

## R-Ranch in the Mountains

### Board of Director's Meeting Minutes

October 23, 2015

- I. **CALL TO ORDER-** The meeting was called to order at by Bill Poole, President. Board members Brenda Harned, Rick Upon, Roger Yonts, Cecil Pacetti, & Jim Kaminsky were in attendance. Absent are Anita Curry, Iris Koplen, & Mike Carbonara.
- II. **OPENING PRAYER-** Brenda Harned
- III. **PLEDGE OF ALLEGIANCE-**
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA** – The agenda was amended as reflected (attached). Roger Yonts made a motion to approve the agenda as amended; seconded by Jim Kaminsky; vote was unanimous in favor.
- V. **SUSPEND READING SEPTEMBER MEETING MINUTES** – Roger Yonts made a motion to suspend the reading of the minutes; seconded by Jim Kaminsky; vote was unanimous in favor.
- VI. **APPROVE/AMEND/ACCEPT SEPTEMBER MEETING MINUTES** – Roger Yonts made a motion to accept the minutes as written; seconded by Roger Yonts; vote was unanimous in favor.
- VII. **REPORTS**
  - a. Financial Report- Judy Crofts- Report attached. Judy reviewed the financial reports and also highlighted that we currently have 755 owners in good standing with 265 suspended.
  - b. Executive Director's Report- Michael Hoffer- Report attached. Michael reviewed his printed report.
  - c. R-Ranch Grounds Report - Steve Corbin, Maintenance Manager – no report due to special meeting time
  - d. Stables Report - Josh Littlejohn – no report due to special meeting time
  - e. Sales Report – Wendy Wood – no report due to special meeting time
  - f. Events Report – Denise Roberson – no report due to special meeting time
  - g. Treasurer's Report-Rick Upton – will hold report for budget discussion later
  - h. President's Report-Bill Poole- commented that the plan for this meeting was to approve the budget as well as discuss the Rainbow Dam presentation for the Owner's Meeting tomorrow.

### **Standing Committee Reports**

1. Accommodations Committee- Valorie Lottes-Valorie briefed the Board on plans for the upcoming Car Cruise-in on November 14.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman-Alex Griffin-no report
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Rick Upton- The Committee has prepared the 2016 budget and Sue reviewed several specific areas of the budget. After Board review and discussion, Cecil Pacetti made a motion to approve the 2016 budget; seconded by Roger Yonts; vote was unanimous in favor, including the three proxy votes of Anita, Iris, & Mike. Rick then opened discussion of the RV area road paving. He obtained a new estimate of the paving from RV1 speed bump to bath house entrance. Rick made a motion to approve funding, not to exceed \$49,000, to complete this paving; seconded by Cecil Pacetti; vote was unanimous in favor.
4. Land Use Committee- Chairman- Hal Barrineau
5. Marketing Committee- Jim Kaminsky
6. Owner's Concerns Committee- Chairman-Sandy Adams- no report
7. Nominating Committee – Chairman – Christy Griffin
8. Strategic Planning Committee-Roger Yonts-

### **Board Appointed Committee Reports**

1. Rainbow Lake Dam Committee-Chairman-Hal Barrineau-Hal elaborated on the history of how the Dam became such an issue of needing repair. He also gave his background on handling the process of the complying with the Safe Dams standards. He said he will also be giving the same information during the Owner's Meeting tomorrow. Rick Upton explained the recent Dam survey that was sent out to the owners, regarding how the costs of the options available were calculated.

### **VIII. Old Business**

none

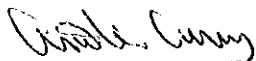
### **IX. New Business**

- a. Prepare for and review agenda for Owner's Meeting –Bill Poole-the Board discussed the agenda and the presentations for the Owner's Meeting.

### **X. MOTION TO ADJOURN GENERAL MEETING**

The next meeting of the R-Ranch Board of Directors will be held on November 21, 2015 at 9:30 A.M. in the R-Ranch board room.

Respectfully submitted,



Anita Curry, Secretary

Date Approved 11/21/15

## Ranch Owner's Association Semi-Annual Meeting

October 24, 2015-1:00 P.M.

### Minutes

- I. **Welcome-** President Bill Poole  
The meeting began at 1:00 P.M. with Bill Poole welcoming everyone to the meeting
- II. **Opening Prayer-** Brenda Harned
- III. **Pledge of Allegiance –**
- IV. **Review/Approve/Amend/Accept Agenda-**  
Brenda Harned made a motion to accept the agenda as written; seconded by Rick Upton; vote was unanimous in favor.
- V. **Introduce Present Board of Directors-**Bill Poole
- VI. **Recognize past BOD members, past presidents-**Bill Poole
- VII. **Recognize Military and Public Service Personnel-**Bill Upton
- VIII. **Introduce Employees-**Michael Hoffer- Michael also gave his Executive Director's report (attached).
- IX. **Financial Report-**Rick Upton-Rick gave a report of the accomplishments for 2015 and "big ticket" items for 2016 (talking points report attached).
- X. **Strategic Planning Committee Report-**Roger Yonts-Roger presented the information on the purpose of the Committee as well as the overall plan (PowerPoint copies attached).
- XI. **Nominating Committee Update-**Brenda Harned-Brenda began by recognizing the owners' durations from short term to long term. She then began to encouraging everyone to keep a current copy of our Policies & Guidelines. She did point out that there have been some significant changes this year and it is important to ask for a copy.
- XII. **Activities Report-**Denise Roberson-Denise discussed the Scarecrow contest held by the Dahlenega Chamber in which she won 1<sup>st</sup> place for the R-Ranch entry. She also commented on the Ranch's increased involvement in community events. She then reminded everyone of the events tonight.
- XIII. **Marketing Committee Report-**Jim Kaminsky-Jim complimented the efforts of all on the Committee, highlighting that increased ownerships is key. He also encouraged everyone to get involved in marketing the Ranch and complete the referral cards to earn a credit toward assessments.
- XIV. **Nominating Committee Report-**Hal Barrineau-Hal said that the first candidate meeting will be February 6, 2016 in the Board Room. He encouraged all owners to step up to run for one of the three positions opening up in April, especially past board members. He said that there will be an email blast coming out announcing more information. While speaking, Hal briefly talked about the Firewise program that

