

R-Ranch Owner's Association
Board of Directors
Monthly Board Meeting
September 19, 2009

I. CALL TO ORDER

The regular monthly meeting of the R-Ranch Owners Association Board of Directors Meeting was called to order on September 19, 2009 at 9:35 a.m. by the Vice President, Larry Blaze.

Board of Directors Present At Meeting

Board members present at the meeting included: Larry Blaze, Richard Duceatt, Fawn Howell, Mary Sears, Don Hyatt, Gary Harden, and Bill Upton.

R-Ranch Owners Present At Meeting

R-Ranch Owners who attended the meeting included: Linda Steckley, Barbara Brown, Wendy Blaze, Mark Pelton, Sue Spinks, Lisa and Larry Richards, Bob Gallion, Cecil Facetti, Carole Hutchesson, Doc Hutchesson, Anita Curry, Rick Keheley, Katherine McHan, Willbur and Orna Maddox.

II. OPENING PRAYER

Linda Steckley led the meeting in an opening prayer.

III. APPROVE/AMEND AGENDA

Bill Upton made the motion to approve the Agenda as written. Richard Duceatt seconded the motion. Motion carried. (See attached Agenda)

IV. READING/ACCEPTING MINUTES

Larry Blaze asked if there was a motion to accept the August 15, 2009 Minutes. Bill Upton questioned the wording in Section IV regarding the Third Party Investigation. Discussion ensued in what was actually said in the meeting because that is how the minutes should be written. Don Hyatt made a motion to accept the Minutes from the August 15, 2009 Board Meeting as written. Richard Duceatt seconded the motion. Bill Upton asked for a Roll Call Vote. Results were: Richard Duceatt – Yes, Gary Harden – Yes, Don Hyatt- Yes, Larry Blaze – Yes, Fawn Howell – Yes, Bill Upton – No, Mary Sears – No. Motion carried.

V. REPORTS

a. Financial - Judy Crofts/Richard Duceatt

Judy presented the Budget and Expense/Income for the Eight Months Ending August 31, 2009. (See Attached Budget and Expense/Income).

Active/Inactive Owners Report – The R-Ranch has 1,036 Active Owners. Mary Sears commented that this amount is the highest rate of Active Owners since July and August of 2007. (See attached Peachtree Customer Account Status/Unit Status)

R-Ranch Grounds Report – Steve Corbin Steve Corbin reported that due to the large amount of rain, there is a lot of road work to be done. He also stated that the Maintenance Department will be doing some trimming and clearing in the cabin areas. Steve discussed the plan for getting rid of the Johnson grass in the pasture. He is ready to spray the poison on the grass.

b. Committee Reports

- Policies & Guidelines, Bylaws & Covenants – Linda Steckley gave her report to the Board Members. (See Attached). She stated that this committee will meet on October 1, 2009 to discuss concerns regarding the Covenants, Bylaws, and Policies and Guidelines. Linda also asked that Fawn Howell become the liaison to this committee. Larry Blaze asked if there was any objection to Fawn becoming the liaison to this committee. Since no one had any objection, Fawn was made liaison.

- Marketing Committee – Rich Miramont gave his report from the Marketing Committee Meeting held on August 8, 2009 (See attached). Rich stated that there were no new ownerships during this time. However, Wendy Wood had given several tours and had good prospects for new owners. He also stated that there are still problems with ownerships being sold on Craig's List and E-bay. Don Hyatt discussed that it would be beneficial to R-Ranch if owners could sell their ownerships through R-Ranch rather than selling them on Craig's List and E-bay. Rich also discussed marketing ideas for R-Ranch. He stated that the marketing T-shirts had been re-ordered and would be ready for purchase soon.

- Accommodation Committee Report/Barbara Brown – Barbara Brown presented her Accommodations Report (see attached). Highlights of this report included an RV Compliance Check List. This check list would be used by office staff and/or security on all RV sites to see what RVers had on their sites. This sheet would be used for informational purposes only (not to give citations to owners). Then, the committee could determine based on this list, what would be allowed to remain on the sites, and what changes need to be made to the leases. Anita Curry took a moment to thank everyone for their support during their Bingo/Hot Dog fundraiser. She stated that this fundraiser brought in \$550 for Anita's Rehab Program. Anita will be having another fundraiser during Owners' Weekend. This will be a Chili Cook-off. The winner of the cook-off will receive \$50.00 off their next assessment. Owners will be able to purchase the chili after the Owners' Meeting.

