



6700 Highway 36 West
Platina CA 96076
(530) 567-7007

Open Board Meeting Minutes
Saturday, February 22, 2025

10:00 AM Open Meeting

1. Call to Order

The session opened with the Pledge of Allegiance, led by Brian Keating. Meeting called to order at 10:08 AM. Owners were reminded that comments will be taken at the end of the meeting to ensure each agenda item gets adequate attention.

2. Roll Call

Charline Hand
Mary Halbasch
Jessica Miller
Brian Keating

Jane Baldwin
Desi Calzada Ranch Manager
Logan Wilkinson Assistant Ranch Manager

3. Appoint Officers

Brian Keating nominated Jessica Miller for Secretary. Accepted. All in favor, motion carried.
Jessica Miller nominated Brian Keating for President. Accepted. All in favor, motion carried.
Jane Baldwin nominated Charline Hand for 2nd Vice President. Accepted. All in favor, motion carried.
Mary Halbasch nominated Jane Baldwin for Vice President. Accepted. All in favor, motion carried.
Charline Hand nominated Mary Halbasch for Treasurer. Accepted. All in favor, motion carried.

4. Inform Owners of Executive Session Items

Secretary Jessica Miller informed the owners of the primary topics of the executive session, highlighting owner issues and personnel updates.

5. Approval of January's Open Meeting Minutes

Secretary Jessica Miller motioned to approve the January 2025 Minutes as written, Brian Keating seconded, all in favor, motion carried.

5.1. Board Action without Meeting

Treasurer Mary Halbasch motioned to accept the Action Without Meeting minutes from February 13, 2025. Charli Hand seconded, all in favor, motion carried.

6. Miscellaneous Reports

6.1. Treasurer's Report –

Treasurer Mary Halbasch reported on the overall fiscal health of the association, highlighting sales of WHP Shares, Assessment Income, BPP Sign-ups, Group Reservation Income, and several ongoing reserve projects. An owner

inquired about finalized financials for 2024. The report is not yet completed, and a draft was included for this month.

6.2. Manager's Report -

6.2.1. Department Reports –

Stables – The Stables staff continue to do an excellent job. Key volunteers have been working on painting stall doors, as well as repainting the sink area and bathrooms. These improvements are ongoing and provide a much-needed facelift.

Security – The addition of a new security guard has improved coverage. The gate project is now complete, with a master code that is changed twice weekly. This process will be evaluated before the summer. No major security issues were reported in January, though there was a minor disturbance.

Maintenance – Two new full-time maintenance employees and one part-time employee have been hired. They are integrating well and making progress. In the coming month, major projects will begin, including refinishing the bathhouse floors. Various options, such as paint and epoxy, will be evaluated based on cost and effectiveness. Additionally, cabin interiors and exteriors require painting. One cabin will be used as a test for both stain and paint, allowing for feedback on the preferred finish.

WHOA - Assessment season is concluding, and collection efforts will begin. Delinquent assessments place a financial burden on responsible owners. Efforts are underway to increase compliance and ensure a greater number of owners fulfill their financial obligations.

Housekeeping – With only two housekeepers during the off-season, maintaining cleanliness remains a shared responsibility. The Recreation Center was left in poor condition after President's Weekend, and the state of common areas has been disappointing. Owners are encouraged to take pride in their Ranch by keeping facilities clean and reporting any accidents to staff.

6.2.2. Approval of Reserve Expenses –

The original transformer replacement was selected based on the label specifications of the existing unit. However, the label was incorrect. To verify the actual specifications, an engineer was brought in to assess the system. The engineer confirmed that it is uncommon to question the stamped specifications on a transformer, but in this case, the incorrect labeling led to an incompatible replacement.

It is possible that the transformer had been rewound many years ago, leading to the discrepancy. Another transformer is now being sourced to ensure compatibility with the system. On Tuesday, an additional review will be conducted to triple-check the voltage and confirm that the new transformer is 100% correct. Engineers will provide precise specifications, and efforts will be made to establish a relationship with a local business for future transformer needs.

A robust discussion took place regarding the history of the electrical system and the best course of action moving forward, as well as recommendations to reach out to Dalton Electrical and Mike Eddy to assist with our electrical system, as well as mapping all of our electrical infrastructure to prevent any mistakes in the future.