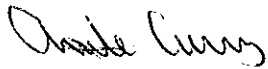
we are able to get some grant money to pay for related fire awareness tools and prevention measures. He also encouraged everyone to keep leaves blown away from RV sites and cabins and when time is spent clearing, we should log the time down on the log sheet in the office

**XV. Accommodations Committee Report**-Valorie Lottes-Valorie began talking about the recent Board approved 'Re-Up' program. She also talked about the upcoming Car Cruise-In on November 14. She encouraged everyone to volunteer to help make the event successful. She then mentioned the 2016 Rodeo and that she is chairing the event with Chris Nikkum and Holly Sell.

**XVI. Rainbow Dam Report**-Hal Barrineau-Hal gave detailed report of the history of the dam and more recent activity (report attached). Rick Upton then explained the survey information and how the special assessment amounts for each Dam option were arrived at. Bill Poole revealed the survey results....there were 209 surveys returned; 52(24.8%) preferred Option 1, 60 (28.7% ) preferred Option 2 and 88 (42.1% )preferred option 3. Bill also spent time reading comments that had been written on several of the surveys. Numerous owner questions were then answered by Hal Barrineau & Bill Poole.

**XVII. Adjourn**-Roger Yonts made a motion to adjourn; seconded by Rick Upton; vote was unanimous in favor at 3:40pm.

Respectfully submitted,



Anita Curry, Secretary

11/21/15

Amend to correct  
Agenda to Sept.

R-Ranch

Board of Director's General Meeting

October 23, 2015

AGENDA

I. CALL TO ORDER- 7:00 P.M. - President Bill Poole

II. OPENING PRAYER *Brenda*

III. PLEDGE OF ALLEGIANCE *Roger*

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

V. SUSPEND READING *Sept* AUGUST MEETING MINUTES *Amend*

VI. APPROVE/AMEND/ACCEPT *Sept* AUGUST MEETING MINUTES *Amend*

VII. REPORTS:

- a. Financial Report - Judy Crofts
- b. Executive Director's Report - Michael Hoffer
- c. Treasurer's Report - Rick Upton
- d. President's Report - Bill Poole

~~STANDING COMMITTEE REPORTS~~

- Finance Committee-Budget Review and Approval - Sue Burton

BOARD APPOINTED COMMITTEE REPORTS

- Rainbow Lake Dam Committee - Chairman-Hal Barrineau

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

Prepare for and review Agenda for Owners' Meeting

X. ADJOURN GENERAL MEETING

Time: \_\_\_\_\_

ANNOUNCE DATE, TIME AND LOCATION OF NEXT GENERAL MEETING - Bill Poole

The next meeting of the R-Ranch Board of Directors will be held on November 21, 2015 at 9:30 A.M. in the R-Ranch board room.

*Absent*

*Anita*

*Fris*

*Mike C.*

*Roger*

*Amend*

*Amend*

*Good Standing*

*755*

*265 Suspended*



## R-Ranch in the Mountains

### Board of Director's Meeting Minutes

September 19, 2015

- I. **CALL TO ORDER-** The meeting was called to order at 9:30 A.M. by Bill Poole, President. Board members Anita Curry, Iris Koplen, Rick Upton, Mike Carbonara, Jim Kaminsky, Cecil Pacetti, Roger Yonts, and Brenda Harned, were in attendance.
- II. **OPENING PRAYER-** Brenda Harned
- III. **PLEDGE OF ALLEGIANCE-**
- IV. **REVIEW/APPROVE/AMEND/ACCEPT AGENDA** – Iris Koplen made a **motion** to accept the agenda; **seconded** by Brenda Harned; **vote** was unanimous in favor.
- V. **SUSPEND READING AUGUST MEETING MINUTES** – Roger Yonts made a **motion** to suspend reading the August meeting minutes; **seconded** by Brenda Harned; **vote** was unanimous in favor.
- VI. **APPROVE/AMEND/ACCEPT AUGUST MEETING MINUTES** – Brenda made a **motion** to approve the meeting minutes as written; **seconded** by Mike Carbonara; **vote** was unanimous in favor.
- VII. **REPORTS**
  - a. Financial Report- Judy Crofts- Report attached. Judy reviewed the updated Peachtree report which reflects that we currently have 880 active owners. She said also that the county has increased the millage rate which will affect 2016 property tax. She also said that the rodeo net profit was 12,402.94.
  - b. Executive Director's Report- Michael Hoffer- Report attached. Michael reviewed his written report.
  - c. R-Ranch Grounds Report - Steve Corbin, Maintenance Manager - Report attached. Steve said that they have begun to prepare for the upcoming cooler temperature as well as working on the site for the Chapel Hill pavilion.
  - d. Stables Report - Josh Littlejohn - Report attached. Josh reviewed his written report.
  - e. Sales Report Wendy Wood – Wendy reported that she has had 18 new tours this month, 10 new sales since she began 8 transfers, & 7 transfers pending. She also said that the Marketing Committee met and had discussed a branding guide so that everything we do has our

logo on it and that we saturate social media. She said the goal is to be consistent in our signs and other printed material.

