



**R-Ranch in the Mountains
Board of Director's
October 26, 2024
Agenda (9:00AM Meeting)**

I. CALL TO ORDER– Randy Mercier, President

II. OPENING PRAYER- Monica Hunt, Treasurer

III. PLEDGE OF ALLEGIANCE- Ashley Spenner, Vice President

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA

V. SUSPEND READING September 2024 BOD Meeting Minutes

VI. APPROVE/AMEND/ACCEPT September 2024 BOD Meeting Minutes

VII. OLD BUSINESS

- Social Media Policy
- Side-by-Side/MPOHV
- Quiet Time, P&G's Section 1.15 – P&G Committee Revision
- Standing Committee Mission Statements - Review/Approval
- Picnic Tables – Replacements

VIII. NEW BUSINESS

- Mundy & Company LLC Phone Call – Monica Hunt
- Good Standing – Deborah Whitmire
- Burn Agreement – Lance Leuliette
- 2025 Budget Review

IX. ADJOURN GENERAL MEETING

Time: _____

The next meeting of the R-Ranch BOD will be held on November 16, 2024, at 9:30am in the Board Room.

X. EXECUTIVE SESSION – No

XI. WORKING SESSION – No



**R-Ranch in the Mountains
Board of Director's
September 21, 2024
BOD Meeting Minutes**

Board Member's in Attendance:

Randy Mercier, President
Ashley Spenner, Vice President
Deborah Whitmire, Secretary
Monica Hunt, Treasurer
Lance Leuliette
Cindy Simoes
Debi Chandler
Johnny Hooper
Gabe Nurmi

Board Member's Absent:

N/A

I. CALL TO ORDER– Randy Mercier, President – 9:37am - All attendees were reminded that we are to follow Robert's Rule of Order when conducting our Board Meetings, and that attendees were only to speak when given the floor by the President.

II. OPENING PRAYER- Monica Hunt, Treasurer

III. PLEDGE OF ALLEGIANCE- Ashley Spenner, Vice President

IV. REVIEW/APPROVE/AMEND/ACCEPT AGENDA - *Monica motioned to accept as is, Johnny seconded, the Board voted, and the motion carried.*

V. SUSPEND READING August 2024 BOD Meeting minutes. - *Lance motioned to suspend reading, Monica seconded, the Board voted, and the motion carried.*

VI. APPROVE/AMEND/ACCEPT August 2024 BOD Meeting minutes. - *Monica motioned to accept as is, Lance seconded, the Board voted, and the motion carried.*

VII. REPORTS – Attached where submitted.

a. Interim Executive Director's Report – Amanda Rivard – See attached.

- Reviewed Budget: Owner Suspensions and Collections, Owner Account Status
- Reviewed Completed Projects: New In-Bound Gate Control Board installed, New Fiber Optic Cables installed for future use by the Welcome Center, Outside Sourced Washer's and Dryer's installed throughout the property, Comfort Suites Furniture Donations. The Tour Bus was taken to Auction.
- Reviewed R-Ranch Cabins Status

- Reviewed Future/Ongoing Projects Status
 - Reviewed Administrative SOP Projects
 - Reviewed Upcoming Events
 - Personnel Update – New Part-Time Wrangler – Nick Daugherty
 - Reviewed Owner Complaints
 - Reviewed August P&G’s Actions
 - Presented an Owners Request for Board Approval – After extensive Board discussion regarding the request to allow an owner (with a group of other hunters and their hunting dogs on property for 8 continuous days):
 - *Lance motioned to deny the request, Deborah seconded, the Board voted, and the motion passed.*
- b. **Grounds/Maintenance Report** – Amanda Rivard – See attached.
- Vehicle Fleet Status
 - Vehicle Services
 - Maintenance Equipment
 - Maintenance Tasks
 - Projects Completed
- c. **Housekeeping Report** – Amanda Rivard – See attached.
- Reservation Cabin Cleanings
 - Projects
- d. **Stable Report** – Amanda Rivard - See attached.
- e. **Sales, Marketing, and Events Report** – Amanda Rivard – See attached.
- Sales
 - Marketing
 - Website
 - Photos
 - Social Media
 - Advertising
 - Community Engagement
 - Events
 - Owner Events
 - Private Events & Weddings
- f. **Treasurer’s Report** – Monica Hunt – Gave a report on current budget status. Utilities (electric charges) are at 135% of the current budget. Amicalola EMC increased 3.5 cents per kilowatt-hour this year.
- g. **President’s Report** – Randy Mercier – Electricity is a “passed-through” cost.
- ❖ 10:20am Break
- ❖ 10:30am Meeting Resumed

STANDING COMMITTEE REPORTS – Attached where submitted.

