

Ashley Buehler texted me the name and phone number of someone she thought would be willing to discuss renting their indoor riding arena. Diane Goossen, 137 Easy Street, Howell, NJ. I called Diane and scheduled an appointment for Susan and me to check out the barn and discuss terms for 10 AM, July 6, 2016.

Barn at 2 Lawrence Dr, Cream Ridge

Costs:	\$1500 Rent
	100 Porta-potty
	50 Trash Collection
	~50 Electricity
Total:	\$1700

Right now we have barn 24/7.

Barn is currently in negotiations for short sale. At 11:44 AM July 5, 2016, Patricia Padula called me to tell me the sale had hit a snag and the bank decided to foreclose on the barn on August 9. BCDC would lose access to the barn on that date. Drew checked out the bank (really a holding company) to see if we could continue to stay and pay our rent to them but there are a lot of complaints lodged against this company. Based on that info, the Board decided that moving was our best option.

Even without the deadline, my first reaction to Diane Goossen and Goossen Farms was positive. The riding arena is 60' x 100', about 20' longer than the Cream Ridge barn. There is an unmaintained, crushed stone ring adjacent to the riding arena where we can park our cars. In winter, if there is snow, we may have to enter the barn through the horse stall area. For safety reasons, Goossens have

requested that no one smoke in or near the barn. They also request that BCDC members not feed or pet the horses.

The rent would be \$1800/month, and for that Diane agreed to match our current agility class schedule, including the morning classes. The lease allows BCDC access to the barn 45 minutes before and after class to build and break down courses.

Diane's daughter and the "border" will use the barn to exercise their 4 horses when we are not there. That means BCDC will have to set up and collapse the equipment being used that week before and after classes. One set of contacts, poles, tunnels and the jumps and being used that week can be stored against the wall and under a viewing bench in one corner of the barn. All other equipment will be stored in a 14' x 12' stall on the side of the barn.

This and That currently allows a \$50 voucher per session for "course builders" who would arrive before the first class and set up the course each day. The last class of the day will have to collapse the contacts and move the obstacles to the side.

We need to be out of the Cream Ridge barn by August 9. Given that JAG has their Metuchen trial on August 4-6, it's likely dual BCDC-JAG members will be occupied elsewhere that weekend. We can save August's rent if we remove the equipment to Goossen Farm by July 31.

One complication ... John and Ashley Buehler will be on vacation after July 25. We will not have their horse trailer. Ro has offered to coordinate the equipment moving efforts.

This move is not voluntary. We can not stay in Cream Ridge. We must move the equipment out of there. If we rent this barn, we have a place to store the equipment and hold classes. If we don't approve the barn rental, we have to cancel classes and either sell the equipment or find a place to store it. And if we cancel classes, we risk losing the agility members who make holding the agility trials possible.

TERM OF LEASE – 8/01/2016 to 7/31/2016, for the SUM of \$1800.00 per month. A \$900.00 security deposit is due with the first months rent. Rent is due on the 1st of every month. Any payment that is made after the 3rd of the month will be considered late and will incur a late charge of 5 percent.

RETURNED CHECK FEE- \$100.00

BCDC will be responsible for proof of insurance.

BCDC – Will have the use of the indoor arena and will also have a storage room in building adjacent to barn. Club members can be at the barn 30-45 minutes prior to class before and after to set up and remove equipment.

#### HOURS OF PERMITTED USE

MONDAY-9:30 am – 1pm and 4 pm – 10 pm

TUESDAY- 4:00 pm – 10:00 pm

WEDNESDAY – 4:00 pm – 10:00 pm

THURSDAY – 9:30 am – 11:00 am and 4:00 pm - 10 pm

PARKING – All parking is in the outside riding area by the indoor. All gates must be closed for animal safety.

#### RULES –

NO SMOKING.

No feeding any of the animals on the farm.

No petting the animals on the farm, unless given permission from owner.

All dogs must be leashed unless working.

BCDC is responsible for the safety of their dogs and themselves.

BCDC is responsible for any damages that may occur while using the facility.

BCDC is responsible for making sure lights are off when leaving.

BCDC is responsible for cleaning up after dogs each day after classes are finished.