



R-Wild Horse Ranch Owners Association

6700 Highway 36 West, Platina, CA 96076

Office (530) 352.4222 or Fax (530) 352-4442

Open Board Meeting Minutes

Saturday December 16, 2017

10 AM Open Meeting

1. Call to Order - 10:16 am
2. Roll Call - all present
3. Inform Owners of Executive Session items - Mary reported.
4. Announcements
5. Approval of Minutes - Mary made motion to accept, Rodger seconded. All in favor, motion carried.
6. Miscellaneous Reports
 - 6.1. Treasurer's report - Mary reported.
 - 6.1.1. Profit Loss Rpt
 - 6.1.2. Balance Sheet
 - 6.1.3. Reserve Study
 - 6.2. Ranch Manager's Report - Stephanie reported. 1617 asked question
 - 6.2.1. See Attached
 - 6.2.2. (Permanent Item) Approval of Reserve Expenses
 - 6.2.3. (Permanent Item) Review of Maintenance Report
 - 6.3 Sales and Marketing Report - Going to cal expo in January
 - 6.4 ATV Committee Report - Next ride from Rec January 6th @ 10am - potluck at 630 pm - 1696 asked question
 - 6.5 R-Wild Horse Ranch Fire Auxiliary Report – Nothing to report
 - 6.6 R-Wild Horse Ranch Horse Committee Report – Nothing to report
 - 6.7 PLM Committee - We had an associate owner get a buck at the PLM hunt.
7. Old Business
 - 7.1 CC&R revisions – status/update - Dave reported on the CC&R's. Brian will set up a date for the owners to look over the CC&R's. After that meeting, the owners will vote on them, then they get final approval. 2357 asked question.
 - 7.2 Solar Power for the Ranch – Update - Stephanie reported. 2110 made comment.
8. New Business -

DU fee - discussed lowering fee for DU. Rodger made motion to make price for DU to \$50 , Mary seconded. 2357 , 2110, 1696 made comment. All in favor. Motion carried.
9. Owner Comments - 1696, 2110, 2357

Brian made motion to adjourn at 10:50, Mary seconded. Meeting adjourned.

THESE MINUTES WERE APPROVED AT THE OPEN MEETING 1/20/18

December 2017 Managers Report

- My team and I have come up with a few ideas to give the ranch an updated look. Some ideas include a new website, the pond renovation project, motel renovation, new picnic tables and more!
- Cookhouse #35 is being renovated. Cookhouse #123 has been completed.
- Please join us for the NYE celebration. Irish Cement (formerly The Vultures) will be playing live in the Rec Center. We will also have our annual prime rib dinner for \$35 per person, adults only. Please see WHOA for reservations.
- Please remember, if you have any questions/concerns, shoot me an email or fill out a complaint form with Security. Posts on facebook are not replied to.
- It's been a great 2017! Thank you for being so patient with me after I took over the Manager position. It's been a bit of a learning curve and looking forward to a great 2018.

Thank You!

Ranch Maintenance Report

December 2017

Current

Daily maintenance and repairs.

Currently renovating cookhouse #35, replacing floor, stovetops, painting walls.

Cleaning up and digging out drainage ditches.

Wrapping pipes for coming cold weather.

Electrical work at BH#5 for future WIFI hot spot.

30 days January

Daily maintenance, repairs.

Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)

Installing new carpet at bunkhouse.

60 days February

Daily maintenance, repairs.

Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)

90- 120 days

Daily maintenance, repairs.

Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)