- f. Events Report – Denise Roberson – Denise said that the Labor Day activities were very successful with lots of participation. She also reported that the lodge events had generated \$60,000 so far this year; the projected amount is \$80,000. She said that it appears as though the Ranch scarecrow she made and entered in the contest downtown might have won.
- g. Treasurer’s Report-Rick Upton-no report
- h. President’s Report-Bill Poole-no report

#### VIII. Standing Committee Reports

1. Accommodations Committee- Co-Chairman- Valerie Lottes, Board Liaison-Iris Kopen- Iris reported on Valorie’s behalf-she said the new re-up program is going very well so far. The car cruise-in meeting will be October 3 at 11:00a.m. in the lodge.
2. Covenants/Bylaws/Policy & Guidelines Committee-Chairman Alex Griffin- Board Liaison-Brenda Harned-Brenda reported for the Committee; she gave the Board a proposal for a Deed Take Back Program (attached). Bill suggested that the Board review the proposal and make some verbiage changes to clarify the proposal. She also gave the Board a proposal for golf cart operation by youths (attached). The Board reviewed the proposal. Brenda made a **motion** to accept the amended proposed Policy & Guideline 11.9.1; **seconded** by Anita Curry; **vote** was unanimous in favor. This will take effect on 10/29/2015.
3. Finance Committee - Chairman- Sue Burton, Board Liaison- Rick Upton-Sue reported that the Committee is working on reducing the number of finance accounts upon the recommendation by the accountant. The Committee also has two recommendations; to use rodeo money to repair the arena fence. Rick Upton made a **motion** to use the rodeo proceeds to purchase a new arena fence subject to the pricing bids; **seconded** by Brenda Harned; **vote** was unanimous in favor. The second recommendation was to use RV reserve money to do more paving on the road leading to the RV sections (estimate attached). The Board discussed spending more money on paving when we have the Rainbow Dam issue also. The Board decided to explore sealing the current damaged area of asphalt with the Perma-flex material and look at paving after the Dam issue is resolved.
4. Land Use Committee- Chairman- Hal Barrineau, Board Liaison-Mike Carbonara-no report

5. Marketing Committee- Vickie Condrey, Board Liaison-Jim Kaminsky- Jim reported that the previously approved \$499 purchase price was effective and he made a **motion** to extend the price through 12/31/2016; **seconded** by Brenda Harned; **vote** was unanimous in favor.
6. Owner's Concerns Committee- Chairman-Sandy Adams-no report
7. Nominating Committee – Chairman – Christy Griffin-no report
8. Strategic Planning Committee-Roger Yonts-Roger reminded everyone about the Committee meeting at 1:00pm today.

#### **BOARD APPOINTED COMMITTEE REPORTS**

- a) Rainbow Lake Dam Committee- Bill Poole- Bill gave the Board a sample of a Rainbow Dam Owner's Survey (attached). He reviewed the survey and said that the costs of each option would need to be included before mailing out to the owners. He explained how the final survey would look and emphasized that it was not to be used to take a vote; it would be only to get a basic idea of what the owners' preferences are regarding the Rainbow Dam. He also said that we should have surveys available at the Owner's Meeting and discuss the options during the meeting. The Board agreed and would vote on the issue in the November meeting.

#### **IX. Old Business**

none

#### **X. New Business**

- a. Chapel Hill Adoption agreements-Rick Upton-Rick said that he would ask for a meeting with Accommodations Committee on the agreements at a later date.

#### **XI. MOTION TO ADJOURN GENERAL MEETING**

The next meeting of the R-Ranch Board of Directors will be held on October 24, 2015 at 9:30 A.M. in the R-Ranch board room.

The meeting was adjourned at 12:39pm.

Respectfully submitted,



Anita Curry, Secretary

Date Approved

10/23/15

Oct 23, 7:00 PM

Absent - Anita, Iris, Mike C.  
Reviews. Roger/Jim (Agenda)  
Jim/Roger (min)

RV Move -

Event for fire fighters - Compliment Heard by  
Hal White in Fla -

Annual Firewise Work Day  
10-23 + 10-24

Purpose of the Oct 23 meeting  
Approve Budget  
Rainbow Dam  
Owners Meeting

Budget -  
Sue -

Motion to Approve Budget - Cecil  
2nd - Roger  
9 votes yes  
Rick - Mike - Anita  
Brenda - Iris

Rick - motion Funding not to exceed 49K <sup>See</sup>  
Cecil - 2nd <sup>Next</sup>  
9 votes yes <sub>page</sub>

1. 90 Day Trial for Reservation "Re Up" Program
2. Youth Golf Cart Operators License
- 3.

Chairs - \$100<sup>00</sup> chair for \$39<sup>00</sup> Board Room

Motion to close meeting - Adjourn

Motiver - Roger

Rick 2nd

9:20 P.M.

Rick - Motion to pave Roadway in RVL straight through  
RV 1. From speed bump at entry to ~~the~~ bathhouse  
#3. Total Price Not to exceed \$49,000.



