

Flying O Ranch Barn Committee
Meeting Minutes: September 18, 2007

Present: Chris Wipff, Carol Wagner, Lesley Lovelace, Debra Glass. Unable to attend:
Barbara Sexton

The Barn Committee met previously, on Sunday September 9, to begin a review of existing barn policies and regulations. While numerous issues were discussed, both with regard policies and compliance, no decisions were made at this meeting. It was agreed that the committee would meet again at the soonest possible date to continue the discussion and move on to decision-making.

During the September 18 meeting, the primary topic was the provision in the current rules (Policies/Regulations, dated November 2003), which states:

FEEDING: FOR THE SAFETY OF MENTAL HEALTH OF THE HORSES, THE RANCH MANAGER WILL FEED HAY TWICE DAILY TO ALL HORSES IN THE BARN.

The rules also state that *“the ranch manager will establish a fee schedule for basic horse services (twice daily hay, feeding, watering, mucking and general oversight of the animals’ well-being). Owners/guests will pay the manager directly on a monthly or pro-rated day rate basis.”* There has been a fee schedule in place since November of 2003, which the current manager continues to adhere to. (Note that there is also a provision that states “fees will be based on comparable rates for similar services in the area and may be adjusted...”)

Discussion centered around whether this rule should be kept and uniformly enforced, or changed to allow for individual owner preferences.

VOTE: ON A VOTE OF 3 TO 1 OF THOSE PRESENT, IT WAS DECIDED THAT THE RULE SHOULD BE MAINTAINED AND UNIFORMLY ENFORCED FOR THE PROPER MANAGEMENT OF THE BARN AND THE HORSES. All owners with horses in the barn will be expected to comply beginning November 1, 2007.

CLEANING: The current written policies state that *“owners may choose to clean their own pens and fees will be adjusted accordingly...the expectation being that all pens will be cleaned a minimum of three times weekly.”*

Discussion: Cleaning is included in the current “Basic Service” fee of \$3.50 per day. However the rate schedule allows for a fee of \$2.50 per day if the owner does their own mucking.

No decision was made to change this provision at this time, however, the committee was unanimous that pens must be cleaned at least DAILY.

The issue of rates and basic services needs further discussion with the ranch manager and the committee.

Other areas for further discussion:

SHARED EXPENSES: It was noted that, from time to time, there are expenses associated with the maintenance of the horse environment that should reasonably be shared among the horse owners. (i.e., fly abatement.) It was suggested that some kind of “expectation of shared expenses” be written into the policies.

HOLDING PEN: There continues to be concern among the horse owners that there is no facility for isolating new and/or sick horses from other horses in the barn and that there are no funds forthcoming from the association for a holding pen. The suggestion currently on the table is that the owner of the horse in need of isolation should be held responsible for putting up a temporary pen in a designated location. We may also be able to make such a pen available for “rent.” Lesley may have a temporary pen suitable for that use.

The committee agreed to continue its review of these and other barn issues with the goal of updating and/or supplementing the policies as needed.

C. Wipff
9-27-07