1. **Finance Committee** – Amanda Rivard presented during the Interim Executive Directors Report.
2. **Covenants/Bylaws/P&G Committee** – Bill Poole (Currently no Chairperson) (Board Liaison: Randy Mercier) – See attached.

- Addition to P&G Section 14.2, provided by the Committee, regarding BOD Member sites, not awarded during the Adoption Process, was briefly discussed.
 - *Ashley motioned to accept the addition as written, Deborah seconded, the Board voted, and the vote passed unanimously.*
 - Mr. Poole reminded all that due to the recent management vacancy, some of the previously Board approved P&G changes were not uploaded to our website for the mandatory 30-day period before they could go into effect. This includes P&G Section 1.13(b) along with Section 14.2 that was just today voted on. Amanda agreed to get them posted.
 - Mr. Poole reviewed a proposed update for Section 1.13 titled “Conduct”, originally submitted to the Committee by Chris Forstbauer during the August BOD meeting. The Committee made very few modifications to the original document. Most of the changes that were made were done so to keep the wording more in line with the verbiage in our Bylaws. This new sub-paragraph – “1.13(d)” addresses seven (7) areas that help define specific rules and the authority of the Board of Directors. The Committee added #1 – “Authority for Suspension of Membership Privileges”, and #6 – “Appeals”. Board discussion ensued with Mr. Poole to clarify that this proposed addition should be utilized to address future “Conduct” issues, no matter what platform is used by the offender.
 - Lance requested clarification from Mr. Poole what timeline is acceptable to investigate an offense, prior to notification from the Executive Director. Mr. Poole confirmed that the E.D.’s investigation should be completed before any notification is sent.
 - Randy recognized Tia Westbrook, Owner # 0846 – “Cyberbullying is against the law”. Mr. Poole confirmed that it is an illegal activity that is a violation of the law.
 - *Lance motioned to accept this new Section 1.13(d) as provided by the Committee to the Board, Cindy seconded, the Board voted, and the vote passed unanimously.*
 - Revised Social Media Policy, under Section 1.13 – The revision was adopted at last month’s meeting, Mr. Poole now recommends that non-R-Ranch sites should also be added to this policy because it would be appropriate and enforceable. He requests that we postpone posting the revision until the new Executive Director has had a chance to offer his input. This will be readdressed at the October BOD Meeting during “Old Business”.
- 3. Owner’s Concerns Committee** – Tracey Hennessee (Chair) (No Board Liaison Required) – Nothing to report.
- 4. Land Use/Fire Wise Committee** – Stacey Bailey (Chair) (Board Liaison: Lance Leuliette) – See attached. Lance presented the report in Stacey’s absence.
- Logging Hours
 - Safe Coal Disposal
 - P&G Review
- 5. Accommodations Committee** – Jeff Martin (Chair) (Board Liaison: Cindy Simoes) – See attached.
- Committee sponsored golf cart wash / hot dog fund raiser, raised \$800.00. Funds will be used to improve the interior of bathhouses #1, #2 and #3.
 - Rules, that are read at every lottery/adoption, state incorrect storage bin dimensions. After Board discussion, it was agreed to change the dimensions to “Feet”, versus inches. Randy requested that Jeff inform Amanda of the new dimensions so they can be changed on the Adoption Agreement.
- 6. Events Committee** – Tia-Machael Westbrook (Co-Chair) (Board Liaison: Johnny Hooper) – See attached.

