



## Board Meeting Minutes Sunday June 23, 2018

### 10 AM Open Meeting

1. Call to Order-
2. Roll Call —All present
3. Inform Owners of Executive Session items —Informed owners of topics
4. Announcements —Manager made announcements
5. Approval of Minutes — Mary motioned to approve May's open session minutes, Rodger seconded all in favor, approved
6. Miscellaneous Reports
  - 6.1. Treasurer's report —Mary gave treasurer's report
    - 6.1.1. Profit Loss Rpt
    - 6.1.2. Balance Sheet
    - 6.1.3. Reserve Study
  - 6.2. Ranch Manager's Report- Manager gave report
    - 6.2.1. See Attached
    - 6.2.2. (Permanent Item) Approval of Reserve Expenses —Mary made motion to approve reserve item/ Rodger seconded – all in favor. Motion approved
    - 6.2.3. (Permanent Item) Review of Maintenance Report – New water requirements. Two employees will be trained. #1005-commented
  - 6.3 Sales and Marketing Report —every third Saturday is sales weekend. Checking into county fairs and motor head events
  - 6.4 ATV Committee Report – cancelled June's ride, no rides until September/ First Saturday of each month will be a safety meeting @ 10 am in rec center
  - 6.5 R-Wild Horse Ranch Fire Auxiliary Report – No campfires / new fire extinguishers- new fire plan.
  - 6.6 R-Wild Horse Ranch Horse Committee Report – gymkhana went very well. Lots of fun for the kids/ another one next weekend 6/30
  - 6.7 PLM Committee – office is selling tickets \$100. Thanks John Brown
7. Old Business
  - 7.1 CC&R revisions – status/update – sent to attorney /# 2357 commented
  - 7.2 Solar Power for the Ranch – Update – Frank and Sunworks working together
8. New Business – No new business
  
9. Owner Comments - #0369- commented , #2357 commented , #0255 commented

Mary motioned to adjourned meeting , Rodger seconded, all in favor, meeting adjourned @10:48  
Next board meeting July 14, 2018.

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**R-WILD HORSE RANCH OWNERS ASSOCIATION**  
**Profit & Loss Budget vs. Actual**  
**May 2018**

	<u>May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Assessments	111,048.10	136,514.58	-25,466.48	81.35%
4304 · Propane Sold	755.28	495.00	260.28	152.58%
4305 · Gasoline Sold	35.00			
4306 · Postage Sold	7.20			
4307 · Laundry Income	203.75	250.00	-46.25	81.5%
4309 · Sale of Inventory Shares	0.00	833.33	-833.33	0.0%
4311 · Horse Board Income	2,119.00	5,000.00	-2,881.00	42.38%
4313 · Motel Income	1,150.00	2,000.00	-850.00	57.5%
4314 · R.V. Site Income	30.00	95.00	-65.00	31.58%
4315 · Guest Passes	1,339.67	6,500.00	-5,160.33	20.61%
4316 · Cabin Income	1,642.50	3,000.00	-1,357.50	54.75%
4317 · Riding Passes	1,270.00	900.00	370.00	141.11%
4318 · Owners' Events	8,824.00	3,000.00	5,824.00	294.13%
4319 · House Rental	0.00	500.00	-500.00	0.0%
4320 · Transfer/D.U. Fee	0.00	333.33	-333.33	0.0%
4324 · Fines	0.00	291.67	-291.67	0.0%
4326 · WHOA Income	45.00			
4327 · Miscellaneous Income	105.00			
4330 · Kitchen Rental Income	0.00	83.33	-83.33	0.0%
4333 · Snack Bar Income	2,132.55	2,000.00	132.55	106.63%
4334 · General Store Income	15,719.79	9,000.00	6,719.79	174.66%
4335 · Rec Center Sales	352.75	700.00	-347.25	50.39%
4338 · Special Event - PLM HUNT	100.00	200.00	-100.00	50.0%
4341 · Rent - Employees	3,250.00	4,000.00	-750.00	81.25%
4342 · Ranch Fundraising	0.00	1,791.67	-1,791.67	0.0%
4343 · ATV / Owner Numbers	110.00	150.00	-40.00	73.33%
4344 · RV Electric Income	2,125.00	1,250.00	875.00	170.0%
4345 · GRAZING LEASE	0.00	1,166.67	-1,166.67	0.0%
4349 · WHHA Income	677.00			
<b>Total Income</b>	<u>153,041.59</u>	<u>180,054.58</u>	<u>-27,012.99</u>	<u>85.0%</u>
<b>Gross Profit</b>	153,041.59	180,054.58	-27,012.99	85.0%
<b>Expense</b>				
6000 · Payroll	64,008.04	61,881.62	2,126.42	103.44%
6058 · Uniforms	26.86	83.33	-56.47	32.23%
6095 · Payroll Costs	11,723.58			
6096 · Workers Compensation	2,873.75	12,750.00	-9,876.25	22.54%
6097 · Insurance - Employee Group	9,363.61	7,083.33	2,280.28	132.19%
6098 · PHI - Employee	0.00	50.00	-50.00	0.0%
6100 · Repair and Maintenance	6,841.84	9,000.00	-2,158.16	76.02%
6117 · R & M Vehicles	1,767.65	1,666.67	100.98	106.06%
6130 · Office Supplies/Printing	1,131.67	1,500.00	-368.33	75.45%
6140 · Janitorial Supplies/Housekeepg	1,819.15	750.00	1,069.15	242.55%
6145 · Fire,Rescue,Medical& Safety	171.41			
6150 · Gen Supp/Sml Tools-Maintenan	0.00	166.67	-166.67	0.0%
6155 · Adult Lodge Supplies & Linens	0.00	125.00	-125.00	0.0%
6160 · Gasoline	2,231.01	2,000.00	231.01	111.55%
6180 · Propane	0.00	500.00	-500.00	0.0%
6190 · Garbage Service	1,431.78	916.67	515.11	156.19%