**Executive Director's Report**  
**Board of Directors Meeting**  
**October 23<sup>rd</sup> 2015**

- Staff: As most have by now heard, **Jean Kelly's** husband Kevin passed away last week. We have interviewed twice and have coming in for Front Desk training, Ms. **Carla Ahrend** as a "floater". This is not a new position or payroll expense, only to fill in as needed. **Christina Goodman** was recognized for coordinating another successful Dade County Fire event. **Denise Roberson**, on behalf of the ranch entered and won a major category in the recent Dahlonga Scare Crow competition. **Wendy Wood** and **Jessie Roberts** have been working on expanding our **Social Networking** presence. **Jessie** has also been working on enhancing the Junior Wrangler program and prepping for the 2016 season. **Wendy** is working with Holly Sell on a budgeted staff uniform purchase and on apparel items for resale in the ranch store. **Judy Croft** and I attended multiple meetings with the Rick and the Finance Committee during their budgeting process. **Steve Corbin** and staff have been working on many projects reflected later in the report.
- The **Chapel Hill pavilion** is scheduled to be delivered and installed next Thursday.
- We purchased a **lap top computer** for the Maintenance Department's use in researching parts availability and video repair sites.
- As directed by our Treasurer we've begun year end **major project expenditures** including the following: a major roof repair at the Welcome Center; extensive repairs to the Stable barn, including saving the copula; repaving a section of the RV road; purchasing of mattresses and picnic tables; engine work on the Stable Gator and maintenance's mower; new flooring in the Stable Cottage; etc. We are also working with Rick on the projects to bring increased electrical service to the Chapel Hill Cabins, meeting with vendors on the enhanced WiFi program, and on a possible Rainbow Lake Road access control gate.
- I'm securing bids and suggestions on replacing the **Rodeo Arena fencing** using the 2015 proceeds - \$12,400.
- Last month I was authorized a budget of \$7,000 for the purchase of two vehicles. With that we've purchased for \$3300 a green **1995 Ford Ranger 4x4** which is assigned to the Security staff, and \$3270 for a white **2005 Mercury Monterrey** mini-van for Sales & Marketing tours and staff use.
- Redecoration continues in the **Rainbow Cabins** by Anita, her committee and Housekeeping staff.
- We were able to find funding for emergency replacement of the **HVAC system at the Chapel**.
- Conducted multiple communications with our insurance carrier on the question of **liability** coverage for hay rides, rodeo transportation, wedding carriage rides, etc.
- Met with Valorie Lottes and others to discuss the **November 14<sup>th</sup> Car Cruise In**.
- We've modified and revised the RV Move Request Form and clarified pricing.
- We've conducted multiple meetings and conference calls on the **Rainbow Lake and Dam** issue which will be discussed in detail today and tomorrow.

***This completes my report for the period.***

**Executive Director's Report**  
**Board of Directors Meeting**  
**October 23<sup>rd</sup> 2015**

- Staff: As most have by now heard, **Jean Kelly's** husband Kevin passed away last week. We have interviewed twice and have coming in for Front Desk training, Ms. **Carla Ahrend** as a "floater". This is not a new position or payroll expense, only to fill in as needed. **Christina Goodman** was recognized for coordinating another successful Dade County Fire event. **Denise Roberson**, on behalf of the ranch entered and won a major category in the recent Dahlonga Scare Crow competition. **Wendy Wood** and **Jessie Roberts** have been working on expanding our **Social Networking** presence. **Jessie** has also been working on enhancing the Junior Wrangler program and prepping for the 2016 season. **Wendy** is working with Holly Sell on a budgeted staff uniform purchase and on apparel items for resale in the ranch store. **Judy Croft** and I attended multiple meetings with the Rick and the Finance Committee during their budgeting process. **Steve Corbin** and staff have been working on many projects reflected later in the report.
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- \* We've modified and revised the RV Move Request Form and clarified pricing.
- We've conducted multiple meetings and conference calls on the **Rainbow Lake and Dam issue** which will be discussed in detail today and tomorrow.

***This completes my report for the period.***



From the Desk of Tracy

October 10, 2015

Dear Michael Hoffer & Members of the Board,

I would like to ask for the board's permission to have Breakfast with Santa on Saturday, December 5<sup>th</sup> at the lodge from 9:00 am - 1:00pm. I would like to have a Pancake Breakfast with other breakfast foods as well.

We will provide arts and crafts for the community and owners families to make at the Lodge. I will need to have confirmation by Monday, Oct. 19<sup>th</sup>. You can contact me at 770-500-0081. Thank you for your consideration.

Best regards,

Tracy Hennessey ~Owner # 0935

## October Sales & Marketing Report

Wendy Wood

October Sales- New Sales -- **8 New Sales**

7 + (1 pending -- just approved)

Transfers -- 8 + 4 pending (12)

August- Present 16 Sales +1 **17 Total New Sales** (since August 7<sup>th</sup>) my start date

Sales Force-

New Leads -

66 - Leads -- From our Website -- Emails sent to all leads

6 - Sales with tour that were generated from our website

Out of these leads- 23 -of Leads - Unqualified leads - wanted just to camp or rent a cabin for weekend.

43 - Qualified Leads-

3- Leads for Wedding Information -- I sent to Denise to follow up on.

Gold Rush-

25 - Qualified Leads -- Sold 8 New from tours

5- Tours -- generated from Festivals as of today.