- Finance Committee – Rick Keheley. Rick Keheley will be presenting the 2010 Budget before the Owners' Meeting for Board Approval.

VI. OLD BUSINESS

a. Quotes – Office, Lodge, and Other – Steve Corbin - Due to Connie's leaving R-Ranch, these quotes will be presented at the next meeting. Steve Corbin has been obtaining quotes and bids, and will present them at the next meeting.

b. RV One Completion
Fawn Howell stated that the board needed to finalize how the sale of RV One Five Year Leases would be handled. These sites will be available for lease in the October 2009 lottery. There was discussion by the board as to how much money would be put down to lease the sites before construction begins. The sites will only be constructed if all seven are leased. Richard made the motion to pay \$1,000 down, (refundable if project is cancelled due to all sites not being leased, otherwise, the \$1,000 is non-refundable). Once all sites are leased, balance in full is due, thirty days after the seventh site is leased. There will be a cut-off date for this project of December 5, 2009 (December Lottery). If all sites are not leased, by this date, project may be suspended. Gary Harden seconded the motion. Motion carried.

VII. NEW BUSINESS

a. Security – Richard Duceatt

Richard Duceatt is concerned about the security and safety of R-Ranch. He stated that he has seen young children driving golf carts, riding bicycles without helmets, people driving golf carts with open containers of adult beverages, etc. He would like R-Ranch Security to handle these issues. The board agreed that security needed to handle these issues. They also discussed the importance of the board, director, and office staff, supporting security in this matter. Security needs to be given the power and authority to enforce the R-Ranch Policies & Guidelines. There was discussion about reports of infractions to the P&G should be placed in the Owner's file and be brought to the attention of Owner's Concerns Committee.

b. Unofficial Deeds – Sharon Caldwell

Sharon informed the Board that ownership deeds for new owners are sent to the courthouse for recording. In the past, the official deed would be returned within a few days. However, in recent months, these deeds are taking several weeks to be returned. New owners are very anxious to use the facilities and the question is whether they should be allowed to use the R-Ranch before the official deed is returned to them. The courthouse does give a dated stamped unofficial copy when the paperwork is taken to the courthouse. Sharon would like to know if the new owner can use this "unofficial deed" and utilize the amenities of R-Ranch. The consensus of the B.O.D., was that the owner could, indeed, use the facilities with proof of the "unofficial deed".

c. Office Hours – Sharon Caldwell

Sharon Caldwell asked the B.O.D. about changing the hours the office is started during the off-season months. In the past, the office has closed at 9:00 p.m. on Friday and Saturday nights during the off-season months. Presently, the office is open until 11:00 p.m. on both Friday and Saturday. Discussion ensued and it was decided that the office would close on Friday nights at 11:00, until the first weekend in November, at which time it will close at 9:00 p.m. Starting next week, the office will close at 9:00 p.m. on Saturday evenings. It was also decided that the office would close at 6:00 p.m. on Sundays beginning next week.

d. Office Reorganization – Larry Blaze

Larry Blaze discussed that with Connie's resignation from R-Ranch, he would like the Board to consider changing that position of Administrative Director back to Executive Director. He stated that the R-Ranch Covenants dictate that R-Ranch have an Administrative Director. Bill Upton asked that this topic be discussed in Executive Session. Larry agreed and this was added to the Agenda of Executive Session.

VIII. ADJOURN MEETING

Larry Blaze stated that the next meeting would be held on October 24, 2009. Bill Upton made the motion to adjourn the meeting. Richard Duceatt seconded the motion. Motion carried and the meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Fawn E. Howell
Secretary

Approval Date 11/21/09

Fawn E. Howell



R-Ranch Owner's Association
Board of Directors
Monthly Board Meeting
Agenda
September 19, 2009, 9:30am

- I. Call to Order
- II. Opening Prayer
- III. Approve / Amend Agenda
- IV. Reading / Accept Minutes
- V. Reports:
- a. Financial – Judy / Richard
- b. Grounds reports - Steve
- c. Committee Reports
- VI. Old Business
- a. Quotes- Office, Lodge, and Other- Steve
- b. RV One Completion
- VII. New Business
- a. Security-Richard
- b. Unofficial Deeds- Sharon
- c. Office Hours- Sharon
- d. Office Reorganization- Larry
- VIII. Adjourn Meeting