R-WILD HORSE RANCH OWNERS ASSOCIATION

Profit & Loss Budget vs. Actual

January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · Assessments	1,350,728.14	1,530,650.00	-179,921.86	88.25%
4303 · BPP Set Up Charge	675.00			
4304 · Propane Sold	6,827.92	6,500.00	327.92	105.05%
4305 · Gasoline Sold	578.20			
4306 · Postage Sold	88.97			
4307 · Laundry Income	2,346.00	3,000.00	-654.00	78.2%
4309 · Sale of Inventory Shares	29,188.10	10,000.00	19,188.10	291.88%
4311 · Horse Board Income	50,502.19	60,000.00	-9,497.81	84.17%
4313 · Motel Income	23,336.65	25,000.00	-1,663.35	93.35%
4314 · R.V. Site Income	1,275.00	399.96	875.04	318.78%
4315 · Guest Passes	37,015.13	50,000.00	-12,984.87	74.03%
4316 · Cabin Income	28,332.61	24,000.00	4,332.61	118.05%
4317 · Riding Passes	6,862.00	6,000.00	862.00	114.37%
4318 · Owners' Events	44,099.42	40,000.00	4,099.42	110.25%
4319 · House Rental	3,760.00	6,000.00	-2,240.00	62.67%
4320 · Transfer/D.U. Fee	1,150.00	4,000.00	-2,850.00	28.75%
4321 · Late Charge	631.57			
4322 · Assessments Interest	767.45			
4323 · Surcharge	70.00			
4324 · Fines	-75.00	3,500.00	-3,575.00	-2.14%
4325 · NSF Charges	25.00			
4326 · WHOA Income	1,279.70			
4327 · Miscellaneous Income	8,343.63			
4329 · Fire Department/Rescue	55.00			
4330 · Kitchen Rental Income	975.00	1,000.00	-25.00	97.5%
4332 · Interest Income	15.72			
4333 · Snack Bar Income	21,489.65			
4334 · General Store Income	111,048.29	100,000.00	11,048.29	111.05%
4335 · Rec Center Sales	9,354.59	7,000.00	2,354.59	133.64%
4338 · Special Event - PLM HUNT	5,050.00	2,400.00	2,650.00	210.42%
4341 · Rent - Employees	44,132.45	48,000.00	-3,867.55	91.94%
4343 · Numbers Income	2,345.79	1,000.00	1,345.79	234.58%
4344 · RV Electric Income	13,710.55	15,000.00	-1,289.45	91.4%
4345 · GRAZING LEASE	21,000.00	14,000.00	7,000.00	150.0%
4349 · WHHA Income	6,439.04	1,000.00	5,439.04	643.9%
4411 · ATM Income	400.00			
4990 · Uncategorized Income	80,300.00			
9120 · Returned Check Charges	100.00			
Total Income	1,914,223.76	1,958,449.96	-44,226.20	97.74%
Gross Profit	1,914,223.76	1,958,449.96	-44,226.20	97.74%
Expense				
Payroll Expenses				
6000 · Payroll	413,427.11	729,884.66	-316,457.55	56.64%
6058 · Uniforms	1,216.02	240.00	976.02	506.68%
6095 · Payroll Costs	97,536.43	168,149.25	-70,612.82	58.01%
6096 · Workers Compensation	71,187.00			
6097 · Insurance - Employee Group	60,200.34	85,000.00	-24,799.66	70.82%
6098 · PHI - Employee	630.00	600.00	30.00	105.0%

