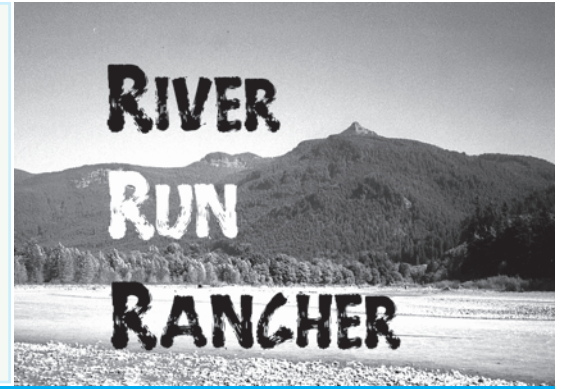




The RRRancher  
is a periodic newsletter  
published for the benefit of  
River Run Ranch owners.  
Noel McRae, editor

RRRanch, Box 427,  
Randle, WA 98377



## River Run Board notes

# Fall 2009

Your association board held an unusual summer meeting to respond to the questions that dominated at the annual meeting.

We re-read the By-Laws, Article VII and agreed that we had the authority and responsibility to respond to the concerns expressed at the annual meeting. The article is copied on this page for your convenience.

In light of the very strong majority of people in attendance at the annual meeting we came up with the following policies:

### 1. River Run Ranch will be cleared of Scotch Broom by Labor Day 2010.

This policy states that all owners will clear their own property of visible plants by that date by cutting or spraying. Further action to be taken to enforce this policy will be developed at the annual meeting — or by vote through mail next summer.

We understand that this is an on-going battle and the noxious weed will always be

**Annual dues are past due as of September 1  
(\$40 late fee) Send to our address above.**

### ARTICLE VII Powers and Duties of Board of Directors

**Section 1. Powers.** The Board of Directors shall have the power to do the following:

(a) exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(b) as necessary to pursue the Association responsibilities, employ an independent contractor, or such other employees as the Board deems necessary, and to prescribe their duties;

(c) enforce all covenants, restrictions, and conditions of the Declaration as amended (this power does not in any way reduce the power of any member to enforce such covenant, nor does it require enforcement unless the Board of Directors deems such enforcement necessary).

(d) take such actions and create such rules and regulations as the Board deems reasonably necessary to promote the purpose of enhancing, protecting, preserving, and augmenting the natural environment features of the Property, as well as protecting and preserving the wildlife on the Property in a manner that will benefit the public's interest in the wildlife and yet allow for the orderly development of the Property as a private, wildlife, refuge and natural conservancy. However, the Board shall not amend the Declaration in any manner that requires the vote or approval of the Owners.

showing up and need yearly work to keep it under control.

### Some suggestions are:

1. While the Scotch Broom is in bloom next Spring and early summer, cut it about 8-12 inches high. It bleeds to death. After a few months the stem can be knocked over. This is good for anyplace that vehicles do not drive. The stalks are hard on tires until they rot.

2. Scotch Broom is very susceptible to Crossbow weed spray. This is very expensive for large areas, but very effective. We used it on the front blackberries and it works equally well on Scotch Broom.

We might try to develop a system for out of the area or physically disabled owners who need help dealing with their Scotch Broom problem — such as owners picking up the costs of the spray and paying a minimal hourly wage of \$15-20 an hour.

We will have some more information on Scotch Broom on our website.

## 2. Gate protection

We have created a policy of a \$100 assessment for anyone pushing on the gate, kids riding it, etc. or any other activity that might harm it. If damage is done to the gate or mechanism, the assessment will be \$250 plus reasonable costs for all repairs.

## 3. Removal of all unusable vehicles and metal flood debris

**Unusable vehicles and metal flood debris will be cleared from**

## the Ranch by the end of Labor Day weekend of 2009.

Exceptions may be given by the Board on an individual basis for those with exceptional amounts or difficulties. All applications for exceptions and explanations must be given to the Board by the annual meeting.