- Meeting Schedule Update via Google Meet
- Creating a Monthly Events Calendar
- Requested Permission to Paint the Pickleball Lines (tape continues to peel up)
 - *Cindy motioned to allow the Events Committee to paint the lines on the concrete pad, Gabe seconded, the Board voted, and the vote passed unanimously.*
- Received confirmation that “Scare on the Square” has room for a scarecrow from the R-Ranch.

7. Marketing Committee – Tiffany Searcy (Co-Chair) (Board Liaison: Debi Chandler) – Nothing to report.

- However, Amanda shared that the committee will be pulling more information together regarding the Enhancement Fund.

8. Strategic Planning Committee – Shawn McHugh (Chair) (Board Liaison: **Open Position**) – Nothing to report.

- Ashley Spenner agreed to step in to be the Committee’s Board Liaison.

9. Rodeo Committee – Valorie Lottes (Chair) (No Board Liaison Required) – Nothing to report.

- Cindy Simoes asked Ashley about the allocation of the Rodeo generated funds and who makes the final decision on how the monies are distributed. Ashley informed all that this information will be shared next month at the Owner’s Meeting.
- Randy recognized Tia Westbrook, Owner #0846 – Concerned about working the gate during Rodeo and being responsible for a lot of money, with no Security available, she felt uncomfortable. Group discussions ensued on how to handle this issue going forward.

10. Nominating Committee – **Open Position** (Chair) (No Board Liaison Required) – Nothing to report.

- *Ashley motioned to accept Chris Deos for the Chairperson of this committee, Lance seconded, the Board voted, and the vote passed unanimously.*

❖ 11:24am Break

❖ 11:32am Meeting Resumed

VIII. OLD BUSINESS

- Social Media Policy - P&G Review Status – This topic was addressed during the Committee report earlier and will be addressed during the October 26th, 9:00am meeting.
- Side-by-Side/MPOHV – P&G Committee Revision – Postponed until the new E.D., Paul Abrams has had a chance to review.
 - P&G Section 14.2 – Request received to include RV 6 for future Board Member sites. – Director/Group discussion ensued.
 - *Monica motioned to allow BOD Members to select no more than 1 site in RV Sections 5 and 6, and to select no more than 2 sites in the rest of the RV Sections, Deborah Seconded, the board voted, and the vote passed unanimously.*

- Randy reminded Mr. Poole that Section 14.2 would need to be reworded to include these changes. Mr. Poole stated that he would address this issue and forward the revision to the Executive Committee for approval.
- Mission Statements Review/Approval – Amanda to request updated Mission Statements from all 10 Standing Committees for final BOD approval and present them to the Board at the October 26th, 9:00am meeting.

IX. NEW BUSINESS

- Amendment Proposal: “Outside Actions”, P&G’s Section 1.13 (c) – Cindy Simoes – This topic was discussed during the Committee segment of today’s meeting and was postponed until the new E.D has had an opportunity to review and advise further.
- Amendment Proposal: “Deedback Program” – Ashley Spenner – Presented arguments about number of Owners wanting out vs. the number of new Owners buying in. Board/Group discussions ensued on how to stop the “bleed”. Mr. Poole gave everyone history on the beginning of the Deedback Program and the criteria that had to be adhered to in order to participate in this program. Jeff Martin suggested that we go forward with 1 new owner, 1 Deedback owner off the list.
 - *Ashley made the motion when a new owner purchases a Deed, a Deedback owner is removed from the list the following month going forward, multiple Directors seconded, the board voted, and the vote passed unanimously.*
- Amendment Proposal: "Quiet Time", P&G’s Section 1.15 – Lance Leuliette – Board/Group discussion ensued, and Mr. Poole was tasked with putting together updated verbiage to this Section.

X. OPEN DISCUSSION- Questions submitted by Owners.

- Randy recognized Shawn McHugh, owner #0090, who questioned the status of 460 owner deeds that can’t be found. Ashley pointed out that Paul Abrams background would be of great benefit to investigate this issue, and he will be given this task shortly.

XI. ADJOURN GENERAL MEETING

Time: 12:39

The next meeting of the R-Ranch BOD will be held on October 26, 2024, at 9:00am in the Board Room

XII. EXECUTIVE SESSION – No

XIII. WORKING SESSION – No

October 26th, 2024

9:00 a.m.

