

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
DECEMBER 9, 2008**

**M I N U T E S**

PRESENT: S. Casorso, R. Gordon, S. Hunley, W. Orriss, K. Zidar (recorder)

**1.0 CALL TO ORDER**

W. Orriss welcomed everyone, called the meeting to order at 2:30 p.m., and introduced the above noted.

**2.0 OPEN FORUM**

Lot 123 – E. Cornwell. Asked if there were electrical problems in the Park. Was advised that the outages were city outages and not related specifically to the Park.

Lot 179 – B. Coates. Requested that instructions be put in writing for opening and closing the pool cover and that they be available with the key. Good idea.

**3.0 APPROVAL OF THE NOVEMBER 12, 2008 MINUTES**

MOTION 08/12/01

MOVED BY: S. Casorso

SECONDED BY: R. Gordon

THAT the minutes of the November 12, 2008 Board of Directors meeting be approved as presented.

CARRIED.

**4.0 COMMITTEE REPORTS**

**4.1 ARCHITECTURAL**

T. Swarts presented the report attached as Appendix A. In addition to that he noted the he and W. Orriss checked 20+ completion forms for work that has been done.

**4.2 MAINTENANCE**

R. Gordon is taking over temporarily during R. Fuller's absence. There are 10 projects on the go. There are a lot of crews working around the Park on the pool, trees, etc. These people are volunteers and it would be nice for members to say "thanks" to them for taking the time to help with these projects. The Committee is also looking into getting street lights for some of the darker areas in the Park. They're working with the City and

Edison in the hopes of getting about 7 new street lights. They are also looking for a member with auto repair experience to help fix up the old golf cart and some other items. R. Gordon thanked all the fellows working on the Maintenance crew for their help and the work that they've done.

#### 4.3 SOCIAL

Barbara McAvoy presented the report. A breakfast was held November 2<sup>nd</sup>; Steak Night on November 21<sup>st</sup>; Thanksgiving Dinner on November 27<sup>th</sup>. The Committee has a new member – Denis Nagy. A Pool Tournament was held. Collection for the Christmas Fund has started with a successful silent auction and golf ball sale (thanks to Sonny for the golf balls). Members were urged to support the fund – additional funds are needed. The first t-shirt sale was held.

Upcoming December events include a Soup Night on December 13<sup>th</sup>. Rick Morgenstern will be performing. There will be a Kids Choir coupled with a Wine, Cheese and Desserts Night on December 18<sup>th</sup>. A Horseshoe Tournament will be held December 19<sup>th</sup>, Christmas Dinner on December 25<sup>th</sup>. Regular bi-weekly bingos will continue to be held. Members were urged to keep checking the Social Committee News Board about regular clubhouse events. The first news/events letter was sent to each member this month.

#### 4.4 FINANCE

M. Myers was not present but W. Orriss reported that everything is going well and that M. Myers is doing a great job. A package is going out to homeowners including the budget for next year. Of interest is the fact that Maintenance Fees are not increasing.

#### 4.5 COMMUNICATIONS

M.A. Gordon presented the report attached as Appendix B.

#### 4.6 PLANNING

There is no activity at this time.

#### 4.7 OPERATIONS

R. Gordon presented the report. The Committee discussed park issues, (bulletin board for Communications Committee) and entrance/exit safety; personnel changes; issues to discuss with the attorney; and preparation for

the Annual General Meeting. All these items will be addressed in today's meeting under Unfinished Business.

## 5.0 UNFINISHED BUSINESS

### 5.1 NPG WIFI INTEREST

R. Gordon advised that a list has been posted in the Library and that 67 people had indicated an interest for WIFI . NPG has indicated that they need 75 people signed up to save \$5.00 per month. The savings does not justify the work or time that has to be spent on this item at this time.

Edison does not want anything wireless on their posts so that is not an option at this time. R. Gordon is still searching for a solution.

### 5.2 ITEMS AWAITING ATTORNEY COMMENTS

### 5.3 ITEMS AWAITING BOARD DECISIONS

### 5.4 UPDATING OUR CC&R'S AND BYLAWS

S. Casorso advised that the Board is meeting with our attorneys on December 10<sup>th</sup>. The Board expects to get recommendations on outstanding issues as well as how to proceed with the CC&R's and By-Laws.

## 6.0 CORRESPONDENCE

### 6.1 LETTER FOR M.A. GORDON RE: NEWSPAPER BOX

The letter is attached as Appendix C. The Board agrees that this is a good idea and the box will be moved to the Office Area.

### 6.2 REQUEST FROM MESA VILLA TO SHARE BEAUTIFICATION EXPENSE

A copy of a bill received from R. Taylor for the cost of rock for the empty area between Mesa Villa and Rancho Ventana was presented to the Board with a request to share the expense, which was approximately \$325.00 total. The work was done by two of our members using Mesa Village equipment and it was agreed that it looks much better than the bare dirt. The Board agreed to share the cost (\$162.50).

### 6.3 ANY INCOMING CORRESPONDENCE RECEIVED PRIOR TO THE MEETING

None received.

## 7.0 NEW BUSINESS

### 7.1 ANA AVALOS' RESIGNATION AND REPLACEMENT PROCESS

A copy of A. Avalos' letter of resignation is attached as Appendix D (effective July 31, 2009). The Board has accepted the letter with regret and wished Ana all the best. The Board is putting together a list of requirements, a job description, etc., noting that finding a replacement would not be an easy process. The Board will keep membership apprised of the replacement process.

### 7.2 INVESTIGATING THE COST AND BENEFITS OF A SOLAR POWER SYSTEM

R. Gordon gave an update. Sun Power wants to look at the building and offer a price. The Board is looking into what has to be done to pursue this matter which would affect the swimming pool, electricity and hot water. The Board will continue to keep members informed of the progress being made on this matter. As an aside, Sun Power is willing to make a presentation before the Board proceeds with its search, and members who may be interested in individual solar power options should attend this presentation.