R Ranch In The Mountains

Budget and Expense/Income For the Eight Months Ending August 31, 2009

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Variance Dollars
Revenues					
SPECIAL DAM FEE	\$ 25.00	\$ 0.00	\$ (397.50)	\$ 0.00	(397.50)
POOL UPGRADE & REPAIR	140.00	0.00	(496.38)	0.00	(496.38)
CURRENT ASSESSMENTS	42,909.67	25,000.00	600,359.69	555,000.00	45,359.69
OLD ASSESSMENTS/INTER	1,276.79	5,000.00	52,243.33	38,000.00	14,243.33
RAINFLOW CABIN	2,000.40	1,250.00	9,167.21	10,000.00	(832.79)
RENTAL CABINS	1,951.50	2,300.00	21,137.95	18,400.00	2,737.95
CHAPEL HILL CABINS	503.00	829.00	3,378.59	6,632.00	(3,253.41)
LBASB-A-CABIN	0.00	900.00	4,526.87	7,500.00	(2,973.13)
USAGE INCOME	1,176.48	976.25	8,651.11	7,810.00	841.11
MISC. INCOME HOUSEKBB	0.00	15.00	0.00	120.00	(120.00)
MISC. MAINTENANCE INC	693.00	400.00	3,458.00	3,080.00	378.00
RV SITES	1,105.50	2,000.00	6,016.94	9,000.00	(2,983.06)
LBASB-A-PAD	1,105.00	2,792.50	24,764.46	22,340.00	2,424.46
ELBCTRIC	(46.90)	3,000.00	24,413.22	24,000.00	413.22
TENT SITE INCOME	0.00	35.00	124.60	275.00	(150.40)
LODGE/W/BBQING/EVENTS	2,681.37	4,000.00	26,263.46	23,000.00	3,263.46
CHAPEL RENTAL	0.00	53.75	267.54	430.00	(162.46)
CHAPEL OFFERINGS	(153.68)	0.00	1,759.32	0.00	1,759.32
MISC. FACILITIES INCOME	243.63	300.00	2,251.67	2,900.00	(648.33)
ROBBO	0.00	2,000.00	0.00	8,500.00	(8,500.00)
ROBBO ADVANCED TICKET	593.10	0.00	5,489.10	0.00	5,489.10
ROBBO GATE TICKET SALE	0.00	0.00	20,419.00	0.00	20,419.00
ROBBO CONGRESSION SALE	0.00	0.00	1,246.20	0.00	1,246.20
ROBBO PARKING	0.00	0.00	1,650.45	0.00	1,650.45
ROBBO VENDORS	0.00	0.00	2,748.50	0.00	2,748.50
ROBBO SPONSORS	0.00	0.00	2,400.00	0.00	2,400.00
ROBBO SOUVENIRS	60.00	0.00	2,466.00	0.00	2,466.00
ROBBO / DUNK TANK	100.00	0.00	958.40	0.00	958.40
DAY USE/PUTT PUTT/BOAT	0.00	0.00	65.00	0.00	65.00
MISC. ACTIVITIES INCOME	0.00	0.00	276.25	0.00	276.25
BAGGED FIREWOOD	130.00	0.00	328.00	470.00	(142.00)
GATE CARDS	110.00	70.00	13,757.97	0.00	13,757.97
GRILL INCOME	2,346.23	0.00	3,361.40	3,500.00	(138.60)
ICE	431.00	500.00	1,024.00	1,310.00	(286.00)
SOUVENIRS	121.00	110.00	1,024.00	1,310.00	(286.00)
RECORDING FEE INCOME	1,150.00	800.00	5,961.00	5,900.00	61.00
INTEREST FROM BANKS	0.52	182.50	25.29	1,460.00	(1,434.71)
CHILDRENS RIGHTS	0.00	253.00	1,750.00	2,024.00	(274.00)
MISC. OFFICE/ADMIN INCO	64.68	86.50	395.23	692.00	(296.77)
OWNER FINES	100.00	0.00	436.04	0.00	436.04
RIDING PASSES	1,005.00	900.00	7,109.00	6,937.00	172.00
MISC STABLE INCOME	20.00	135.00	841.03	1,080.00	(238.97)
EVENTS STABLE FUNDRAI	0.00	487.00	2,359.66	3,896.00	(1,536.34)
STABLE REFRESHMENT IN	20.00	50.00	(63.57)	370.00	(433.57)
ADDITIONAL INCOME	172.74	50.00	1,525.69	600.00	925.69
SALBS INCOME	1,000.00	1,000.00	30,230.00	23,350.00	6,880.00
PROFANE INCOME	203.83	900.00	7,661.89	6,450.00	1,211.89
Total Revenues	63,238.86	56,375.50	902,168.61	795,026.00	107,142.61
Expenses					
TEMP LABOR	0.00	0.00	264.00	0.00	264.00
OFFICE/ADMIN SALARIES	15,611.44	16,400.00	124,209.83	131,200.00	(6,990.17)
OFFICE PAYROLL TAXES	1,121.06	1,321.75	8,979.52	10,574.00	(1,594.48)
OFFICE HEALTH INSURAN	2,779.31	907.00	11,914.19	7,256.00	4,658.19
SALES TAX	0.00	100.00	1,209.98	800.00	409.98

