



## *A Note From Your President*

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The November board meeting was held on Saturday, November 10, 2012. I would like to take this opportunity to update you on some of the business items that we discussed, approved, etc. Our agenda was very lengthy; we had tabled some questions from our membership in August to give us time to research their answers, in addition to the year end budgeting process.

At the August Quarterly BOD meeting, some Members requested that a limit of usage be put on our Associates. This is not something that the Board has the authority to do. According to our By-Laws, Article I, Section 3. Associate Memberships; the Associates have the same use rights as the parent member's category. The written contracts between the Member and Hart Ranch at the time of the purchase of the membership also states the Associates rights. To change anything would be in direct conflict with our By-laws and a Breach of Contract for the Members. Therefore **nothing has been changed.**

The Workamper Policy was reviewed, and updated, which will allow the Workampers' Associate members to have the ability to come and visit. There have also been some other benefits added for the Workampers.

The next item we reviewed was the length of time that a camper unit stays on any one site. To assist in the enforcement of our 21 day

policy, Rules and Regulations #4, 2<sup>nd</sup> paragraph was amended to read, "A membership allows overnight camper unit privileges no longer than 21 consecutive days on any one campsite and no longer than 21 cumulative site days in any 30 day period."

The Minutes will be posted on our website, so that you can see the full extent of the actions taken at the meeting.

Our next Quarterly Board of Directors meeting will be held on Saturday, February 9, 2013, at 9:00 a.m. MST.

I would like to take this moment to wish everyone a very Blessed Christmas, and a Happy New Year. Many of our Hart Ranch family have lost loved ones this year, or undergone various illnesses, so with God's Blessing, 2013 will be a new beginning to move onward and upward.

*Karen Ripperda*

Hart Ranch Camping Resort – BOD  
President





Here we are with the Holidays already upon us. Hart Ranch really is as beautiful in the winter as it is in the summer. Granted, we're not as green and the temperature can be somewhat cool, but a Holiday or winter stay at Hart Ranch is always a great idea. Imagine yourself all curled up under a soft, warm blanket in one of our cozy cabins looking out at the hills all capped with fresh snow. Many deer head over to bed down throughout the park this time of year, great for some Holiday pictures. The Lower Lodge can be reserved for some memorable family time, sharing memories with family and friends around a warm fire. If this sounds at all 'enticing', please call the front desk for your winter/Holiday reservations. May God's blessings surround you this Holiday Season and throughout the coming year.

*Bobbee - Reservations  
Supervisor*

## **Mail Forwarding Services**

Just a reminder – we provide a mail forwarding services for your convenience. Remember, if you register your RV in South Dakota and use Hart Ranch for your address, you must join our Mail Forwarding Service. You don't have to actually have you're your mail forwarded to your current address, but you must be registered, to use the Resort's address for any legal documentation. FYI if you are not in the Park or do not have our mail forwarding service, your mail will be returned to sender. Please contact us with questions.

## **Reminders**

The Lodge will be closed Christmas & New Year's Day. We will be open until 12:00PM 12/24 & 12/31, but you can always arrive later and your packet will be in the late check-in box at the front entrance to the Lodge.

## **Rallies**

Make Hart Ranch your Resort for rallies. May and September are our big rally months. Remember now you can host a rally the first 3 weeks in June in the Meadowlands. Think about Hart Ranch for your next rally.

## **Family Reunions**

You can make your reservations for family reunions a year in advance. Have a couple of alternative dates picked out because we only allow 2 reunions in the resort at one time. We also keep a waiting list for family reunions. Remember a member can only have a reunion every other year during peak season (May 1 thru September 30). Refer to your Resort Rules and Regulations for more information on family reunions.

## **Security Cameras**

To continue to provide a safe environment at Hart Ranch, we have installed security cameras at the entrance to the campground. These cameras will hopefully serve as not only a deterrent but also as a tool to help us prevent unwanted activity at the campground. While the goal is prevention, we will also have a means to research questionable activity.



# Tim's Two Cents:

With our first taste of winter, the hardy staff here at Hart Ranch has been working diligently to make sure we have the facilities prepared for any type of weather that could head our direction! Even though the majority of the park is shut down for the season, we still have numerous cabins and RV sites that will remain open throughout the winter. At the present time, our occupancy forecasts are predicted to be up slightly from last year over the next couple of months. If you are interested in bringing your family to enjoy Christmas at The Ranch, be sure to call Bobbee to make your reservations!