### 7.3 GATE CLOSURE OR OTHER REMEDIES FOR GATE SAFETY VIOLATIONS

R. Gordon noted that there is still a problem with the entrance gate being used as an exit. This is a definite liability problem.

MOTION 08/12/02

MOVED BY: R. Gordon

SECONDED BY: S. Casorso

THAT the Board agrees to have the entrance and exit gates closed full-time for a trial period beginning January 1, 2009 until April 30, 2009.

CARRIED.

Fifty gate openers have been ordered and will be rented out for \$35.00 refundable upon return. The entrance can be accessed with the gate code anytime as well. The Board will review the situation after the trial period.

### 7.4 PRE-AGM INFORMATION PACKET SENT OUT DECEMBER 5<sup>TH</sup>, 2008

Members with internet access were advised that this information will be available within the next day or two and were asked to review it. A package will be sent out in the mail to members with no internet access.

7.5 REMINDER REGARDING SELF-NOMINATION PROCESS FOR ELECTION

Information regarding the self-nomination process is included in the Pre-AGM package being sent out. The return date for self-nominations is January 9, 2009 at 2:00 p.m.

7.6 CANDIDATES FORUM

A Candidates Forum is scheduled for 2:00 p.m. on January 13<sup>th</sup>, 2009 at the Clubhouse. This will be a “town hall” meeting with an opportunity to ask questions of the candidates. Ballots for the election of the vacancies on the Board will be sent out on January 16<sup>th</sup>, 2009 and results will be announced at the AGM on Tuesday, February 17<sup>th</sup>, 2009.

7.7 INVESTIGATING THE POSSIBILITY OF INSTALLING A NINE HOLE PUTTING GREEN

The Social Committee is toying with the possibility of having a 1,500 sq. ft. putting green on the north side of the green space. Anyone interested with the pursuit of this project is asked to sign the list in the Library.

8.0 NEXT MEETING DATE

The next meeting will be held on Tuesday, January 13, 2009 at 2:30 p.m.

9.0 ADJOURNMENT

The meeting adjourned at 3:30 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

APPENDIX A  
DEC. 9, 2008

ARCHITECTURAL REPORT: FROM 03/24/08 TO 12/09/08

APP. #	LOT #	PARK MOD.	SHEDS	PADS PATIOS	LAND- SCAPING	LAT TICES	UNIT ADDS. & MODS.	NON APP.	OTHER
32	66						1		
33	78		1						
34	158		1	1		1			
35	136					1			
36	37					1			
37	189	1	1				1		
38	195						1		
39	137			1 AD					
40	159			1-1720	1	1			
41	59						1		
42	22						1		
43	68						1		
44	73			1 ADD.					
45	137		1						
TOTALS 14		1	4	4	1	4	6		

COMMUNICATION COMMITTEE REPORT  
DECEMBER 9, 2008

- Our webmaster is on vacation and therefore we haven't been able to post anything to the website in the past two weeks but we have been able to update the social calendar.
- The minutes of the March meeting have been sent to our webmaster and will be shown on the website as soon as he returns from vacation. Minutes of Board Meetings can only be posted after they have been approved at a subsequent meeting. November minutes will be posted as soon as they are available.
- We are working on a slideshow of events that are taking or have taken place in the park, it will be posted to the website when it's ready. If owners do not wish to have their picture on the website, please let one of the Communication Committee members know.
- All email addresses have been updated on the office computer. Soon we will be emailing information about the next AGM, if you have given the office an email address and do not receive an email from the office within the next week, please talk to Ana.
- We are requesting owners' help in complying with Federal regulations that require over 55 parks to keep a record of proof of ages of owners, if you haven't supplied the office with proof of your age, please do as soon as possible.

November 28, 2007

Mary Anne Gordon

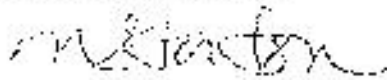
Lot # 197

To the members of the board:

We, at Rancho Ventana, pride ourselves in supporting the community. Please consider the following suggestion: move the Palo Verde Times newspaper stand to the space between the office and the library. This will increase the exposure of the stand.

The above suggestion would, I am sure, enhance the sales for Jim, the newspaper delivery man. If you agree with this suggestion please phone the Palo Verde Times and inform them of your decision. The phone number is 922-3181.

Thank you for your time.

  
Mary Anne Gordon



Ana L. Avalos  
950 E. Murphy St.  
Blythe, CA 92225  
(760) 774-8914

December 8, 2008

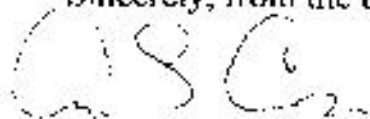
Dear Board Members:

After ten wonderful years working for Rancho Ventana RV Resort and growing up along with it to what it is now, a Beautiful Community full of nice and wonderful people. It breaks my heart to inform you that for personal reasons my daughter and I will be moving up North to Merced, CA 700 miles from Blythe. My plans are to be up there this summer in August of this year, so my daughter can start a new school year in Merced. I will be able to work here till July 31, 2009 after that my season will be over.

I don't want to leave my job but unfortunately my relocation won't allow me to work here any longer. I want to thank each of you for giving me the opportunity to serve you for all these years and to be part of this big happy family. I hope my service was satisfactory to you. I know on my behalf I enjoyed working here and learned so much from everyone of you.

Thank you again. I will always keep you in my thoughts and in my heart. And i will miss all.

Sincerely, from the bottom of my heart.



Ana L. Avalos