

HART RANCH RESORT
Report of the
Long Range Planning MEETING
May 11, 2016
9:00 AM
Hart Ranch Lodge Meeting Room

The long range planning meeting of Hart Ranch Resort (HRR) Board of Directors (Board) was called to order by President Karen Ripperda (Ripperda) at 9:00 AM on Wednesday, May 11, 2016.

Board members present: Kathy Payne (Payne), Bob McCormick (McCormick), Vikki Day (Day) and Wayne Pauli (Pauli). In addition, Resort Manager Tim Schnabel (Schnabel) was present. Also the Board welcomed Elmer Pritchard to the meeting.

This report is to be documentation of policy guidelines being followed relative to the Board of HRR to meet annually to discuss Long Range planning as per HRR by-laws.

Schnabel led the discussion regarding the long range funding calculations. Keeping with the three year rolling average funding calculations that the Board adopted in 2015. Based on the 2013 – 2015 operating years, the dollar amount is \$199,166.67

It was noted that \$80,000.00 of asphalt repair that was scheduled and budgeted for in 2016 was actually completed during the last quarter of 2015. Had that not taken place, the actual year of operation would have been better, and the calculation amount would have been subsequently higher as well.

The focus of the meeting was infrastructure. Namely: concrete repairs, asphalt repairs, sewer lines and storage expansion. Without a solid infrastructure HRR cannot continue to serve the ever growing desires of the membership.

Concrete:

Concrete does have a functional life, with many of the pads over 30 years old a focus with regard to repairing sites is deemed vital. The long range plan allows for a certain number of pads to be repaired annually. This will be discussed in the financial section.

Roads:

The south side of HRR is scheduled for seal coating, the timing will be important, as we do not want to infringe upon resort use by the membership but the work needs to be done before it turns too cool in the fall. It was noted that repairs that were made to the north side of HRR were not completed correctly and the contractor will be making repairs to fix these issues. This will be discussed in the financial section.

Sewer lines:

A discussion was held regarding whether the sewer lines (or the condition of them) could be causing the cracking and settling of the RV pads. Elmer discussed with the board how the process and procedures take place relative to checking the sewer lines. The Board suggested that making sure that the sewer lines are not causing issues with the pads is considered prudent.

Cabin Expansion:

In the Long Range planning budget there is a line item for cabin expansion (not remodels and repairs). It was determined that these funds would wait a year as the \$117,500.00 could be better spent regarding infrastructure. This amounted to two new cabins including site preparation work, as well as furnishing them.

Planned maintenance on cabins is proceeding on schedule. A tour of a new cabin on the pet side and a remodeled Colt cabin on the non-pet side will be completed prior to breaking for lunch.

For information purposes Schnabel updated the Board on the storage site expansion project. It should be completed by June 15, 2016. Schnabel also reported that fifty (50) members with current storage spaces had taken advantage of the five (5) year prepayment. There are currently 87 members on the waiting list for a storage space. Most of those on the waiting list have said yes to a storage site. The storage lot fences will be moved after the ground work has been completed. The Board toured this expansion site.

Financial Review – Capital Improvement list for 2017

	Maintenance	
<u>Cabins</u>	<u>Cost per cabin</u>	<u>Total cost</u>
Remodel Colts	\$2,500.00	\$15,000.00
New Floor in Cheyenne	\$ 600.00	\$ 600.00
New Floor in Colts	\$ 350.00	\$ 1,750.00
Cheyenne Siding	\$3,000.00	\$15,000.00
Cheyenne French doors	\$2,000.00	\$10,000.00
	TOTAL	\$42,350.00

	Housekeeping	
<u>Housekeeping</u>	<u>Cost each</u>	<u>Total</u>
Sofa Sleepers	\$800.00	\$ 4,800.00
Mattress sets	\$450.00	\$ 2,700.00
Lamps / End tables	\$200.00	\$ 800.00
Interior décor	\$3,500.00	\$ 3,500.00
Futon mattresses	\$100.00	\$ 600.00
	TOTAL	\$12,400.00

TOTAL CAPITAL IMPROVEMENTS for 2017 - \$54,750.00

The Board examined the 2017 Capital Improvement list. It was found to be in order.

The total Long Range planning amount was reported as \$368,200.00. The amount available via the formula was reported as \$199,166.67

The following adjustments were suggested by the Board:

TOTAL LONG RANGE PLAN for 2017

Beginning Balance:		\$368,200.00
Eliminate Cabin Expansion	\$117,200.00	\$250,700.00
Increase for RV site repairs (from \$40,000 to \$50,000)	\$ 10,000.00	\$260,700.00
Eliminate new gas pump	\$ 25,000.00	\$235,700.00
Eliminate comfort station tile	\$ 24,000.00	\$211,700.00
Eliminate the expansion on 13 RV sites	\$ 8,200.00	\$203,500.00

The overage of \$4,333.00 is anticipated to be covered by savings from the projected costs. It is not that the tiling and gas pumps are not important, it is assumed that they will be added to the 2018 list and brought back again for discussion.

At this time the Board toured a new cabin being built on the pet side. It is very similar to the cabins that were cut from the 2017 Long Range plan. It is a large cabin for a large family or multi-families to enjoy the amenities of HRR.

The second cabin toured was a Colt that had been remodeled. Administration was commended on the use of the square footage in the Colt. The Board was excited to see the new floor plan and new life being injected into the Colts. Six more Colts will be remodeled in this fashion for 2017. (See budget item above)

Schnabel updated the Board on the restaurant. The Spring Creek Grill. Schnabel stated that most of the comments were positive although there were some snafus during the Mother's Day brunch.

After the lunch break, Jeff Swett, the attorney for HRR was present to discuss the Hart Ranch Resort Bylaws. There are some recommended changes based on 2016 legislation. By-law changes (for the most part) are to be approved by a vote of the membership. More discussion will take place relative to these proposed changes and what the most effective way to provide these to the membership will be.

A draft of a Board of Directors Code of Conduct had also been drafted by Mr. Swett. There was much discussion on this topic. This will be brought up again at the June meeting where official action will take place. It was suggested that McCormick would redraft some of the wording.

Schnabel reported that Water/Sewer Agreement with Hart Ranch Development expires at the end of 2016. Research and negotiations will begin over the next several months with final approval at the winter 2016 board.

NEXT MEETING

The next meeting of the Board will be scheduled for June 9 - 11, 2016.

- Thursday, June 9, 2016 a Town Hall meeting will be held at 6:30 PM.
- Friday, June 10, 2016 is the HRR Workshop scheduled to start at 9:00 AM
- Saturday, June 11, 2016 is the Annual Meeting scheduled to start at 10:00 AM

AJOURNMENT

There being no more business to come before the Board at this time, President Ripperda adjourned the meeting at 3:15 PM.