R-WILD HORSE RANCH OWNERS ASSOCIATION

Profit & Loss Budget vs. Actual

January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
6100 · Repair and Maintenance	88,902.13	110,000.00	-21,097.87	80.82%
6111 · ATM Expense	6,000.00			
6117 · R & M Vehicles	14,280.97	20,000.00	-5,719.03	71.41%
6130 · Office Supplies/Printing	18,676.09	18,000.00	676.09	103.76%
6131 · WHOA (short/over)	-150.00			
6140 · Janitorial Supplies/Housekeep	7,847.82	5,000.00	2,847.82	156.96%
6145 · Fire,Rescue,Medical& Safety	3,993.15			
6150 · Gen Supp/Sml Tools-Maintena	1,605.16	1,000.00	605.16	160.52%
6155 · Adult Lodge Supplies & Linens	3,760.79	1,500.00	2,260.79	250.72%
6160 · Gasoline	21,484.65	22,000.00	-515.35	97.66%
6180 · Propane	15,332.80	17,000.00	-1,667.20	90.19%
6190 · Garbage Service	11,041.94	11,000.00	41.94	100.38%
6210 · Office Equip - Rentals	4,408.88	5,500.00	-1,091.12	80.16%
6220 · Mach & Equip - Rental	2,490.53	1,000.00	1,490.53	249.05%
6230 · Property Taxes	113,619.77	127,000.00	-13,380.23	89.46%
6231 · Fire Tax	0.00	1,600.00	-1,600.00	0.0%
6240 · Pre-Employment Expenses	2,376.07	200.00	2,176.07	1,188.04%
6250 · Vehicle & Business Licenses	5,088.10	3,000.00	2,088.10	169.6%
6270 · Accounting Fees	10,678.60	17,000.00	-6,321.40	62.82%
6280 · Professional Services	28,410.04	15,000.00	13,410.04	189.4%
6290 · Collection Fees	7,988.74	18,000.00	-10,011.26	44.38%
6300 · Legal Fees	14,279.71	10,000.00	4,279.71	142.8%
6400 · Stables Supplies & Tack	3,543.44	2,000.00	1,543.44	177.17%
6410 · Farrier Fees	11,870.00	11,000.00	870.00	107.91%
6415 · Vet Fees	5,237.47	5,000.00	237.47	104.75%
6420 · Feed & Pasture	37,553.43	75,000.00	-37,446.57	50.07%
6431 · Rec Center Supplies	4,209.60	2,730.00	1,479.60	154.2%
6450 · Seminars	468.00	1,500.00	-1,032.00	31.2%
6510 · Contributions	50.00			
6530 · Merchant/Bank Charges	25,656.43	23,000.00	2,656.43	111.55%
6540 · Snack Bar Sply & Expense	11,318.78			
6550 · Dues and Subscriptions	7,149.61	6,000.00	1,149.61	119.16%
6585 · General Store Sply & Expense	62,868.62	66,000.00	-3,131.38	95.26%
6589 · Internet	6,000.00	6,000.00	0.00	100.0%
6590 · Satellite Programming	1,240.20	1,000.00	240.20	124.02%
6591 · Owner Events	29,041.58	36,000.00	-6,958.42	80.67%
6593 · WHHA Expense	3,487.71	1,000.00	2,487.71	348.77%
6600 · Marketing	6,667.80	6,000.00	667.80	111.13%
6609 · Travel- Air/Bus/Taxi	227.73	500.00	-272.27	45.55%
6610 · Meals and Entertainment	15.55	500.00	-484.45	3.11%
6611 · Telephone	9,308.61	12,000.00	-2,691.39	77.57%
6612 · Electricity	169,767.02	175,000.00	-5,232.98	97.01%
6613 · Gas-Natural	9,330.90	12,000.00	-2,669.10	77.76%
6614 · Insurance - General	95,149.04	120,000.00	-24,850.96	79.29%
6616 · Insurance - Directors E & O	29,239.74	5,000.00	24,239.74	584.8%
6617 · Cleaning Crew	12,408.00	30,000.00	-17,592.00	41.36%
6618 · Licenses	8,247.00	6,000.00	2,247.00	137.45%
6619 · Postage	4,431.55	5,600.00	-1,168.45	79.14%
66901 · Cash (Over) Short	62.84			
66911 · Bank Service Charges	4,009.28			

R-WILD HORSE RANCH OWNERS ASSOCIATION
Profit & Loss Budget vs. Actual
 January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
7000-2 · BOD	11,052.49	9,000.00	2,052.49	122.81%
Total Expense	<u>1,883,395.86</u>	<u>2,005,503.91</u>	<u>-122,108.05</u>	<u>93.91%</u>
Net Ordinary Income	30,827.90	-47,053.95	77,881.85	-65.52%
Other Income/Expense				
Other Income				
9105 · Other Income	25,000.00			
9110 · Prior Year Collections	120,682.96	47,053.95	73,629.01	256.48%
9200 · Assessments Revenue Reserve	117,454.68			
Total Other Income	<u>263,137.64</u>	<u>47,053.95</u>	<u>216,083.69</u>	<u>559.23%</u>
Other Expense				
9250 · Yearly Capital Expenditures	193,655.24			
Total Other Expense	<u>193,655.24</u>			
Net Other Income	<u>69,482.40</u>	<u>47,053.95</u>	<u>22,428.45</u>	<u>147.67%</u>
Net Income	<u><u>100,310.30</u></u>	<u><u>0.00</u></u>	<u><u>100,310.30</u></u>	<u><u>100.0%</u></u>