Variance shows actual dollars over or under budget. In net income, a positive number indicates cash flow over budget.

For Management Purposes Only

R Ranch In The Mountains

Budget and Expense/Income For the Eight Months Ending August 31, 2009

	Current Month	Current Month	Year to Date	Year to Date	Variance
	Actual	Budget	Actual	Budget	Dollars
CORP. BUS. FEES/DUES/SU	66.25	116.00	1,395.50	726.00	669.50
ATTORNEYS FEES	1,400.00	2,333.00	42,965.25	18,664.00	24,301.25
CONSULT.FEES/CMPTS/SOP	1,833.54	500.00	16,883.26	6,000.00	10,883.26
OFFICE ELECTRIC	688.92	515.00	3,698.13	4,120.00	(421.87)
OFFICE PROPAANE	0.00	746.00	6,162.00	5,968.00	194.00
R/M ADMIN. BLDG.	0.00	157.50	133.08	1,260.00	(1,126.92)
TELEPHONE	1,930.38	958.00	7,831.78	7,664.00	167.78
COMMUNICATIONS / RADI	627.28	0.00	627.28	0.00	627.28
COPY MACHINE	494.90	438.75	6,014.32	3,510.00	2,504.32
PRINTING	175.37	170.00	970.27	1,336.00	(365.73)
POSTAGE	(1.78)	596.00	6,404.87	4,768.00	1,636.87
OFFICE SUPPLIES	373.42	564.00	2,423.51	4,512.00	(2,088.49)
GATE EXP/GATE CARDS	0.00	30.00	0.00	630.00	(630.00)
ICB	724.50	220.00	2,034.10	1,760.00	274.10
SOUVENIRS	462.29	130.00	1,163.89	1,040.00	123.89
TEMP GRILL LABOR	0.00	0.00	2,463.04	0.00	2,463.04
COLLECTION FEES	(141.95)	0.00	4,740.29	0.00	4,740.29
RECORDING FEE EXPENSE	132.00	79.50	819.50	636.00	183.50
BANK/MERCHANT FEES	560.66	739.00	7,390.38	5,912.00	1,478.38
MISC EXP OFFICE OPERATI	59.99	241.00	96.99	1,928.00	(1,831.01)
REPLACEMENT FUND	0.00	2,000.00	0.00	10,000.00	(10,000.00)
RANCH LIABILITY INSURA	4,168.63	5,333.00	45,093.49	42,668.00	2,425.49
MISC EXP - R.O.A.	(118.38)	483.00	3,167.76	3,864.00	(696.24)
MISC EXP - B.O.D.	0.00	0.00	3,256.30	300.00	2,956.30
PR PROCS. FR/GA UNBM	256.79	549.00	5,689.39	4,392.00	1,297.39
VEHICLE TAGS	0.00	0.00	20.00	325.00	(305.00)
LUMPKIN CO HOTEL/MOTE	53.63	0.00	(139.87)	0.00	(139.87)
REAL ESTATE TAXES	0.00	0.00	31,607.66	0.00	31,607.66
ACCOUNTING/AUDIT FEES	0.00	0.00	0.00	6,500.00	(6,500.00)
FUTA	67.74	176.25	1,642.32	1,410.00	232.32
CHAPLAIN / MISSIONS / OT	0.00	0.00	1,322.40	0.00	1,322.40
CHAPRL ELECTRIC	93.38	120.00	1,318.17	960.00	358.17
R/M CHAPRL	0.00	0.00	853.52	0.00	853.52
LODGE ELECTRIC	2,241.16	1,000.00	10,517.35	8,000.00	2,517.35
LODGE PROPAANE	202.42	1,608.00	15,120.47	12,864.00	2,256.47
RANCH PROPAANE- RBPILLE	286.19	829.00	5,041.56	6,632.00	(1,590.44)
R/M LODGE	1,153.40	1,067.50	6,456.45	8,540.00	(2,083.55)
MISC EXP - FACILITIES	222.50	856.25	4,012.61	6,850.00	(2,837.39)
ACTIVITIES/SALARIES / SA	3,641.86	3,204.00	24,185.54	25,632.00	(1,446.46)
ACTIVITIES/SALARIES PAYRO	250.56	206.25	1,824.53	1,650.00	174.53
ACTIVITIES/SALARIS HEALT	652.57	498.75	4,231.58	3,990.00	241.58
R/C. COMPLEX ELECTRIC	91.80	75.00	673.19	600.00	73.19
R/M R/C. COMPLEX	165.28	585.00	165.28	4,260.00	(4,094.72)
POOL SUPPLIES	1,499.32	0.00	5,187.77	350.00	4,837.77
R/M POOL/POOL HOUSE	246.17	512.50	20,976.45	4,100.00	16,876.45
OWNERS' PROGRAMS	(553.03)	0.00	1,176.53	0.00	1,176.53
GRILL SALARIES	1,899.27	0.00	6,035.50	0.00	6,035.50
GRILL PAYROLL TAXES	140.45	0.00	335.57	0.00	335.57
MISC. EXP - ACTIVITIES	117.69	206.00	1,640.74	1,648.00	(7.26)
GRILL FOOD SUPPLIES	2,115.70	0.00	8,306.00	0.00	8,306.00
GRILL NON-FOOD SUPPLIE	524.58	0.00	3,014.76	0.00	3,014.76
CHAPRL HILL ELECTRIC	860.23	418.00	4,355.36	3,344.00	1,011.36
CHAPRL HILL PROPAANE	93.19	462.50	3,794.59	3,700.00	94.59
R/M CHAPRL HILL CABINS	409.50	0.00	272.89	7,000.00	(6,727.11)
RAINBOW ELECTRIC	1,457.81	1,610.00	16,343.57	12,880.00	3,463.57
R/M RAINBOW CABINS	344.50	1,091.00	2,901.69	8,728.00	(5,826.31)
RENTAL CABIN PROPAANE	0.00	196.00	768.35	1,568.00	(799.65)

