



Introducing Board Director Ginger Nelson

I am currently serving as your Board President. I have almost 40 years of commercial construction project management experience, a Bachelors of Science Degree in Business Management from Pepperdine University and possess a California General Contractors "B" License.

My main role is to lead the Board of Directors and make sure we all work closely together. This ensures that all decisions are based on all Directors input and communication lines are active and open between the Board Directors, Treasurer, Ranch Foreman and Owners.

You may wonder how decisions and/or changes are made at the Board level. What typically happens is someone has an idea, or the Ranch has a need, and it is presented to the Board. These opportunities or challenges are discussed via email, Zoom, or sometimes, we have the pleasure of meeting in person. What starts out as a good idea is massaged with everyone's input, including the Ranch Foreman, Treasurer, ROA staff and Owners and we end up with an even better plan than what was originally proposed. It takes people with a lot of confidence and mutual respect for each other for this type of communication to be successful. I am fortunate to work with a great group of very open-minded, reasonable people and that is how we are getting so much done.

Besides being the main point of contact for the Ranch Foreman, Bill Lidyoff, I am currently tackling a decades long overdue Reserve Study for the Ranch, which will provide the Board with the tools to determine how much money will be needed in the next 30 years to continuously repair, improve and maintain the over 120 buildings on the property as well as roads, the lake, pool, tennis courts, stables, etc.

I am also pursuing all the governmental permits necessary for us to reopen the R-Ranch restaurant. The restaurant will serve light fare, beer & wine of which, coincidentally, we are posting the required Alcohol Beverage Control's 30-Day Notice to Public this weekend. We are getting very close. I think the restaurant is one of the most beautiful buildings on the Ranch and it offers great views. Owners should be able to enjoy it and it has been locked up for decades. We now have many comfortable rockers on the deck and the back patio has plenty of seating with shade sails and heaters, depending on the weather. We anticipate having it open on weekends serving light fare, soft drinks beer & wine very soon.

I also prepare most of the contracts and legal agreements between the ROA and third parties as my background as a project manager comes in very handy as it relates to negotiating and contracts.

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I am also managing many tedious, time-consuming legal-related tasks that help protect the ROA from frivolous lawsuits and claims. I do this by researching and organizing most of the legal documentation required for our attorneys to defend the ROA. This way they can respond to claims with minimal chargeable hours which typically cost several hundred dollars an hour.

In my almost 40 years as commercial construction manager, I have been never involved in a lawsuit, arbitration, or even a legal settlement, which supports my ability to mediate unfortunate situations, hopefully, before they rise to that level.

I have a great husband, Charlie, who loves the Ranch and was the one that convinced me to run for the Board to bring the Ranch back to its heyday. It is hard on Board Director's spouses, as we donate hundreds of hours every month, which takes away time from our relationships and families. I couldn't do it without him.