collected in 2018 for 19,20 | \$1,500   |
|   | <hr style="width: 100px; margin-left: auto; margin-right: 0;"/> |
|   | \$56,053  |

|                                |   |
|--------------------------------|---|
| Budgeted Revenue 2018          | \$77,996  |
| Less 2018 cash value of events | \$56,053  |
|                                | <hr style="width: 100px; margin-left: auto; margin-right: 0;"/> |
|                                | \$21,943 to go  |

In April we had 5 Wedding Tours  
Booked 2 Owner Weddings for 2018  
Booked 2 Owner Chapel services for 2018 with no reception

### 2018 Event Summary

---

For 2018, We have 17 weddings and 8 revenue-producing Events booked  
R Ranch has 29 nonrevenue-producing events for Owners.

Available Weekends left to book for Weddings or Events:

- 2-Jun
- 14-Jul
- 21-Jul
- 4-Aug
- 11-Aug
- 15-Sep
- 15-Dec

## HOUSEKEEPING APRIL 2018 MONTHLY REPORT

This month we have cleaned 50 Rainbow Lake singles, 34 Rainbow Lake Duplexes, 11 rental cabins, and 20 Chapel Hill cabins for a total of 115 cabins. The new mattresses that we ordered for the Duplexes came in and we got them put out and new mattress covers on all of them but 7. I will need to order the remaining covers as the budget allows. For now, we are using some of the older covers. All Rainbow Lake cabins now have new mattresses. 5 linen kits were sold this month for a total of 9 for the year thus far.

The pavilion bathhouse as well as the pool bathhouse were opened this month. We got them cleaned up from the winter and ready for the season's start. Cabin 927 was given back this month. We cleaned and inventoried it and cabin 950. They are ready to go back online for reservations. We just need to move a futon in 927. As soon as maintenance has time, they are going to move the one we have over there, and it will be ready to go.

## May 2018 Report Accommodations Committee

- May Lottery: Saturday 05/05/18
  - 46 owners
  - 14 of 14 RV spots leased for one year
  - 8 Monthlies RV sites (3 in the Arena ☺)
  - 1 Premium Cabin
  - 1 Total Rehab Cabins

June will have 4 RV's sites available for lease.

No Committee meeting in May due to committee members not available.

### Good News:

- An owner has replaced the couch and love seat in the RV 5 Bath House. Before and after



- Also an owner is working to get supplies to clean and stain the cedar siding and repaint the trim and bathroom doors in RV 5 bathhouse. Volunteers will do the work. Budget: \$250.

### Topic of Discussion:

The different items below are not known by all owners. At times, the office personnel are the receivers of upset owners. Accommodations Committee would like to discuss the 'best' place to have these items 'published' – P&G or Lottery Guideline IF the BOD currently agrees with each item.

- Re-up program.
  - Current rule (in BOD report): Owner can 're-up' a site on the 13<sup>th</sup> day of their 14 day reservation if another owner had not reserved the same spot for an additional 14 days. The owner must be off site for 3 days, but their 'property' can stay here. (pay for 17 days – 3 off 14 on)
    - If their current spot is reserved by another owner, the current owner and their property must leave the Ranch for 3 days. (RV can go to storage). They can lease another spot, if available, for 14 days.
  - NOTE: The sore point here with Owners is having to leave/ move their RV to storage or home for 3 days when they can't re-up but the spot they are going to is open. (they are OK with themselves leaving – but not the RV) ----- Accommodations Committee agrees with the way it is now.
  - If P&G is the place to add, could add to Page 8 section 3.4 Terms of Reservation
- Reservation Only spots: Currently are:
  - 121, 200, 202, 215, 311, 313, 522, 524, 525, 526, 526

- Believe most of these are from the Accommodation's committee through the years.
  - . 524 was from 2011 BOD meeting
- If P&G is the place to add, could add under Article XIV 'Site & Cabin Adoption Program
- 50% Reservations: Believe most are from Accommodation Committees
  - Creek – by each area
  - RV5 : TLPT (tree-line pull through)
  - Working to get 50% pull through Ranch wide to 50% - will be here in Sept. – This is not by area, but all together.
  - If P&G is the place to add, could add under Article XIV 'Site & Cabin Adoption Program
- Reservation Ratio: up to 70/30 – could not find in P&G – Is written under lottery guidelines.
  - If P&G is the place to add, could add under Article XIV 'Site & Cabin Adoption Program
- Several RV sites are leased in which the owners are not using, it is only leased so the camper can be stored there. (Electric bills confirm this – no usage or very little usage). Is there a way to require a leased site to be used X # of days during the lease? If yes, how could this be monitored? A few owners believe this could open up site for Owners that use the Ranch on a regular base. This was discussed at a BOD meeting in 2017, is there a place to document the Ranch does not require an Owner to stay a specific number of days to lease a site?

As a reminder – below is what Accommodations Committee has been working with P&G to update.

: NOTE: what a 'Group' can reserve has been in place for several years – just working to answer the question on how many Chapel Hill / RV / Rainbow can be rented for Events that the office books. This does not include what the BOD can approve above this. (Example Dade County). Both of the below were previously discussed with the BOD, the approval would be when P&G is updated.