**R-WILD HORSE RANCH OWNERS ASSOCIATION**  
**Profit & Loss Budget vs. Actual**  
**May 2018**

	<u>May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6210 · Office Equip - Rentals	195.06	458.33	-263.27	42.56%
6220 · Mach & Equip - Rental	22.47	83.33	-60.86	26.97%
6230 · Property Taxes	10,329.07	10,583.33	-254.26	97.6%
6231 · Fire Tax	0.00	133.33	-133.33	0.0%
6240 · Pre-Employment Expenses	318.00	41.67	276.33	763.14%
6250 · Vehicle & Business Licenses	174.00	333.33	-159.33	52.2%
6270 · Accounting Fees	0.00	1,666.67	-1,666.67	0.0%
6280 · Professional Services	372.14	916.67	-544.53	40.6%
6290 · Collection Fees	451.00	1,500.00	-1,049.00	30.07%
6300 · Legal Fees	0.00	833.33	-833.33	0.0%
6400 · Stables Supplies & Tack	94.74	166.67	-71.93	56.84%
6410 · Farrier Fees	2,205.00	916.67	1,288.33	240.55%
6415 · Vet Fees	0.00	500.00	-500.00	0.0%
6420 · Feed & Pasture	2,284.42	6,666.67	-4,382.25	34.27%
6431 · Rec Center Supplies	463.53	227.50	236.03	203.75%
6450 · Seminars	0.00	208.33	-208.33	0.0%
6530 · Merchant/Bank Charges	1,665.85	3,333.33	-1,667.48	49.98%
6540 · Snack Bar Sply & Expense	2,941.13	1,025.00	1,916.13	286.94%
6550 · Dues and Subscriptions	225.00	500.00	-275.00	45.0%
6585 · General Store Sply & Expense	13,745.83	9,000.00	4,745.83	152.73%
6586 · General Store - Spoilage	-1.69			
6589 · Internet	500.00	500.00	0.00	100.0%
6590 · Satellite Programming	80.69	83.33	-2.64	96.83%
6591 · Owner Events	6,384.03	2,750.00	3,634.03	232.15%
6593 · WHHA Expense	397.75			
6600 · Marketing	0.00	500.00	-500.00	0.0%
6609 · Travel- Air/Bus/Taxi	0.00	41.67	-41.67	0.0%
6610 · Meals and Entertainment	0.00	41.67	-41.67	0.0%
6611 · Telephone	644.13	1,000.00	-355.87	64.41%
6612 · Electricity	13,225.83	13,000.00	225.83	101.74%
6613 · Gas-Natural	713.16	1,000.00	-286.84	71.32%
6614 · Insurance - General	9,661.03	13,333.33	-3,672.30	72.46%
6615 · Insurance - Solar	0.00	750.00	-750.00	0.0%
6616 · Insurance - Directors E & O	1,387.66	416.67	970.99	333.04%
6618 · Licenses	339.00	500.00	-161.00	67.8%
6619 · Postage	300.00	466.67	-166.67	64.29%
6620 · Miscellaneous	108.56			
7000-2 · BOD	642.05	750.00	-107.95	85.61%
<b>Total Expense</b>	<u>173,259.79</u>	<u>172,700.79</u>	<u>559.00</u>	<u>100.32%</u>
<b>Net Ordinary Income</b>	<u>-20,218.20</u>	<u>7,353.79</u>	<u>-27,571.99</u>	<u>-274.94%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
9110 · Prior Year Collections	8,337.48	-7,353.79	15,691.27	-113.38%
9200 · Assessments Revenue Reserve	9,656.36			
<b>Total Other Income</b>	<u>17,993.84</u>	<u>-7,353.79</u>	<u>25,347.63</u>	<u>-244.69%</u>
<b>Net Other Income</b>	<u>17,993.84</u>	<u>-7,353.79</u>	<u>25,347.63</u>	<u>-244.69%</u>
<b>Net Income</b>	<u><u>-2,224.36</u></u>	<u><u>0.00</u></u>	<u><u>-2,224.36</u></u>	<u><u>100.0%</u></u>