PRINT NAME	SIGNATURE	OWNER #
Sue Burton	Sue Burton	0682
Shawn McHugh	SMH	0090
Forstbuners	[Signature]	0400
ANDREA Cahill	Andrea Cahill	1187
Stacey Hawley	SH	0521
Bill Poole	Bill Poole	1088
Jill Sm	Jill	6768
Jeff Miller	Jeff	1761
Jim Fuller	Jim Fuller	0705
Angie McDonald	Angie McDonald	0465
John Garber	John Garber	1057
Chris Deos	Chris Deos	0442
FRANK Ainsworth	Frank Ainsworth	
Opal Sullens	Opal Sullens	
Patsy Poracy	Patsy Poracy	1812

Final Draft
2025

Accounts	Projected Budget
Income	\$2,400 x 585
4000 Admin - Assessments	1,404,000
4001 Admin - Assessments - DBP	\$0.00
4002 Admin - Child Rights	\$2,600.00
4004 Admin - Interest	\$450.00
4006 Admin - Fines & Fees	\$1,200.00
4007 Admin - Collection Fees - Recouped	\$0.00
4008 Admin - Late Fees & FC	\$40,000.00
4010 Admin - Ownership Sales	\$7,200.00
4012 Admin - Ownership Transfers	\$14,175.00
4014 Admin - Day Use	\$100.00
4016 Admin - Sales - Ice	\$3,000.00
4018 Admin - Sales - Propane	\$10,000.00
4020 Admin - Sales - Souvenirs	\$2,000.00
4022 Admin - Sales - Firewood	\$2,000.00
4024 Admin - Sales - Gate Cards	\$500.00
4026 Admin - Sales - Store	\$8,000.00
4028 Admin - Vending Income	\$4,300.00
4029 Admin - Golf Cart Rental	Deactivate GL
4030 Admin - Stables - Riding Pass	\$12,000.00
4032 Admin - Stables - Stall Fees	\$42.00
4034 Admin - Stables - Fundraiser	\$2,400.00
4036 Admin - Recovery of Bad Debt	\$2,500.00
4038 Admin - RV Adoptions	\$129,360.00
4040 Admin - Cabin Adoptions	\$4,200.00
4041 Admin - Lodge Income	Deactivate GL
4042 Admin - RV Moves	\$6,173.00
4044 Admin - Federal Tax Credit	Deactivate GL
4046 Admin - Sponsored Events	Deactivate GL
4048 Admin - Pet Fees	\$820.00
4050 Admin - Misc	Deactivate GL
4100 Enhancement Fund	\$0.00
4200 RV - Reservation	\$85,204.00
4202 RV - Electric - Quarterly	\$75,500.00
4208 RV - Yearly Adoptions	\$43,120.00
4210 RV - Guest & Group	\$42,000.00
4212 RV - Interest	Deactivate GL
4300 Cabin - Reservation	\$26,879.00
4302 Cabin - Electric - Quarterly	\$12,702.37
4306 Cabin - Adoptions	\$29,400.00

4308 Cabin - Guest & Group	\$54,930.00
4310 Cabin - Cottage	\$32,715.00
4400 Lodge - Weddings	\$193,500.00
4401 Lodge - Wedding - Members	\$0.00
4402 Lodge - Events	\$11,000.00
4403 Lodge - Events - Members	\$1,500.00
4500 Capital Improve - RV	\$38,808.00
4502 Capital Improve - Cabins	\$7,560.00
4504 Capital Imp - Interest	\$900.00
4600 Legal - Admin	\$7,000.00
4700 Rodeo - Tickets	\$0.00
4702 Rodeo - Parking	\$0.00
4704 Rodeo - Vendors	\$0.00
4706 Rodeo - Sponsors	\$0.00
4710 Rodeo - Souvenirs	\$0.00
4712 Rodeo - Refreshments	\$0.00
4900 Admin - Open Credits	\$0.00
6890 Bad Debt Write Off	\$0.00
6899 Bad Debt Credit Memo	\$0.00
Billable Expense Income	\$0.00
Income (Conversion)	\$0.00
Late Fee Income	\$0.00
Non Profit Income	\$0.00
Sales of Product Income	
Sales of Product Revenue	
Total Income	\$2,319,738.37
Expense	
6000 Employee - Payroll/Salary	\$896,000.00
6002 Employee - Payroll Tax	\$68,544.00
6004 Employee - Payroll Fees & Exp	\$11,000.00
	\$91,000.00
6006 Employee - Benefits	
6007 Employee - IRA	\$5,000.00
6008 Employee - Workers Comp	\$50,000.00
6010 Employee - Commissions	\$4,050.00
6012 Admin - Accounting Fees	\$5,500.00
6014 Admin - Bank Fees	\$740.00
6016 Admin - Business Fees	\$945.00