For Management Purposes Only

Variance shows actual dollars over or under budget. In net income, a positive number indicates cash flow over budget.

R Ranch In The Mountains

Budget and Expense/Income For the Eight Months Ending August 31, 2009

Current Month	Current Month	Current Month	Year to Date	Year to Date	Year to Date
Actual	Budget	Budget	Actual	Budget	Variance
245.55	178.00	1,315.78	1,424.00	1,424.00	(108.22)
0.00	233.00	1,037.66	1,864.00	1,864.00	(826.34)
88.30	85.00	88.30	395.70	395.70	(506.70)
7,915.66	4,608.00	39,912.71	36,864.00	36,864.00	3,048.71
85.71	555.83	4,349.03	4,446.64	4,446.64	(97.61)
14.96	150.00	1,394.67	1,458.00	1,458.00	(63.33)
0.00	737.50	788.40	5,900.00	5,900.00	(5,111.60)
5,653.36	5,092.75	42,749.54	40,742.00	2,007.54	2,007.54
403.15	369.00	3,177.24	2,952.00	2,252.24	1,991.90
49.15	210.00	3,671.90	1,680.00	1,991.90	689.56
162.65	175.00	2,089.56	1,400.00	1,400.00	689.56
0.00	166.00	491.94	1,336.00	(844.06)	(844.06)
0.00	416.00	308.16	3,336.00	(3,027.84)	(3,027.84)
0.00	15.00	0.00	140.00	(140.00)	(140.00)
740.00	592.50	5,760.00	4,740.00	1,020.00	1,020.00
0.00	120.00	652.05	970.00	(317.95)	(317.95)
1,349.17	612.50	5,017.18	4,900.00	117.18	117.18
1,336.49	208.00	4,781.12	1,668.00	3,113.12	3,113.12
0.00	150.00	454.05	300.00	154.05	154.05
0.00	0.00	2,203.34	0.00	2,203.34	(33,218.01)
0.00	4,980.00	6,621.99	39,840.00	(33,218.01)	(33,218.01)
0.00	355.25	854.17	2,842.00	(1,987.83)	(1,987.83)
1,138.26	108.00	2,873.29	872.00	2,001.29	2,001.29
160.16	576.75	3,625.12	4,614.00	(988.88)	(988.88)
0.00	200.00	566.03	800.00	(233.97)	(233.97)
0.00	25.00	210.09	200.00	10.09	10.09
6,990.25	0.00	38,303.49	0.00	38,303.49	38,303.49
10,012.56	10,216.75	84,382.63	81,734.00	2,648.63	2,648.63
738.15	762.00	6,212.66	6,040.00	172.66	172.66
1,552.41	1,100.00	10,301.25	8,800.00	1,501.25	1,501.25
772.37	933.00	5,981.75	7,468.00	(1,486.25)	(1,486.25)
710.10	1,031.00	8,237.70	8,256.00	(18.30)	(18.30)
233.84	266.00	2,596.76	2,136.00	460.76	460.76
423.34	500.00	3,895.06	4,000.00	(104.94)	(104.94)
268.25	220.00	1,778.66	1,990.00	(211.34)	(211.34)
5,249.00	0.00	27,534.00	0.00	27,534.00	27,534.00
4,061.86	2,766.00	12,185.45	22,136.00	(9,950.55)	(9,950.55)