### Changes to Policy and Guidelines

Suggested by Accommodation Committee

#### Section 11.15 RV Storage Area

##### Current P & G

R-Ranch Staff will move an RV at the owner's request for the following fees:

- Move into storage \$25.00
- Break Down move into storage: \$40.00
- Move out of storage to RV site - \$25.00
- Move out of storage and set upon site – \$40.00

**All fees are subject to change**

##### Suggested Change to P&G

R-Ranch Staff will move an RV

- Monday – Friday only
- Owner shall fill out RV Move Request Form at office.
- Cost of move is based on the al-carte item(s) the Owner selects on the Form

#### Article XII

##### Groups

**Request to ADD Section 12.3 Group Reservations:** (Reason for request – clarification for office and Owners/non-Owners the guidelines on Group/Event Reservations.)

A Group / Event for Owners/non-owners can rent the following up to one year in advance, NOTE: group/event may not make reservation during R-Ranch Blackout dates.

- Groups / Events can obtain **6 reservations** for any of the combinations below:
  - Rainbow: up to 6, limit to one Duplex (both sides). 2 cottages. 2 Singles (duplex counts as 2 reservations)
  - Chapel Hill: up to 6
  - RV: restrict to 2
- 14 days prior to the event, the group can call to check if there is any availability in Rainbow, Chapel Hill, or RV and rent addition spaces

The individual(s), including Owners, booking any event is responsible for the conduct and behavior of their guests. Guests are to return cabin keys to the R-Ranch office at departure. Do not leave keys in the cabin during or after stay.

Becky Mooney  
Accommodation Committee - Chair



## **R-Ranch Emergency Protocols**

### **Critical Injury/Life-threatening/Fire – dial 911 & report**

Daytime- 8am-9pm

- 1) Notify front office, 706-864-6444, front office will alert to Executive Director

Nighttime- 9pm-5am

1) Notify security 706-973-1165

- a) Security will report to Executive Director. (After 911 has been called)

### **Power Outage (Must have specifics, i.e. whole ranch, Chapel Hill, RV5, etc)**

Daytime- 8am-9pm

- 1) Notify front office, 706-764-6444, front office will alert Amicalola Power

Nighttime- 9pm-5am

1) Notify security 706-973-1165

- a) Security will report to Amicalola Power
- b) If power is out longer than 1 hour, will report to Executive Director with what is reported by Amicalola Power.

\* If it's a specific RV site/Chapel Hill or Rainbow Cabin after before 8am or after 5pm, notify front desk or security. They will notify on-call maintenance.

### **Internet/Phone**

Will be handled the next business day. (Security will still be available on the security cell)



### **Water/Sewer**

Daytime- 8am-9pm

- 2) Notify front office, 706-864-6444, front office will alert maintenance.

Nighttime- 9pm-5am

- 1) Notify security 706-973-1165

- a) Security will report to on-call maintenance.
- b) Maintenance will determine if Executive Director needs to be notified.

### **Horses/Stables**

Daytime- 8am-9pm

- 3) Notify front office, 706-864-6444, front office will alert Stable Manager and/or Asst. Stable Manager

Nighttime- 9pm-5am

- 1) Notify security 706-973-1165

- a) Security will report to Stable Manager and/or Asst. Stable Manager
- b) Stable Manager will determine if Executive Director needs to be notified.

### **Any other Emergency not covered**

Daytime- 8am-9pm

- 4) Notify front office, 706-864-6444, front office will alert to Executive Director

Nighttime- 9pm-5am

- 1) Notify security 706-973-1165

- a) Security will report to Executive Director.

### Occupancy Rates - Snapshot past 10 weeks

| Date             | Arena Grvl - 12 units | CH Rustic - 73 units | Cottage - 3 units | RV - Concrete - 50 units | RV - Gravel - 104 units | RL - Duplex - 10 units | RL - Single - 10 units |
|------------------|-----------------------|----------------------|-------------------|--------------------------|-------------------------|------------------------|------------------------|
| 12-May           | 33.3                  | 64.2                 | 66.7              | 90                       | 85.6                    | 70                     | 60                     |
| 5-May            | 41.7                  | 61.2                 | 33.3              | 98                       | 91.3                    | 40                     | 80                     |
| 28-Apr           | 33.3                  | 79.1                 | 66.7              | 98                       | 85.6                    | 70                     | 100                    |
| 21-Apr           | 33.3                  | 64.2                 | 66.7              | 86                       | 88.5                    | 70                     | 90                     |
| 14-Apr           | 33.3                  | 70.1                 | 66.7              | 86                       | 84.6                    | 50                     | 70                     |
| 7-Apr            | 50                    | 74.6                 | 33.3              | 94                       | 94.2                    | 20                     | 70                     |
| 30-Mar           | 41.7                  | 75.8                 | 66.7              | 94                       | 87.5                    | 60                     | 100                    |
| 24-Mar           | 25                    | 65.7                 | 33.3              | 100                      | 79.8                    | 20                     | 80                     |
| 17-Mar           | 25                    | 65.7                 | 33.3              | 92                       | 80.8                    | 60                     | 100                    |
| 10-Mar           | 25                    | 64.2                 | 33.3              | 92                       | 78.8                    | 30                     | 60                     |
| <b>Total Avg</b> | <b>34.2</b>           | <b>68.5</b>          | <b>50.0</b>       | <b>93.0</b>              | <b>85.7</b>             | <b>49.0</b>            | <b>81.0</b>            |

Owner's Weekend

Easter/Spring Break