	\$73,000.00
6018 Admin - IT /Internet /Phone	
6020 Admin - Dues & Subscriptions	\$12,000.00
6022 Admin - Emp Develop & Training	\$945.00
6024 Admin - Acknowledgements	\$1,000.00
6026 Admin - Merchant Services	\$0.00
6028 Admin - Mileage Reimbursement	\$280.00
6030 Admin - Office Build M&R	\$1,420.00
6031 Admin - Vending Expense	Deactivate GL
6032 Admin - Office Expense	\$3,300.00
6034 Admin - Printing / Copying	\$7,080.00
6036 Admin - Shipping / Postage	\$2,080.00
6038 Admin - Internet / Cell	Deactivate GL
6040 Admin - Tax Expense	Deactivate GL
6044 Admin - Insurance - PL&A	\$185,971.00
6046 Admin - Property Taxes	\$105,000.00
6048 Admin - Sales - Ice Exp	\$2,500.00
6050 Admin - Sales - Propane Exp	\$11,000.00
6052 Admin - Sales - Souvenirs Exp	\$2,000.00
6054 Admin - Sales - Gate Cards Exp	\$500.00
6056 Admin - Sales - Firewood Exp	\$1,000.00
6058 Admin - Sales - Store Exp	\$5,000.00
6059 Admin - Golf Cart Rental Exp	Deactivate GL
6060 Admin - Sporting Equipment	\$475.00
6061 Admin - Collection Exp	Deactivate GL
6062 GPM - Equip Rental	\$1,400.00
6064 GPM - Equip Repair	\$17,000.00
6066 GPM - Fence / Pasture	\$22,700.00
6068 GPM - Fuel	\$21,000.00
6070 GPM - General Maintenance	\$9,000.00
6072 GPM - Grounds / Property Repair	\$8,400.00
6074 GPM - Keys & Locks	\$650.00
6076 GPM - Lawn & Landscape Svc	\$75,000.00
6078 GPM - Pool Chemicals	\$8,500.00
6080 GPM - Pool M&R	\$4,725.00
6081 GPM - Pool Bathhouse	\$945.00
6082 GPM - Pest Control Services	\$2,075.00
6084 GPM - Roads M&R	\$2,800.00
6086 GPM - Supplies	Deactivate GL
6088 GPM - Tools	\$2,375.00
6090 GPM - Vehicle M&R	\$12,300.00