416.77	0.00	734.19	300.00	434.19	434.19
311.22	312.50	3,363.01	2,500.00	863.01	863.01
418.89	0.00	6,157.67	0.00	6,157.67	6,157.67
450.60	1,000.00	6,673.45	8,000.00	(1,326.55)	(1,326.55)
(6.90)	2,083.00	7,003.65	16,668.00	(9,664.35)	(9,664.35)
509.21	500.00	2,607.27	4,000.00	(1,392.73)	(1,392.73)
923.08	1,100.00	7,846.18	8,100.00	(253.82)	(253.82)
70.67	79.00	600.31	634.00	(33.69)	(33.69)
468.83	570.00	3,467.21	4,570.00	(1,102.79)	(1,102.79)
250.73	779.00	6,867.03	6,234.00	633.03	633.03
0.00	362.50	204.29	2,900.00	(2,695.71)	(2,695.71)
7,684.88	6,833.00	59,491.27	54,668.00	4,823.27	4,823.27
75.53	0.00	1,955.11	0.00	1,955.11	1,955.11
0.00	0.00	2,740.92	0.00	2,740.92	2,740.92
150.00	0.00	660.23	2,500.00	(1,839.77)	(1,839.77)
0.00	0.00	6,208.27	0.00	6,208.27	6,208.27
0.00	0.00	1,000.00	0.00	1,000.00	1,000.00
0.00	0.00	4,000.00	0.00	4,000.00	4,000.00
0.00	0.00	16.99	0.00	16.99	16.99
0.00	0.00	15,798.00	0.00	15,798.00	15,798.00

For Management Purposes Only

Variance shows actual dollars over or under budget. In net income, a positive number indicates cash flow over budget.

R Ranch In The Mountains

Budget and Expense/Income For the Eight Months Ending August 31, 2009

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Variance Dollars
RODO SOUVENIR	0.00	0.00	2,927.25	0.00	2,927.25
RODO CONCESSIONS	0.00	0.00	779.23	0.00	779.23
Total Expenses	113,560.70	102,682.33	979,468.69	832,536.64	146,932.05
Net Income	\$ (50,321.84)	\$ (46,306.83)	\$ (77,300.08)	\$ (37,510.64)	(39,789.44)

For Management Purposes Only

Variance shows actual dollars over or under budget. In net income, a positive number indicates cash flow over budget.

Policies and Guidelines, Covenants and Bylaws Committee Report

Board of Directors Meeting

September 19, 2009

The Policies and Guidelines, Covenants and Bylaws Committee will meet on October 1, 2009 at 10:00 a.m. in the Board Room to discuss concerns regarding the Covenants, Bylaws and Policies and Guidelines. Linda Steckley did a preliminary review of these documents earlier and identified a number of concerns which has been documented and forwarded to the members of this committee, as well as the Board of Directors, for review and input.