On 2/13/2025, the “Action without Meeting” the Board of Directors approved the purchase of a new transformer not to exceed \$10,500.

President Brian Keating motioned to approve up to \$5,000 to finish the transformer installation, Mary Halbasch seconded, all in favor, motion carried.

6.2.3. Approval of Capital Improvement Expenses –

Nothing to report.

6.2.4. Other Item Reports –

Nothing to report.

7. Sales and Marketing Committee –

2nd Vice President Charli Hand reported that staff we will be attending the Boat and RV show at the Shasta County Fairgrounds from 2/28 - 3/2. We would to participate in the Red Bluff roundup as well as the roundup parade, but need volunteers.

8. Fire Committee –

The Fire Committee is scheduled to meet on February 28th, with an expected attendance of seven to nine members who have shown interest in participating. The committee includes both active and retired fire professionals who bring valuable expertise to the discussion. One of the members has developed a Ranch Fire Mitigation Plan, which will be reviewed during the meeting.

Ty Wilson is currently serving as the interim chair until the meeting, at which point the committee will formally select a chairperson. The committee has also expressed interest in having a dedicated budget line item for fire mitigation efforts. Moving forward, the newly appointed chairperson will provide updates on the committee’s progress.

9. ATV Committee –

Wayne Miller reported that monthly rides will resume in March (next weekend) and will take place on the first Saturday of each month. He is awaiting the completion of dozer repairs to assist with road maintenance in the riding area.

An owner suggested reaching out to CAL FIRE to see if they would be interested in using the ranch for dozer training, which could help level the trails while providing them with practice. They recommended contacting the Battalion Chief to gauge their interest. Additionally, they proposed calculating the operating cost of the dozer per hour, including wear and tear, to better understand its financial impact.

Another owner inquired about the possibility of repurposing old fire hoses to create water breaks, which could help control erosion and prevent ruts from forming on the trails.

10. Election Committee –

Treasurer Mary Halbasch motioned to appoint Jessica Miller as the chair of the Election Committee, Brian Keating seconded, all in favor, motion carried. A Constant Contact will be sent out to solicit volunteers for the committee.

11. Events Committee –

There is no formal events committee at this time, but individual owners have taken the initiative to plan and support various events. Maya Gardner manages the Facebook events page and will post updates regarding planned activities.

Ty Wilson brought up the idea of an event calendar, and Melissa Keating has been working with office staff and owners to compile a comprehensive calendar that includes board meetings and scheduled events throughout the year.

Dena is organizing activities for St. Patrick's Day from 12:00 PM to 2:00 PM. The stables have a ride planned, and Easter events are also in the works.

12. Horse Committee –

Vice President Jane Baldwin reported that the horses are doing well. Frank Clifton stated that the stables' event calendar has been published. A St. Patrick's Day ride is scheduled for March.

The stables are working toward bringing back the Poker Ride this year, an event that local riders remember fondly. The last Poker Ride took place in 2016 but was put on hold due to wildfires and COVID-related closures. The board directed that the Poker Ride should move forward, with a detailed plan to be presented. Insurance requirements will be reviewed before any concrete plans are made. There is a question about whether it will require a binder. Frank noted that the Poker Ride balance was not reflected correctly in the budget, and according to his notes from May 31, 2023, the balance should be \$5,987.97. He will follow up to verify this amount and determine if any of the funds need to be refunded. Theresa may have a file with details on how to organize the event.

An overnight ride is also being planned but has not yet been scheduled. Due to the difficulty of the ride, it will be limited to experienced riders. Gymkhana dates have been set and are moving forward as planned.

The stables are running low on paint for ongoing projects. There is still plenty of red paint available, but additional white paint is needed.

13. Communication Committee –

Nothing to report.

14. Security Committee –

Nothing to report.

15. Old Business –

15.1. Collections Policy Update

Tabled until March.

15.2. Reserve Study

Still in progress.

15.3. Cellular Tower Project

The contract is being revised by the attorney. They are increasing the contract to \$2,000/month and adding \$200/month for each additional carrier.

16. New Business –

16.1. CA Water Board Citation

A citation was received for failing to conduct required lead water testing from 2021 to 2023. However, this is not a monetary citation. The water was tested in 2024, and no lead was detected. Tehama County may accept the 2024 test results to resolve the issue. There is no fine associated with the citation, and further updates will be available next month.