Walk-Ins-

21 toured -- 13 Qualified sold 8

5- Wanted a Long term lease

3- Coast to Coast/ Passport America just wanted to see

3- Liked wanted to buy, but was worried about the exit plan.

R-Ranch Marketing Update:

New look to our marketing material for distribution to potential owners for walk-ins and for email attachment

Social media- Updated Facebook & Instagram 1-2 times a week. See attached report

R-Ranch Facebook -- Post Reached 6,291 people since we started FB in 2009.

Page likes since 2009- 2,391 people

Engagement- 593 up 3% since last week

Likes- 166 Oct. 16- Oct. 22 Post reached this week - 1,820 people

Ranch Owner's Association Bi-Annual Meeting

October 25, 2014

Agenda

- I. Call to Order/Welcome- 1:00pm- President Bill Poole
- II. Opening Prayer- *Brenda Harned*
- III. Pledge of Allegiance - Bill Poole *Roger yonts*
- IV. Review/Approve/Amend/Accept Agenda *Brenda made motion*
- V. Introduce Present Board of Directors-Bill Poole
- VI. Recognize Past BOD members, past presidents-Bill Poole
- VII. Introduce Executive Director-Bill Poole
- VIII. Introduce Employees-Michael Hoffer - *Reports Attached*
- IX. Recognize Military and Public Service Personnel-Rick Upton
- X. Financial Report-Rick Upton -
- XI. ~~Ranch Grounds update~~-Steve Corbin - *Did not speak*
- XII. ~~Chapel Hill Cabin Project/Lease Update~~-Anita Curry/Rick Upton
- XIII. Policies & Guidelines Update/Reminders-Brenda Harned
- XIV. Marketing Committee Update-Barbara Poole
- XV. Nominating Committee Update-~~Christy Griffin~~ *Jim Hal / Firewise Comm.*
- XVI. Rodeo Chairperson/Volunteers search-Rick Upton *Valerie*
- XVII. Owners' Question and Answer session - *Bill Poole*
- XVIII. Adjourn - *Roger*

*Strategic Planning*

*2nd Rick  
All vote yes*

*219 surveys returned*

<i>52</i>	<i>Option 1</i>	<i>24.8%</i>
<i>60</i>	<i>Option 2</i>	<i>28.7%</i>
<i>88</i>	<i>Option 3</i>	<i>42.1%</i>

Executive Director

Michael's verbal report  
- Owners meeting 10/24/15

Thanks Bill

This is my anniversary month – 1 year at the Ranch and 23 years – married to....# 2.

How many of you are Georgia Bulldog fans? ....may The Force be with you next Saturday at the big Cocktail Party in Jacksonville vs. Florida

You Florida Gator fans usually don't need The Force.

I'm a Tennessee Vol fan by marriage.....I don't think that even The Force will help us this afternoon against Alabama.

As you can see by my reference to The Force that I'm pretty hip for my age, and up on current events. I know there is a new Star Wars movie about to be released. Only wish I'd saved all my two son's SW toys.

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While not without challenges I've enjoyed my first year here at the Ranch. (The worst days being when we had to bury horses Scout, Roxie and Fat Cat the barn cat.)

I've had a chance to meet many of you this year. So many in fact that please forgive me that I likely won't properly remember all the names.

I've had a couple of calls from Owners with complaints that "the Ranch is just not what it used to be".

We'll I only have one year's history but here's what I've seen completed by your Board and your staff this year:

Let me start with this year's R-Ranch -Mountain Top Rodeo, our 26<sup>th</sup>, which I was honored to chair. The ranch netted \$12,400. That money will be invested back into the ranch infrastructure. Last year's money paid for road improvements, this year's will go to replacing the Rodeo Arena fencing.

**What else has been done so far this year: Well how about -**

*— Planning Croize Inn*

- 41 New Owners by our Sales Managers – Sandy and Wendy
- 32 Ownership Transfers have been completed so far w/pending.
- Dog Park *opened RV Storage expansion.*
- Lodge Campfire Ring
- New split system HVAC system in the Chapel
- Rainbow Cabin Redecorating (and Pest Control) – CHIG & Accom.
- Audited Admin Ofc computers and engaged new vendor
- Purchased computer of Maintenance Dept.
- Installed a security camera system in the Stables
- Add park benches at the Dog Park & along the Lodge – Chapel Rd.
- Hand Painted the faded logos on many ranch signs (Denise)
- Added four horses to the herd, but need new homes for others.
- Our Security Officers now have a much more efficient vehicle.
- New chairs in the Board and Conference Room
- Last week we purchased for Sales Tours a new Mercury mini-van.

**And we have these projects pending before Year End:**

- Welcome Center roof repairs
- Stable Barn roof repairs
- Stable stairs to attic storage
- \$11,500 for RV pad site improvements
- \$1700 for RV5 bath house shingles
- Paving the main road section of RV1
- Flooring and décor in the Stable Cottage
- Major work on the Water Treatment Plant Spray Fields
- \$3500 for new mattresses
- \$600 for additional picnic tables
- \$3500 towards a new engine for the Stable Gator
- \$2500 for a new lawn mower engine.

**We also have several Pending Projects:**

We are in preliminary discussion with owners, contractors or suppliers on other project that we to see move forward next year. Those include:

- Broadened WIFI Coverage
- Access Control Gate on the Rainbow Road
- Security Cameras in the Welcome Center
- An enhanced experience in the Welcome Center for those here for property tours.
- Partial Development of RV 6
- And of course resolution of the Rainbow Lake and Dam Project.