R-WILD HORSE RANCH OWNERS ASSOCIATION

Balance Sheet

As of May 31, 2018

May 31, 18

ASSETS

Current Assets

Checking/Savings

1001-2 · TCB Operating (1804)	751,096.96
1002-1 · TCB (Payroll Account)	8,362.32
1003-1 · TCB (Escrow Impound Account)	21,060.88
1004-1 · TCB (Investment Reserve)	476,856.06
1005-1 · TCB (MAINT) BANK=WHOA VI	4,230.78
1008-1 · TCB (Poker Ride)	5,987.97
1009-1 · Tri Counties Bank CD	400,000.00
1010-1 · TCB (Fire Committee)	1,480.92
1011-1 · TCB (ATM Machine)	6,656.75
1013-1 · TCB (Collection Account)	468,843.67
1014-1 · 1014 -1 - TCB (WHAA)	9,339.72
1024-1 · TRC (Office Visa) Bank=Maint Vi	6,330.41
1050 · Petty Cash	1,580.01
1051 · ATM Petty Cash	26.00
1055 · Snack Bar Cash Drawer	500.00
1056 · General Store Cash Drawer	500.00
1057 · Security Cash Drawer	1,600.00
1058 · W.H.O.A. Cash Drawer	1,600.00
1059 · Rec. Ctr Cash Drawer	200.00
1061 · Petty Cash Soda	88.00

Total Checking/Savings 2,166,340.45

Accounts Receivable

1110 · Accounts Receivable Assessment	3,029,014.41
1151 · Accounts Receivable Campground	2,398.14
1199 · General Accounts Receivable	6,072.70

Total Accounts Receivable 3,037,485.25

Other Current Assets

1120 · Next Year Assessment Billed	-3,321,089.72
1150 · A/R Store	-823.02
1200 · Undeposited Funds	29,956.79
1240 · General Store Inventory	11,124.84
1241 · Recreation Center Inventory	1,525.85
1250 · Souvenir Inventory	5,509.70
1300 · Prepaid Expenses	1,650.00
1311 · Prepaid Workers Comp Insurance	5,747.50
1340 · Hay Inventory	25,733.83

Total Other Current Assets -3,240,664.23

Total Current Assets 1,963,161.47

Fixed Assets

1620 · Furniture & Fixtures	87,666.60
1621 · Machinery & Equipment	303,178.72
1623 · Fences, Roads, Grounds	330,170.60
1625 · Water System/Sewer System	153,731.67
1630 · Vehicles	353,565.77
1631 · Mobile Homes	336,013.19
1632 · Leasehold Improvements-Gates	193,155.50
1633 · Leasehold Improvements/Bldg	417,590.66
1636 · Snack Bar Equip	17,975.13

