

**HART RANCH RESORT**  
**MINUTES** of the  
**Annual Meeting**  
**June 11, 2016**  
**10:00 AM**  
**Hart Ranch Pool Pavilion**

The annual meeting of Hart Ranch Resort (HRR) Board of Directors (Board) was called to order by President Karen Ripperda (Ripperda) at 10:00 AM on Saturday, June 11, 2016.

Board members present: Kathy Payne (Payne), Bob McCormick (McCormick), Wayne Pauli (Pauli) and Vikki Day (Day). In addition, Resort Manager Tim Schnabel (Schnabel), board candidate Elmer Pritchard, and board candidate Dotty Johnson were present along with a contingency of members.

On a motion by McCormick and second by Payne the agenda for the meeting was approved. All members voting Aye

On a motion by Day and second by McCormick the minutes of the annual meeting held June 13, 2015, were approved as read and presented. All members voting Aye

On a motion by Day and second by McCormick the minutes of the Resort Workshop held June 10, 2016, were approved as read and presented. All members voting Aye

Treasurer's Report was given by Day:

As of May 31, 2016 Hart Ranch Resort held the following cash balances:

Pioneer Bank – Checking	\$106,080.00
Pioneer Bank – Money Market	\$ 88,885.00
BHFCU – Checking	\$ 77.00
Med5 FCU – Checking	\$ 25.00
Pioneer Bank – Expansion Money Market	\$ 1,503.00
Pioneer Bank – Trust Account	\$ 13,807.00
Cash on hand and in ATM	\$ 7,305.00
Other Cash balances:	
Certificates of Deposit	\$358,713.00
RBC Wealth Management Investments	\$139,608.00
Community Bank	\$261,498.00
BHFCU	\$116,388.00
State Farm Bank	\$ 27,748.00
Synchrony Bank	\$249,432.00

According to the balance sheet as of May 31, 2016, total assets were \$5,699,828.00; total liabilities were \$819,096.00 and member equity was \$4,880,732.00.

Treasurer's report, motion to approve by Payne and second by McCormick, All members voting Aye.

Membership report was presented by Payne. Total membership as of May 31, 2016, was 4004. This is categorically divided as follows:

P members	1480
A members	642
B members	1752
C members	50
W members	75
1FT / 1 MT	5

This is an increase of 57 when compared with May 31, 2015. This is an increase of 1.44%.

On a motion by Pauli and second by McCormick the membership report as of May 31, 2016 was approved as read and presented. All members voting Aye

**Resort Manager's Report** – Resort Manager Schnabel provided his report to the membership. The majority of the report is contained in the Workshop minutes of July 10, 2016 which were read and approved earlier in the meeting. In addition to these items, Schnabel mentioned the following in his report:

1. Road work that was completed last fall on the North side of the park will have to be redone at the contractor's expense.
2. There will be ongoing repairs to cabins
3. He invited the membership to watch for open houses on a new Redwood cabin on the pet side, and a remodeled and repurposed Colt at site #433.
4. Schnabel publicly thanked all the staff for all their work.

## Old Business:

The first item of old business was a report on the long term planning session that took place on May 11, 2016. The report was presented and read by Pauli.

The second item of old business was a discussion on the season long stays approved by the Board during the Workshop on June 10, 2016. Based on ongoing discussion, it was determined that the pricing of this program should be reevaluated, and will be during the August 2016 meetings of the newly elected Board of Directors. As a point of reference, this is the action that was taken on June 10<sup>th</sup>:

(Copied from the Workshop minutes)

*On a motion by McCormick and seconded by Day, it was determined to have a one (1) year trial program as follows:*

*To provide an RV site for a three (3), four (4) or five (5) consecutive month season to A, B, or P members or their associates. Five (5) sites on the pet side and Five (5) on the non-pet side will be selected for this program. Members who select to participate in this trial program will be selected on a first come basis. The members will pay the following rates:*

- 3 months - \$1800.00 plus any tax and electricity
- 4 months - \$2200.00 plus any tax and electricity
- 5 months - \$2500.00 plus any tax and electricity

*A one (1) month rental amount must accompany the application with all fees being paid by March 1, 2017. Sites will be selected by management, days outside of these contracts can be negotiated with management, and refunds are up to management discretion.*

*Motion carried*

## **New Business:**

Ripperda announced to the attendees at the meeting that a five year renewal of the employment contract for Resort Manager Tim Schnabel had been reached. She thanked Tim and all resort employees for all the work they do.

Election Results: There are two Board openings in 2016, and two members applied to run for the Board. No election was conducted. Dotty Johnson and Elmer Pritchard were announced as the two new Director's to three year terms.

McCormick was given the floor to reflect and thank Karen Ripperda and Vikki Day for their six years of service to Hart Ranch on the Board. Schnabel made a presentation to Karen and Vikki of trees that will be planted in their honor for providing service leadership to the resort. A standing applause also thanked Karen and Vikki.

Motion to adjourn the meeting made by Pauli, seconded by Day, motion carried, and meeting adjourned.