6092 GPM - Vehicle Tags & Titles	\$750.00
6094 GPM - Maint. Bldg M&R	\$550.00
6095 GPM - Safety	\$3,100.00
6096 GPM - Operating Security Contract	Deactivate GL
6098 Operating - Util - Electric	\$35,295.80
6100 Operating - Util - Propane	\$11,365.00
6102 Operating - Util - STP	Deactivate GL
6104 Operating - Util - Trash	\$19,000.00
6106 Operating - Util - Wtr Sys M&R	\$22,000.00
6108 Operating - Util - Wtr Trt M&R	\$10,400.00
6112 Sales - Sales & Market Exp	\$9,450.00
6113 Sales - Mkt Comm Outreach	\$945.00
6114 Housekeeping - Supplies	\$13,000.00
6116 Stables - Feed	\$17,760.00
6118 Stables - Ferrier	\$17,500.00
6120 Stables - General Expense	\$3,780.00
6122 Stables - M&R	\$1,360.00
6124 Stables - Tack & Equipment	\$3,120.00
6126 Stables - Vet Fees / Medicine	\$12,627.00
6128 Stables - Jr. Wrangler	\$900.00
6130 Stables - Horses	\$2,800.00
6132 Stables - Tools	\$750.00
6134 Owner - Events	\$11,300.00
6136 Owner - Board/Meetings	\$90.00
6138 Owner - Sales & Transfers	\$9,450.00
6142 Sponsored Events	\$0.00
6200 RV - M&R	\$5,380.00
6202 RV - Security Contract	Deactivate GL
6204 RV - Bath Houses	\$1,900.00
6206 RV - Grounds	\$2,175.00
6208 RV - Roads	\$3,300.00
6210 RV - Utilities - Electric	\$115,020.70
6212 RV - Utilities - Propane	\$2,275.00
6214 RV - Utilities - STP	Deactivate GL
6217 RV - Bank Fees	Deactivate GL
6218 RV6 Expenses	Deactivate GL
6300 Cabin - M&R	Deactivate GL
6302 Cabin - Pest Control Svc	\$8,000.00
6304 Cabin - Security Contract	Deactivate GL
6306 Cabin - Bath Houses	\$1,900.00
6310 Cabin - Chapel Hill	\$2,375.00
6312 Cabin - Cottages	\$4,725.00
6314 Cabin - Grounds	\$2,800.00

6316 Cabin - Roads	\$9,450.00
6318 Cabin - Special Projects	Deactivate GL
6320 Cabin - Utilities - Electric	\$48,993.45
6322 Cabin - Utilities - Propane	\$945.00
6400 Lodge - M&R	\$23,600.00
6401 Lodge - Chapel M & R	\$945.00
6402 Lodge - Kitchen M&R	\$945.00
6403 Lodge - Pest Control	\$1,700.00
6406 Lodge - Event Decor/Improve	\$4,400.00
6408 Lodge - Event Coord/Staff	\$48,000.00
6410 Lodge - Event Clean/Supply	\$32,000.00
6412 Lodge - Event Security	Deactivate GL
6414 Lodge - Marketing	\$2,600.00
6416 Lodge - Utilities - Electric	\$25,134.06
6418 Lodge - Utilities - Propane	\$31,000.00
6428 Lodge - Tax	Deactivate GL
6600 Legal - Admin Exp	\$7,560.00
6602 Legal - GPM	Deactivate GL
6700 Rodeo - Stock Contract	\$0.00
6702 Rodeo - 4L Ticket Split	\$0.00
6704 Rodeo - Prize Money	\$0.00
6706 Rodeo - Advertising	\$0.00
6708 Rodeo - Security & EMT	\$0.00
6710 Rodeo - Seating	\$0.00
6712 Rodeo - Sanitation	\$0.00
6714 Rodeo - Souvenirs Expense	\$0.00
6716 Rodeo - Sponsors Exp	\$0.00
6718 Rodeo - In-House Exp	\$0.00
6720 Rodeo - Projects & Improve	\$0.00
6724 Rodeo - Rentals	\$0.00
6726 Rodeo - Insurance	\$0.00
6728 Rodeo - Refreshments Exp	\$0.00
6730 Rodeo - Merchant Svc	\$0.00
6732 Rodeo - Supplies	\$0.00
6900 Bad Debt Expense	\$0.00
Payment 1 (Conversion)	\$0.00
Purchases	\$0.00
QuickBooks Payments Fees	\$0.00
Uncategorized Expense	
Total Expense	\$2,330,616.01
Other Income	
4503 Capitol Improve - Spc Assess	\$26,752.00
Total Other Income	\$26,752.00

Other Expense	
6110 Operating - Projects & Improve	
6216 RV - Projects & Improve	
6308 Cabin - Rainbow	\$0.00
6326 Cabin - Projects & Improve	\$0.00
6424 Lodge - Projects & Improve	\$0.00
6500 Capital - Infra Improve	\$10,000.00
Reconciliation Discrepancies	\$0.00
Total Other Expense	\$10,000.00
Net Income	\$ 5,874.35