R-WILD HORSE RANCH OWNERS ASSOCIATION

Balance Sheet

As of May 31, 2018

	<u>May 31, 18</u>
1637 · General Store Equip	14,684.53
1640 · Stables Equip & Fixtures	-1,500.00
1641 · Tack	16,976.20
1650 · Horses	41,164.22
1660 · Total Accumulated Depreciation	-853,778.20
<b>Total Fixed Assets</b>	<u>1,410,594.59</u>
<b>TOTAL ASSETS</b>	<u><u>3,373,756.06</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2050 · Accounts Payable-Trade	-667.42
<b>Total Accounts Payable</b>	-667.42
<b>Credit Cards</b>	
Americian Express Gold	43.43
<b>Total Credit Cards</b>	43.43
<b>Other Current Liabilities</b>	
<b>Payroll Liabilities</b>	49,183.15
Sales Tax Payable CampMaster	3,575.43
2111 · Direct Deposit Liabilities	-5,781.97
2220 · Child Support	34.00
2250 · Sales Tax	-6,828.07
2340 · Accrued Insurance	10,000.00
2350 · Accrued Real Estate Taxes	41,332.82
2360 · Federal Taxes Payable	-4,236.31
2370 · State Income Taxes Payable -23	-903.43
2380 · Accrued Vac/Sick Leave Wages	21,809.15
2400 · Housing Deposit	9,365.00
2401 · Deposits*	30,269.25
2600 · Prepaid Assessments	724,226.74
2602 · Prepaid Assessments Future Year	25,111.04
<b>Total Other Current Liabilities</b>	<u>897,156.80</u>
<b>Total Current Liabilities</b>	<u>896,532.81</u>
<b>Total Liabilities</b>	896,532.81
<b>Equity</b>	
3000 · Operating Fund Balance	707,509.00
3001 · Restricted Fund Balance	631,329.58
3002 · Retained Earnings	1,350,338.29
Net Income	-211,953.62
<b>Total Equity</b>	<u>2,477,223.25</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,373,756.06</u></u>

## June 2018 Managers Report

- Hot Tub – Heater Replaced, purchased the improved replacement model. Guitons Pools (Redding) came to install and it was done. Will return with the final parts and pool inline drains needing to be replaced every 5 years.
- Tehama County Dept of Health now requiring Public Pool Tech to go to school we are scheduling John Brown & Jim Bishop.
- Well #3 is up and running. Installed a flex fitting to absorb some of the water hammer issue. Looking into a soft start system recommended by inspector.
- New umbrellas around the pool
- Have called for bids to repair plaster @ adult pool
- Email, Campground Master and Quick books was down in office for over a week. Nerds on call (Redding) came out and fixed. New server and internet changes had faults. Between us, the webmaster and the loss of Lake City Webs.
- Researching using the Nerds to remotely service server.
- Slushy machine is up and running and working again, have fixed issue of adjustments and not filling up.
- Phase III of weed eating is complete.
- Fire breaks complete as of May 2018.
- CDF has been here for water already this year. Used approximately 15k gallons. Fire on Hwy 36W at the 15-mile marker. We have a written procedure to fill tankers and fire trucks. We will start using the 10k tank between cabin 128 and bathhouse 8.
- Reserve study is moving slowly towards full speed. Jessica Miller has been volunteering to rebuild our component list. October staff and board member training with Tom O'Neill. December 1<sup>st</sup>, 2018 deadline to be complete.
- Fire Extinguisher training for all staff was informative, fun and practical. CPR qualifications to follow soon. Looking for an affordable path.

Thank You!

# **Ranch Maintenance Report**

## **June 2018**

### **Current**

Daily maintenance and repairs. (pools, hot tub, water and sewer systems)  
Installed new door and flooring at Security Shack.  
Mowing and weed eating.  
Installing new spa heater.  
Patching Roads.  
Repaired broken pipe at well.

### **30 days July**

Daily maintenance, repairs. (pools, hot tub, water and sewer systems)  
Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)  
Repairing fascia on Cabins. (avian damage)  
Mowing and weed eating.

### **60 days August**

Daily maintenance, repairs. (pools, hot tub, water and sewer systems)  
Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)  
Repairing fascia on Cabins. (avian damage)  
Mowing and weed eating.

### **90- 120 days**

Daily maintenance, repairs. (pools, hot tub, water and sewer systems)  
Continue painting where needed. (Cabins, Upper Lodge, Rec Center, Store etc)  
Repairing fascia on Cabins. (avian damage)  
Mowing and weed eating.