

Greetings:

I am writing to ask the Board publically to discontinue the policy of giving a 10% discount on dues to people who pay their whole year's dues in advance. I have several reasons.

1. This policy was put in place to benefit the treasurer at the time, by causing him to make fewer trips to the bank, and spending less time keeping track of dues.

Objection: A loss of up to \$3000 in revenue for the convenience of one person is not a policy that benefits the Ranch as a whole.

2. The CC&Rs state that dues must be levied in a uniform manner, and at a uniform rate. (The sections quoted from the CC&Rs, from Assessments, are copied in their entirety below.) The Board assumes that every owner is equally capable of writing a check for \$1140.00 right after Christmas. Since that is not true, then this offer of a 10% discount is only available for those able to do so. Thus, the Board has created a system where some owners pay 10% less in dues than others.

When I wrote to the Board about this last year, I was told that since no one had complained (except me), then it must not be a problem. I would like to point out that it is not easy to declare to one's neighbors what one can and cannot afford.

3. The windfall that allows the Board to offer back 10% of dues came from the re-negotiated cattle lease. I was the one who did the research whereby we discovered that we were being paid (and had been paid for nearly a decade) almost \$3/acre below market rate for our grazing land. This information allowed the Grazing Committee to renegotiate the lease, which now brings us an additional \$3000 a year.

When we first acquired that windfall, I suggested to the Board (I was Chair at the time) that we be the first Board in the history of the Flying O to pass this windfall back to the owners in the form of a reduction in dues. The rest of the Board said that they were not comfortable with this, and that the Ranch Association should keep the money instead, against any big problem that might come up, as an extra reserve. Since I believe in extra reserves, I concurred.

The following year, the new Board decided, rather than keep the money against a rainy day, to pass it back to those owners wealthy enough to afford to pay their dues in their entirety at the beginning of the year.

This is not fair. It also does not benefit the Ranch as a whole.

I am writing to petition the Board to rescind the policy that gives a 10% reduction in dues to the wealthiest owners on the Ranch. If the Board has determined that the Ranch can afford to give back 10% of our dues, then this reduction should go to every owner, not just some.

I would like very much to bring this to the Board in person, but the Board Meeting is routinely scheduled

at a time I have a class, which, at present, I cannot miss. I hope that the Board will accept this letter as a petition that I would like to have brought in person to the meeting on Saturday.

Respectfully submitted,
Carol Wolf

ASSESSMENTS

1. Member's Obligation to Pay Assessments and Other Amounts. Each Member of the Association and each other person or entity possessing any right, title or interest therein, whether or not it be so expressed at the time of acquisition of such right, title or interest in a parcel, shall be deemed to covenant and agree with each other and with the Association, to pay to the Association Assessments as provided in this Declaration and such reasonable and uniformly applied charges for use of property or facilities which may be established by the Association as provided in this Declaration and such reasonable and uniformly applied fines and penalties imposed for violation of rules and regulations adopted by the Association as provided in this Declaration. All of the foregoing shall be levied and used exclusively to promote the recreation, health, safety and welfare of the residents of the Property, the improvement, operation and maintenance of the Access Roads and the Cattle Ranch Area, and the performance of the duties of the Association as set forth in this Declaration.
2. Regular Assessments. Commencing as provided in Section 10.5 hereof, each Member of the Association as an Owner of a Ranch Parcel shall be obligated to pay and shall pay to the Association, at least annually, regular Assessments levied by the Association against his/her Parcel, which assessments must be fixed at a uniform rate for all Parcels. "Regular Assessments" shall be for the purpose of financing the normal operations of the Association in carrying out its purposes and responsibilities.
3. Special Assessments. Each Member of the Association shall be obligated to pay and shall pay to the Association, from time to time when required, special Assessments levied by the Association against his/her/their Parcel, which assessments must be fixed at a uniform rate for all Parcels. "Special Assessments" shall be for the purpose of financing capital improvements.