While I've had a couple of staff changes this year, I have tremendous respect for each and every one of your Ranch Staff members. You and I are blessed to have these dedicated employees here at the ranch.

I'd like to thank and recognize them all and introduce those that could be here with us this afternoon:

Judy Crofts  
Angel Garrison  
Christina Goodwin  
Jean Kelly  
Denise Roberson  
Jennifer Larson  
Beverly Cook  
Blakely Shope  
Steve Corbin  
Ricky Edwards  
Jared Brode  
Johnny Kormos  
Josh Littlejohn  
Rebecca Cook  
Connie Mason  
Herb Kirkover  
Jessie Roberts

**Also:** Wendy Wood, Sidney Cunningham, Keith Blackwell, Tyler Davis, Larry Lingerfelt, and Jacob Woodall

# Rick's Presentation

**Harned, Brenda**

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**From:** Rick Upton <rick.upton@att.net>  
**Sent:** October 30, 2015 9:54 AM  
**To:** Harned, Brenda  
**Subject:** RE: Meeting Notes  
**Attachments:** Owner Meeting Financial Talking Points.pdf

I used the attached file for my talking points about what we had accomplished in 2015 thus far and what remained to be completed in 2015. Some of the items had already been covered in the Executive Director's report so I pretty much skipped over talking about items that had already been mentioned.

After talking about 2015, I used the following to show what big ticket items were planned in the 2016 budget that we had approved the evening prior. (3<sup>rd</sup> tab in the approved budget spreadsheet)

GL	Improvements	Month	Operating	RV	Cab
6155.1	Office roof	March	\$	12,690	
6515.1	Corral Sand (10 loads)	May	\$	4,500	
6605.2	RV Pad Improvement	Feb		\$	2,850
	RV Pad Timbers and				
6605.2	Gravel	June		\$	2,000
	RV Pad Timbers and				
6605.2	Gravel	July		\$	2,000
6615.2	Paving - stables to Arena	Oct		\$	45,000
6655.2	Spray Field - Repair	March		\$	9,000
6770.3	Spray Field - Repair	March			\$
6830.4	Spray Field - Repair	March			
6655.2	Wifi update	April		\$	8,630
6655.2	Pool repairs	April		\$	14,000
6770.3	Pool repairs	April			\$
	Rainbow Cabin -				
6710.3	Mattresses	Feb			\$
	Rainbow Cabin - Mattresses				
6710.3	Covers	April			\$
6710.3	Rainbow Cabin - furniture	April			\$
	Chapel Hill Cabins - small				
	appliances, repair doors,				
6720.3	porches etc rental cabins	OCT			\$
	Chapel Hill Cabins - small				
	appliances, repair doors,				
6720.3	porches etc rental cabins	Nov			\$

6770.3 Chapel Hill Electric

July

\$

**Totals**

\$

**17,190**

\$

**80,630**

\$

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**From:** Harned, Brenda [<mailto:BNHarned@BBandT.com>]

**Sent:** Friday, October 30, 2015 8:50 AM

**To:** Rick Upton <[rick.upton@att.net](mailto:rick.upton@att.net)>

**Subject:** Meeting Notes

Good Morning Rick,

I am waiting on your meeting notes. Please.

Brenda Harned

Claim Manager-Gainesville GA

BB&T-Sidney O. Smith

PO Box 1357

Gainesville GA 30503

Office # 770-533-4120

Fax #1-866-925-7124

[bnharned@bbandt.com](mailto:bnharned@bbandt.com)

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→ This Year.

LODGE BOILER SYSTEM REPLACED

Carpenter Beer & Carpenter Ants.

2 Vehicles - (Security P/u & Van)

Shelter for Chapel Hill (Next Thursday)

TIRES for Dump Truck.

Coil for Lodge Heat & A/C (ON ORDER)

Rainbow Cabin Deco.

Chapel A/C Heat Pump.

Picnic Tables \$800.

Chapel Hill Transformer & Meter - \$7000

→ Need Remainder of 2015

Catac Engine \$3500

Replacement Lawn Mower Engine \$2500

Mattresses (\$3500)

Picnic Tables \$600

Stable House Floor 1200

Gravel 1900

Chapel Hill Electrical Upgrade 9500.

Pad Improvements (24 ea) @ \$600 - 11,500  
Avail 2015

RxS Bathhouse Shingles

Stable Repair (Roof Boards, Replaces Nails w/ Screws) (Copper)  
STAIRS TO LOFT.

10-24-15 Owners Meeting  
Roger Yonts Presentation



# R-Ranch Strategic Planning



# Vision, Mission, Values

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**Vision:** R-Ranch In The Mountains will be the premier family oriented outdoor recreation & equestrian ownership retreat in the Blue Ridge Mountains.

**Mission:** The mission of R-Ranch In The Mountains is to provide, preserve, enhance, and maintain a safe & relaxing multi-recreational retreat & community of the highest quality for our owners, their families & guests, and future generations.