16.2. WHOA

President Brian Keating addressed the challenges faced by the Board and the association over the past year, emphasizing the need to shift from division to collaboration. He highlighted the importance of building a strong foundation for the Ranch rather than fostering an "us vs. them" mentality.

An owner raised a question regarding how the Ranch is governed, a concern echoed by many attendees at last month's meeting. Upon review of the Davis-Stirling website, R-Wild Horse Ranch is listed under "Deed-Restricted Non-CID" properties. Based on CC&R definitions and legal consultation, the Ranch is classified as a California Non-Profit Mutual Benefit Corporation and is governed by the California Corporations Code, the CC&Rs, the Bylaws, and the Articles of Incorporation.

This classification means that the Ranch is not bound by California HOA laws, and governance will follow corporation law instead. As a result, only owners in good standing will have voting rights, and quorum requirements will be 25% of owners in good standing.

The Ranch has engaged a new attorney, Neumiller & Beardslee, based in Stockton. The firm has significant experience working with, and has represented R-Ranch Hornbrook for 15 years, assisting them in transitioning away from an HOA structure. The new legal counsel comes at an additional \$60 per hour but aligns with the Ranch's governance needs.

Despite the Secretary of State listing the Ranch as a CID (Common Interest Development), legal counsel has advised that this designation is incorrect and does not hold any legal weight. The Ranch does not meet the requirements to be classified as a CID. Therefore, the association will no longer operate under Davis-Stirling law and will instead follow its CC&Rs and California Corporate Code sections 7110-8910.

The Bylaws and CC&R Committee will review and propose updates to the governing documents to ensure alignment with this governance structure. Moving forward, elections will be held annually in accordance with the revised framework.

A Constant Contact communication has been sent to owners outlining this governance clarification.

17. Owner Comments –

All Owner Comments must be limited to three minutes

An open forum was held, where owners were given an opportunity to address the Board.

0766 – Asked whether the Ranch should consider changing its status and suggested that a notice be sent to all owners regarding any potential changes.

0190 – Shared information about Hornbrook Ranch and The Ranch at the Lake, both of which are contesting their classification as a CID.

0650 – Raised questions about corporate ownership and the implications of leaving Davis-Stirling governance, asking what the Ranch stands to gain or lose from the transition. Suggested exploring the possibility of becoming an Industrial CID.

0766 – Agreed that the pros and cons of being a California Non-Profit Mutual Benefit Corporation should be discussed and also suggested providing coffee and snacks at meetings.

0650 – Asked how much debt was removed following last month's meeting. It was reported that \$10,306,777.16 was removed under budget line 6440.

0650 – Suggested that before replacing the transformer, all other transformers should have been inspected to ensure compatibility. Asked whether the funds taken from capital improvements have been replenished and if there is a plan to replace what was borrowed. Inquired about budget item 6589 (Information Technology) and the status of its contract.

0766 – Asked whether the previously purchased transformer could be resold. Commented on cabin interior colors, stating that white is not a good choice. Requested that cleaning supplies be stocked at the Adult Lodge for owner use without needing to call security.

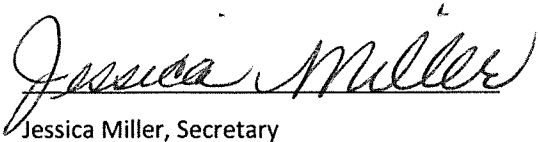
0190 – Requested the 2024 financial closeout totals. Announced that the Fire Committee Meeting is scheduled for February 28, 2025, from 1:00 to 2:00 PM.

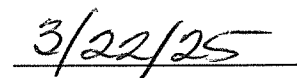
2420 – Asked about the number of fish stocked in the pond and how many had been caught. It was reported that 400 pounds of fish were purchased, and Desi bought fish food, though he was later advised it was unnecessary.

0190 – Asked about gate access, including the availability of gate cards and whether staffing levels are adequate.

0766 – Inquired about the tire machine and suggested ensuring the proper equipment is secured for its use.

President Brian Keating motioned to adjourn at 12:44 PM, Jane Baldwin seconded, all in favor, motion carried.


Jessica Miller, Secretary


Date Approved