This Committee plans to do a complete review of all past BOD/Annual Meeting of Owners minutes to determine if these documents reflect changes/amendments identified in the minutes. Minutes that are on line have been reviewed. The April 26, 2008 Owners' Meeting minutes do not document that the amendments on the ballot were approved/disapproved by the Owners. The amendments were, however, put in the Bylaws. Further research needs to be done concerning this issue.

Once a thorough review has been completed, a report will be submitted to the BOD for consideration.

Respectfully submitted,

Linda Steckley

Chairman, Policies and Guidelines, Covenants and Bylaws Committee

**R-Ranch Marketing Committee Meeting Report
August 8, 2009 – 9:00 a.m.**

Other Owners/Employees Present

Don Hyatt
Wendy Wood
Michelle Colbert

Members Present

Rich Miramont
Wendy Blaze
Mel Rogulski
Diane Hyatt

The regular monthly R-Ranch Marketing Committee Meeting was called to order by Chairman, Rich Miramont on August 8, 2009 at 9:00 a.m.

Sales Update

Wendy Wood reported that there were no sales past month. However, she has given many tours to potential buyers this month. Wendy stated that there has been concern about potential owners taking tours and then purchasing outside of R-Ranch. There is a \$549 fee to the potential owner if they purchase their ownership outside of the R-Ranch. Apparently, many of these new owners are not paying the fee. Discussion ensued about making sure potential owners taking tours sign a document stating that the fee for purchasing ownerships outside of R-Ranch. This will eliminate the problem.

The Marketing Committee also discussed whether R-Ranch can advertise on Craig's List and EBay. R-Ranch could advertise and stress that buying from R-Ranch guarantees a legal deed with no past due assessments. Wendy Wood will look into this for us. There was also discussion by the Marketing Committee about allowing owners to sell their ownerships through R-Ranch. R-Ranch would charge a fee or get a percentage of the ownership sold. This would help eliminate the ownerships being sold on Craig's List and EBay.

Status of Current Advertising/Marketing Events

The T-shirts (24 shirts) to market and promote R-Ranch have been ordered and will be sold for \$15.00. Based on how the T-shirts sell, the Marketing Committee will order more as needed. R-Ranch has placed an ad to promote wedding at R-Ranch in the Bella Magazine. There is also a wedding show at R-Ranch on September 20, 2009.

New Advertising/Fall Events

The Marketing Committee discussed how to best spend the remaining Marketing budget. The Marketing Committee discussed whether to purchase a booth at the Gold Rush Days Parade and the North Georgia State Fair. It was decided that R-Ranch would not purchase a booth for the North Georgia State Fair. This fair runs for about ten days, and it would be too difficult to get volunteers to man the booth. The Committee did decide to purchase a booth at the Gold Rush Days. We will sell water with the R-Ranch logo on it and have R-Ranch brochures, photo albums, raffles, etc. to promote the R-Ranch. Rich Miramont will get the prices to purchase the water.

Wendy Wood discussed allowing the Lumpkin County High School football team to have a cook-out and pool party at R-Ranch. In return, R-Ranch will be given a 4 ft. x 8 ft. banner that

will be on display at all home football games. The committee felt that this would be beneficial to R-Ranch.

Other R-Ranch activities discussed by the Marketing Committee included:

- Renting the Parking Lot for bikers' rest stop. Wendy Wood stated that she rented the parking lot for \$500. R-Ranch will continue to offer this service.
- Motorcycle Weekend. Mel Rogulski discussed the idea of having R-Ranch host a Biker's Weekend. This would be a regional event, not national or state. Mel will hang up flyers promoting R-Ranch where biker people frequent.
- Antique Car Show. There was discussion about R-Ranch hosting an Antique Car Show at R-Ranch.
- Blackbear Productions. Wendy Wood was contacted by a representative from Blackbear Productions. They would like to host a State BBQ Cook Off event at R-Ranch. This is a fundraiser for the American Cancer Society. The Georgia governor would send a proclamation for this event. This company has seven years experience with this event. This event would include a bike show, food vendors renting sites, concert, etc. The event brings in 3,000-4,000 people. R-Ranch would have a shuttle for parking. Blackbear Productions would pay \$3,000 for the arena. Tickets to the event would be \$25 advance and \$30 at the gate. There would be a charge to park. Blackbear would pay for the porta-potties. In addition to the \$3,000, R-Ranch would receive a percentage of admission and parking.