**Values:** R-Ranch In The Mountains' operations will be guided by the following values:  
Respect ("The Golden Rule")  
Integrity  
Compassion  
Fiscal Responsibility  
Eco-Friendly  
Have Fun

# SWOT Analysis - Internal



## Strengths:

- Physical Property – Beautiful View, Great Amenities, Adjacent to National Forest, Available Land to Expand
- Climate – Allows for Year Round Use
- Talented Owners with a Community/Family Focus
- Dedicated/Responsible Staff
- Affordability – Tremendous Value for the Dollar
- Secure, Family-Friendly Environment
- Equestrian Facilities & Activities
- Debt Free!
- Invested & Deeded Owners – Not a Time-Share
- Day Trip Opportunities – Surrounding towns, Wineries, Outdoor Activities, etc.
- Location, Location, Location – Dahlonega/Atlanta/Greenville/Chattanooga/etc.
- In the Center of Growing Markets - Agri-Tourism, Weddings, etc.
- Not For Profit Organization/Status
- Coast-To-Coast & Passport America Affiliation
- Higher Standards – Not a Full-Time Facility, Require Background Checks, etc.

## Weaknesses:

- Lack Of Technology – No Cable Or Wi-Fi
- Limited Activities For Children/Young Adults
- Deteriorating Facilities & Infra-Structure – Roads, Electrical, etc.
- Lack Of Cultural Diversity
- Curb Appeal – First Impression is not of a First Class Facility
- Insufficient Number Of Owners (<900 Owners)
- Membership & Ownership Implications Of An Aging Owners
- Shortage Of Cabins & RV Sites
- RV Sites Without Sewer (Arena) and 50Amp Service (Throughout) Not Meeting the Needs of Current RV'ers
- Policies Governing Groups vs. Owners – Group Sales Conflicts With “Owner Resort”
- Best Kept Secret In Lumpkin County & NE Georgia
- Under Selling The R-Ranch (Cost Of Ownership)
- Devalued Ownership (Current Value Of Deed Not What Was Paid)
- Rear View Mirror Mentality

# SWOT Analysis - External



## Opportunities:

- Improving Economy – Renewed Focus on Recreation
- Networking/Partnership Opportunities with Other Organizations
- Focused Marketing – Specific Demographic, Specific Time e.g. Tax Return Time, etc.
- Visibility Of R-Ranch In The Community – Either Not Known or Not Understood
- Local Military Community – Ownership, Partnership, etc.
- Support Of Local/National Charities – Community Helping Place/Wounded Warrior/Etc.
- Rental RV's
- Better Support Technological Needs Of Younger Families Who Expect To Stay Connected
- New Uses For Available Land
- Gun/Archery Range
- Good Sam Affiliation
- Conservation Easement

## Threats:

- Aging Ownership
- Rainbow Lake Dam – Cost to Repair, Certification Requirements, Liability
- Changes in Local/State/Federal Taxes Or Change In Tax Status
- Natural Disasters - Forest Fires, Tornadoes, etc.
- Children Participating In Year-Round Sports Events/Activities
- Governmental Regulations/Audits
- Majority Ownership/Hostile Takeover
- Significant or Pro-Longed Economic Downturn
- Competing RV Resorts With More Lenient Rules



# Strategic Goals

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- 1. Active Ownership of 1200**
- 2. Resolve the Rainbow Dam Issue**
- 3. Update Infra-structure**
- 4. Enrich Owner Amenities**
- 5. Natural Resource Preservation**

# Strategic Goal & Objectives

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**Active Ownership of 1200:**

- 1. Capitalize Social Media to Drive Exposure**
- 2. Focused Marketing - Specific Demographic, Time, etc.**
- 3. Rebrand the R-Ranch**
- 4. Target Local Military**
- 5. Establish Strategic Alliances**



# Strategic Goal & Objectives

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**Resolve the Rainbow Dam Issue:**

- 1. Resolve Rainbow Lake Dam Issue by bringing rainbow dam into compliance or reclaim property**

# Strategic Goal & Objectives

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## Update Infra-structure:

- 1. Improve Road & Sewer Infra-Structure**
- 2. Improve Main Office, Welcome Center, and Signage Maintenance & Aesthetics**
- 3. Maintain and Improve Support Vehicles & Equipment**
- 4. Upgrade Lodge & Support Systems**

# Strategic Goal & Objectives

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- 1. Enrich Owner Amenities:**
  - 1. Improve Technology & Security**
  - 2. Maintain & Improve Current Owner Amenities (Pool, Tennis Court, Putt-Putt, etc.**
  - 3. Renovate & Improve Cabins & Other Rental Property**
  - 4. Increase Available RV Sites**
  - 5. Improve Equestrian Facilities & Experience**

# Strategic Goal & Objectives

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## Natural Resource Preservation:

1. Eliminate Threat of a Hostile Takeover for Development

Nominating Committee ~~Jim~~ Hal Presented

**TIMELINE FOR CANDIDATES 2016**

**Article II Section 2.2 Bylaws**

2016 Annual Meeting/Election April 23, 2016

**Article II Section 2.5 Bylaws**

Meeting notice to go to owner 21 days prior to meeting April 2, 2016

**Article III Section 3.2 Bylaws**

Nominating Committee is charged with nominating **ANY** number of candidates, but no less than the number of Directors to be elected.

**Article II Section 2.5 & ARTICLE III Section 3.2 Bylaws**

Nominations will be included with the notice of the annual meeting. Nominations may also be allowed from the floor at the meeting.

**Article III Section 3.3**

The only Qualification to run for Director is to be a Unit Owner in good standing.

**TIMELINE** will be introduced at October Owners Meeting. Candidate meeting time and location will be announced as well as procedures. If you decide to run at a later time and do not attend the candidates meeting, you will be a candidate when nominated from the floor, you accept the nomination and are declared in good standing by staff. At that time, owners can add your name to the ballot.