## 4. Dues

We have not raised the dues for many years. The cost of rock has, like everything else, jumped in price. All our bills have raised and we are unable to fulfill our obligations toward the roads and area like we are supposed to.

We will bring the issue of more needed money to the next annual meeting. The Board could raise a special one-year fee, but would like the association be discuss this issue.

## 5. Board liability insurance

We presently do not have this, but will be instituting it in the near future. Applications are already being reviewed. This will take a sizable chunk of our operating money. It appears this will be somewhere between \$1500-2000 annually.

## You sound great

We have had several large events at the Ranch this year and as I write this, I have heard no complaints. Well done and much appreciated. This takes some doing and a lot of consideration of others to help all guests to respect others in the area. Congratulations.

One exception seems to be some who have brought in dogs that did a lot of extended barking and yapping, much to the consternation of nearby owners. Please talk to your dogs about proper behavior. They do bark, but quiet them down soon, please.

## Speeding

Even though most of the roads have greatly improved, we have not had too many instances of careless and speedy driving. There have been a few exceptions brought to our attention, but not in a way that we could offer as assessment. There have been reports of some speeding, so maybe this reminder will take care of any such problems.

## Reminder in case of problems

If you as an owner see or know of a problem on the ranch related to improper speeding, noise, or other conduct that is detrimental to the Ranch or the enjoyment experience of other owners, please step forward and

1) If at all possible or comfortable, contact the person or owner directly and tell them your concern and ask that the behavior change. This is the best and most effective way to get things done.

2) Speak to a board member to have them intervene.

3) If it is something that you need to report to the police or to the Board itself, please get as much specific identification so in case action needs to be taken by the Board they have good and clear information.



## Evening at River Run

We were driving back from the pump house. We had just sprayed the blackberries and got some water for our llamas. I looked up to the mountains on the west and the sun was illuminating them gloriously. This effect may not show up on the black and white print copy — hopefully it will on the downloadable color copy of the newsletter from our website.

This brings us a point to remind you that lots of information is available on our website. If you would like to get the color copies from our website instead of having us mail you a copy, this will add up to some savings. Let us know.

### Board members

• Karen Gilbert	Battle Ground, WA	B & C	360-571-0227	kgilby@juno.com
• Glen Gilbert	Battle Ground, WA	B & C	360-571-0227	kgilby@juno.com
• Noel McRae	Kelso, WA	D-07	360-425-6495	llamapacker@starband.net
• Elaine Downey	Roy, WA	E-06	253-843-1114	TweetyB534@msn.com
• Tom Mosby	Bremerton, WA	A-17	360-886-1597	drtmosby@msn.com
• LuAnn Ward	Morton, WA	B-03-04	360-880-2688	wardranch@centurytel.net
• Gregg/Rita Hamann	Astoria, OR	A-5	503-325-1703	ghamann@charter.net
• Al Oberloh	Seattle, WA	F-L	206-762-1355	Chaos_farm@peoplepc.com
• James Ruzika	Randle, WA	A-13		



DeGroet farms in Mosseyrock.

### Selling property

Do not send people around the Ranch looking at property. You or an agent should be with them.

NO for sale signs will be allowed on the front board.

Make sure all new buyers are aware of the CC&Rs and we have their names and addresses.

**James Ruzika, A-13**, is our newest board member. He will be building a house and living on his lot. If you need a handy board contact, look him up directly. He does not have a phone, nor email link.

RRR Runner  
Box 427  
Randle, WA 98377

**Electronic versions of the RRRunner are available from the website: [rrranch.net](http://rrranch.net)**

The RRRancher is one means to keep RiverRunRanchers in the loop of news, happenings, and interesting events in the area. We hope to publish four times a year.

We will include property news — and ideas of events and places to visit around the Ranch that you might want to explore.

If you have places and events for future RRRancher newsletters, contact the editor,

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