Other Business

Ownership Sales - The Finance Committee met with the Marketing Committee to discuss the sale of ownerships. They would like to propose pricing for the sale of multiple ownerships. This is their proposal: The first ownership would be at the present sale price, a second ownership would be at the full price, and the third and additional ownerships would be set at \$20,000. This is to discourage corporations from purchasing multiple ownerships.

Transfer Fees - It was also discussed with the Finance Committee, the need for charging more to transfer ownerships. This might reduce the amount of owners purchasing outside of R-Ranch. R-Ranch cannot increase this fee because the amount is listed in our By-Laws. However, R-Ranch can possibly implement documentation fees, etc.

Fencepost Notice - The Marketing Committee would like to post a notice in the Fencepost that informs owners that when they inform potential owners about the ability to purchase ownerships outside of R-Ranch, that this decreases the value of our ownerships and hurts R-Ranch owners. We would also like to include in the Fencepost that because the majority of ownerships are coming from the outside, R-Ranch will need to host more venues to offset this cost to R-Ranch.

Lodge Carpet - Wendy Wood discussed concern about the carpet in the lodge. Although it is cleaned regularly, it has many stains and is very dingy. In order for R-Ranch to host weddings and events at the lodge, it will be necessary to replace this carpet. The Finance Committee stated that replacing the carpet is not in the budget and fundraisers could be held to raise money for the carpet.

Outside Exposure - Other discussion ensued about getting more outside exposure at R-Ranch. The committee talked about having a group visit R-Ranch for Hippo therapy (using the horses for handicapped). We would like the Dahlonega Nugget take pictures and write an article about it. The committee also discussed having the newspaper available at R-Ranch for the Santa's Breakfast since it is a community outreach.

Brochures - Wendy Wood has been getting price quotes to order brochures. She contacted a company in St. Augustine, Florida that charges \$198 for 1,200 brochures, \$178 to make changes to brochures (for future orders), and \$24.00 for shipping. The other company that was discussed was All Pro Color. Wendy Wood will contact that company for a price quote.

The next regular meeting of the Marketing Committee will be held on September 12, 2009 at 9:00 a.m.

Respectfully submitted,
Wendy Blaze
Recording Secretary

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Accommodations Committee Meeting September 5, 2009

Members Present

Barbara Brown, Anita Curry

Ann Henderson, Ellie McKinney

Patsy Bracy, Wendy Blaze

Members Absent

none

Old Business:

A. RV Compliance Check List - This form was requested by Connie (office). Ellie volunteered to create a form. Ellie presented a copy of the form she created. This form can be used when office staff and/or security are checking an RV site for compliance with the Policies and Guidelines of the Ranch. Ellie suggested that if any owner was not in compliance, then a determination could be made as to whether or not their non-compliance was important. If a non-compliance was found to be allowable, then a special letter of authorization could go into their permanent file. Ann made a motion to accept the form as is, and proceed with it. Second by Anita. The committee unanimously approved the form to be forwarded to the BOD.

B. Chapel Hill Cabin Improvement Program - Maintenance is suppose to fix the hole in the side of cabin #918 before Anita's group begins work on this cabin. Barbara put a work order in with maintenance, but Steve said they do not have the materials to do this at this time. They would be more than happy to do this when the funds are available.

New Business:

A. Our committee discussed the Chapel Hill Cabin Inventory Forms. It was explained that these forms were completed for use by the Accommodations Committee for inventory purposes only, not for repairs. It was never meant to be used as a guideline for repairs. It was simply an inventory of what was in each cabin. The Accommodation Committee can fill out work orders for repairs needed on cabins. If the BOD would like us to.

B. Our committee reviewed the Accommodations Committee Mission Statement. Ann asked if everyone thought it was a good idea to begin writing a working Master Plan of upgrades and expansions of all types of ranch accommodations, as described in the mission statement. Everyone on the committee unanimously agreed that we should begin writing this. Ann asked everyone to bring at least two or three things they would like to see included on this Master Plan to the next Accommodation Committee meeting, so we can proceed.

The meeting was adjourned at 11:00 a.m.

Ann Henderson