Our maintenance department continues to work hard to make sure the entire property is looking its best! Some of our winter projects include (but not limited to!):

- Replacing street light fixtures with higher efficiency bulbs
- Repairing damaged garbage surrounds
- Replacing leaking water heater in CS 4 with on-demand water heater
- Installing pool fence for single point of entry
- Repair siding on water damaged Colt II's
- Inspect/repair all pedestals
- Clean maintenance yard and meadows area

At the quarterly meeting on November 10<sup>th</sup>, the Board of Directors also approved the 2013 Operating and Capital budget as follows:

Income	\$2,519,849 (also includes dividends & interest income)
Cost of Goods Sold	\$ 256,004
Expenses	\$1,957,874
<b>OPERATING PROFIT</b>	<b>\$ 320,371</b>

Capital improvement projects for 2013 include the following (these projects will be subject to be best possible bid):

• Upgrade to lodge including front desk remodel, retail center addition, post office upgrade and addition of call center	\$31,500
• Lawn mower	\$10,000
• Sidewalk to east side of pavilion	\$ 2,500
• Replace water heaters in CS 1, CS 2 or Lodge with tankless	\$10,600
• Replace split rail fence w/ log	\$ 3,900
• Install 4 light posts around meadows	\$ 4,000
• Repair Comfort Station 4 cement wall	\$ 1,000
• 2 vehicles (Security & Housekeeping)	\$12,000
• Radar Sign	\$ 3,000
• Repair leak in Hart Mart foundation	\$12,000
• Pool furniture	\$ 2,800
• Redesign pool fence/gate	\$ 5,000
• Repaint bottom of pool including logo	\$23,460
• Pool umbrellas	\$ 4,560
• Activities upgrades/additions to include baseball field, soccer goals, new types of bikes, sandbox diggers, paint floor of pavilion, new sound system.	<u>\$15,750</u>
	<b>\$191,000</b>

Long-range capital improvements include:

• Expand/repair 35 sites	\$21,000
• Replace 2 Colt cabins	\$70,000
• Comfort Station Upgrades (CS1 & CS5)	<u>\$50,000</u>
	<b>\$141,000</b>

## Seeking Nominees

For the  
**Hart Ranch  
Camping Resort  
Board of Directors**  
Send a biography of  
no more than 200  
words  
Along with a picture  
to:

**Hart Ranch  
Camping Resort  
Club**

**Attn: Nominating  
Committee**  
**23756 Arena Drive  
Rapid City, SD  
57702**

~ Or Email ~  
[resortmanager@hartranchresort.com](mailto:resortmanager@hartranchresort.com)

**DEADLINE:**  
**January 31, 2013**

## Some Price Changes

Winter rates for metered sites is \$5.50 + electricity. Less than 21 nights = \$14.50 w/ no additional charge for electricity.

The price of cabins will increase \$5/night extra beginning 05/01/2013 with the exception of the colts.

The next Board meeting is Feb 8-9<sup>th</sup>, 2013

I want to remind everyone that our special which allows associate members the opportunity to upgrade to their own B membership for \$250 expires the end of December so this is your last notification of the special. Take advantage of this huge discount before it is gone.

We have included some referral cards along with this newsletter and statement. Pass these referral cards out. If you refer someone over who purchases a membership, you will receive \$50. We will give away a FREE LAPTOP to the member that refers and produces the most new

memberships. So start passing them out ASAP and you might be the new proud owner of a LAPTOP! The offer for the Laptop has been extended through August 31<sup>st</sup>, 2013.

Resort Parks International (RPI) memberships are still discounted through the end of December so act now on those as well. These are great and provide huge discounts while staying at other resorts. Call us for details.

**Brad Rohrick**  
**Member Services**

## Looking for a few good men and women!

We are starting out the New Year in a new way! We are bringing Vacation and RV shows back as part of our marketing plan for growing our Hart Ranch membership. In order to make these shows a success, we need your help. If you are in an area where we will be attending a show and you would like to help out, please contact Andra Hagen in the Sales Department or Brad Rohrick in the Member Services Department.

The shows we will be attending are:

30<sup>th</sup> Annual Sports, Vacation & RV Show – Quartzsite, AZ – January 19<sup>th</sup>-27<sup>th</sup>  
Black Hills Stock Show – Rapid City, SD – January 25-February 3  
RV, Vacation & Camping Show – Minneapolis/St. Paul – February 7-10  
Sioux Empire Sportsmen's Boat, Camping & Vacation show – Sioux Falls, SD – February 28-Mar 3

We are asking for people to help, but we will have someone from the Hart Ranch staff at each of our shows. If you would be willing to donate any amount of time, we would be happy to have the help. Please let us know if you are able to help out. Thank you, and have a blessed rest of 2012!

**Andra Hagen – Sales Manager**

*It is only in adventure that some people succeed in knowing themselves...in finding themselves. – Andre Gide*