First call for Nominations will go out by email blast October 25, 2016. A sign-up sheet will also be available at the front desk starting October 25, 2016. A follow-up email blast will be sent November 25, 2015 and January 3, 2016 to ask for candidates and relaying process once again.

The Nominating Committee will meet with the candidates on February 6, 2015 at 10:00 am. At this time the candidates will review the Nominating Committee Mission statement, Board of Director Mission Statement, Code of Ethics, expected conduct of campaign and given direction as to signage/placement. The candidates will complete the questionnaire and be photographed. Plan on a full day.

The Nominating Committee will host a meet and greet activity with all the candidates on Saturday, March 19<sup>th</sup> (time TBD) and again on Friday April 21, 2016 from 7:00-10:00 pm at the Lodge.

Valerie Presentation



R-Ranch in the Mountains

# Mountain Cruise-In

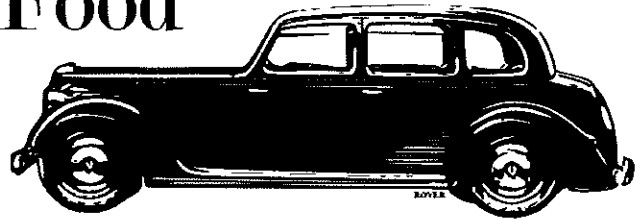
10 a.m. - 4 p.m.

Saturday, November 14th, 2015

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Fall, Football and Food

and we can't



forget all the cars!

R-Ranch in the Mountains has partnered with the Dahlonega Car Club to bring you the first ever Mountain Cruise-In. Enjoy dozens of beautiful classic cars, the fall colors, football and three styles of chili.

Volunteers are needed. Please see Valorie Lottes for more information and sign up on [volunteerspot.com](http://volunteerspot.com)

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## **R Ranch in the Mountains Rainbow Lake Dam**

24 October 2015 Report

Hal W. Barrineau, P.E.

### **Historical Information**

In 1983 American Reserves, Inc., the developer of R-Ranch in the Mountains retained engineer to design and obtain approval for the construction of Rainbow Lake Dam. Review of the design was performed by the Georgia Soil and Water Conservation Committee engineers because the Department of Natural Resources Environmental Protection Division did not yet have the expertise to review dam designs. Based upon the Georgia Soil and Water Conservation Committee recommendation, the Program Manager for the Dam Safety Program of the Department of Natural Resources Environmental Protection Division approved the design as a Category II structure and notified American Reserves, Inc. by letter that they were not required to obtain a permit to construct or operate the dam. Construction of the dam was completed in 1984.

In 2003 the Safe Dams Program performed an assessment of the dam and reclassified Rainbow Lake Dam as a Category I dam, a dam more likely to result in the loss of life in the event of a sudden breach or failure of the dam. This reclassification was based in upon information contained in the original dam design and from on-site inspection of the dam and downstream structures at risks. In 2005 the Safe Dams Program performed their first engineering analyses of the watershed to determine the operational parameters for the dam. This analysis and inspections revealed that the dam, as it exists today as a Category I dam, 1) cannot safely pass the design storm event(25% of the Probable Maximum Precipitation (PMP) of 30.1 inches) without overtopping the dam, 2) has excessive seepage in the downstream slope and in the Primary Spillway (66" diameter pipe)and Emergency Spillway, 3) does not have adequate freeboard for wave action and run-up for the design storm event and 4) has seepage in the Primary Spillway pipe (48" diameter pipe). The Engineer of Record (EOR) for R Ranch, Stacey M. Mills, P.E. confirmed their findings. The Rainbow Dam committee independently reviewed both the Safe Dams Program and EOR engineering analyses and has confirmed their findings.

## **Research for Funding Availability**

The committee has researched the availability of funds to help with dam rehabilitation. We have been notified by the Natural Resource Conservation Service (NRCS) and the Georgia Soil and Water Conservation Service that there are no sources of funds available since our dam was not designed and constructed by the Soil Conservation Service under either of the PL-566 or PL-534 programs. These programs provided funds for the design and construction of dams for flood control but not recreational purposes.

In addition, Senator Pearson's office received a response from the Department of Natural Resources Environmental Protection Division that there were not aware of any available funding sources to rehabilitate the R Ranch Rainbow Lake Dam. Subsequently Senator Gooch's office has made the same inquiries and received the same information.

## **Recent Activity**

Our Engineer of Record, Stacy Mills, P.E., left private practice and went to work for the U.S. Department of Commerce's Economic and Development Administration. We therefore were left without an Engineer of Record. Senator Gooch (Owner at R-Ranch) arranged for a courtesy visit and inspection by Mr. John Wolfhope, P.E. from the engineering firm of Freese and Nichols from Austin, Texas to get their opinion on the findings of the Safe Dam Program and the engineering analysis previously performed in hopes of finding challengeable issues to the previous findings. We provided all of the documentation from the previous studies for Freese and Nichols engineer's to perform their own independent analysis. Freese and Nichols performed their analysis and concurred with the previous findings by the Safe Dams Program. Karen Meadows held a workshop in April 2014 at which time we identified the consulting firm of H & H Resources out of Blairsville, Georgia as a local Safe Dams Certified Engineer. We eventually retained their services and began the process of identifying what options are available to us. These options were presented to the Owners in the form of a survey.

Discussion of these options held in Owner's meeting. New survey conducted of those present.

## **Action Required**

The R-Ranch Board of Director's now has the information needed to make an informed and educated decision on what to do with the Rainbow Dam.

The End