R-WILD HORSE RANCH OWNERS ASSOCIATION

Balance Sheet

As of November 30, 2017

	<u>Nov 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1014 -1 - TCB (WHAA)	7,453.68
1001-1 · TCB (Operating Account)	4,299.79
1001-2 · TCB Operating (1804)	232,446.08
1002-1 · TCB (Payroll Account)	10,729.25
1003-1 · TCB (Escrow Impound Account)	129,400.22
1004-1 · TCB (Investment Reserve)	488,147.83
1005-1 · TCB (MAINT) BANK=WHOA VI	3,020.15
1008-1 · TCB (Poker Ride)	30,975.97
1009-1 · Tri Counties Bank CD	400,000.00
1010-1 · TCB (Fire Committee)	1,480.92
1011-1 · TCB (ATM Machine)	5,314.75
1013-1 · TCB (Collection Account)	214,540.96
1024-1 · TRC (Office Visa) Bank=Maint Vi	1,749.09
1050 · Petty Cash	1,580.01
1051 · ATM Petty Cash	-4,984.00
1055 · Snack Bar Cash Drawer	500.00
1056 · General Store Cash Drawer	500.00
1057 · Security Cash Drawer	400.00
1058 · W.H.O.A. Cash Drawer	100.00
1059 · Rec. Ctr Cash Drawer	200.00
1061 · Petty Cash Soda	88.00
Total Checking/Savings	<u>1,527,942.70</u>
Accounts Receivable	
1110 · Accounts Receivable Assessment	4,320,485.84
1199 · General Accounts Receivable	10,006.20
Total Accounts Receivable	<u>4,330,492.04</u>
Other Current Assets	
1120 · Next Year Assessment Billed	-4,342,103.40
1200 · Undeposited Funds	13,633.00
1240 · General Store Inventory	11,124.84
1241 · Recreation Center Inventory	1,525.85
1250 · Souvenir Inventory	5,509.70
1300 · Prepaid Expenses	300.00
1311 · Prepaid Workers Comp Insurance	22,990.00
1340 · Hay Inventory	18,597.83
Total Other Current Assets	<u>-4,268,422.18</u>
Total Current Assets	<u>1,590,012.56</u>
Fixed Assets	
1620 · Furniture & Fixtures	70,429.07
1621 · Machinery & Equipment	275,608.95
1623 · Fences, Roads, Grounds	174,063.11
1625 · Water System/Sewer System	153,731.67
1630 · Vehicles	345,915.00
1631 · Mobile Homes	336,013.19
1632 · Leasehold Improvements-Gates	193,155.50
1633 · Leasehold Improvements/Bldg	417,590.66
1636 · Snack Bar Equip	16,725.13
1637 · General Store Equip	14,684.53

R-WILD HORSE RANCH OWNERS ASSOCIATION

Balance Sheet

As of November 30, 2017

	Nov 30, 17
1640 · Stables Equip & Fixtures	-1,500.00
1641 · Tack	16,976.20
1650 · Horses	41,164.22
1660 · Total Accumulated Depreciation	-853,778.20
Total Fixed Assets	1,200,779.03
TOTAL ASSETS	2,790,791.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2050 · Accounts Payable-Trade	17,351.75
Total Accounts Payable	17,351.75
Credit Cards	
Amercian Express Gold	43.43
Total Credit Cards	43.43
Other Current Liabilities	
Payroll Liabilities	42,956.48
2111 · Direct Deposit Liabilities	-6,604.12
2250 · Sales Tax	-5,677.34
2340 · Accrued Insurance	10,000.00
2350 · Accrued Real Estate Taxes	43,483.51
2370 · State Income Taxes Payable -23	-903.43
2380 · Accrued Vac/Sick Leave Wages	25,323.83
2400 · Housing Deposit	9,500.00
2401 · Deposits*	6,653.25
2600 · Prepaid Assessments	76,169.31
2602 · Prepaid Assessments Future Year	94,978.57
Total Other Current Liabilities	295,880.06
Total Current Liabilities	313,275.24
Total Liabilities	313,275.24
Equity	
3000 · Operating Fund Balance	707,509.00
3001 · Restricted Fund Balance	631,329.58
3002 · Retained Earnings	990,690.01
3760 · Unrealized Gain/Loss	19,069.83
Net Income	128,917.93
Total Equity	2,477,516.35
TOTAL LIABILITIES & EQUITY	2,790,791.59