

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
MARCH 24, 2008**

M I N U T E S

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

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:30 p.m. There were several homeowners in attendance.

2.0 OPEN FORUM

Lot 134 – D. Hahn. Asked what was going on with the golf course and asked R. Gordon to give an update on the Ad Hoc Committee's involvement. R. Gordon noted that the Ad Hoc Committee had been meeting with the City officials and that improvements were coming along nicely. The Ad Hoc Committee will continue to meet with City officials as an advisory body and will hold public meetings if and when any major issue arises. At the present time things are running along smoothly. K. Zidar added that the Ad Hoc Committee met with the golf course Maintenance Supervisor and reviewed items such as maintenance for the summer, some problem areas from tee to green and were advised that no big money items would be considered for the time being. Reg Gordon, member of the Blythe Golf Course Ad Hoc Committee, will keep the Rancho Ventana Communications Committee updated of any significant information or issues, which can then be passed along through the website.

Lot 47 – Janet Allan. Asked if the minutes of meetings would be posted on the website. She was informed that they would be, but at present are not because the Board is still working on the mechanics of getting things posted on the website. Presently, minutes are available in a binder in the Library and copies may be obtained from the Main Office.

Lot 159 – Greg Walton. Noted that the Park looks pretty good but it appears that there are a lot of weeds this year. He asked that owners be reminded to take care of their lots. He was informed that if a lot is overrun with weeds, that Wes would take care of getting rid of the weeds and that the owner could be billed if it becomes a problem.

Lot 47 – Dan Allan. Noted that there was a lack of irrigation (not working) from Lot 47 up to the higher lots numbers. The Board was not aware of this.

ACTION: Referred to the Maintenance Committee.

3.0 APPROVAL OF THE MINUTES

MOTION 08/03/08

MOVED BY: R. Gordon

SECONDED BY: S. Hunley

THAT the minutes of the March 4, 2008 Board of Directors meeting be approved as presented.

CARRIED.

4.0 COMMITTEE REPORTS

4.1 ARCHITECTURAL

T. Swarts reported that eight applications had been dealt with for the period March 4, 2008 to March 24, 2008. His report is attached as Appendix A.

4.2 MAINTENANCE

R. Gordon presented the report, attached as Appendix B.

4.3 SOCIAL

B. Culbertson presented the report, attached as Appendix C.

4.4 FINANCE

M. Myers reported that everything has been submitted to the accountant for the audit and for the 2007 taxes.

4.5 COMMUNICATIONS

M.A. Gordon presented the report, attached as Appendix D.

4.6 PLANNING

W. Orriss – nothing to report.

4.7 OPERATIONS

R. Gordon – nothing to report.

5.0 UNFINISHED BUSINESS

5.1 REPORT ON SET BACK VIOLATION ON LOT 124

The Mapsens have decided not to sign the agreement as prepared by our legal council and have given the Board a letter and their version of an agreement they would like to have the Board sign. We have forwarded this information to our legal counsel and have asked for directions and a course of action.

5.2 REPORT ON ARCHITECTURAL RULES VIOLATION ON LOT 132

The Board had an informal meeting with the Martins on Friday, March 14, 2008. Nothing was agreed upon except that they (Martins) would respond in writing before they left for home on Tuesday, March 18, 2008. They dropped off a letter at the Office on their way out of the Park. Their position has not changed so their letter has been forwarded to our legal counsel for directions and a course of action.

5.3 REMOVAL OF VINYL SHED

Mr. & Mrs. Bjur , Lot 164, have removed the vinyl shed as per their agreement with the Board. The Board thanks them for completing their agreement.

5.4 HEAT PUMP NOISE ABATEMENT

This issue remains tabled as the Board and Architectural Committee have not yet had a meeting to review the merits of the Architectural Committee's request for a rule change eliminating the positioning of air conditioner/heat pumps in the 3 foot side setback area.

ACTION: Review request for a rules change.

5.5 5TH WHEEL ENCLOSURES

This issue remains tabled as the Board continues to investigate this issue.

ACTION: Continue to investigate the issue.

5.6 OUTSIDE MANAGEMENT COMPANIES

The Board did receive a brochure from Desert Management Services, who are from Palm Springs. This was the only company to show any interest in Rancho Ventana, but when they realized the size of our Park, and the

amount of maintenance fees that we pay, they indicated there wasn't much they could offer.

For approximately \$20.00/lot/month, or \$50,000 per year extra, they could provide about the same level of management and financial package that we have now. However, we would still be responsible for retaining our own independent lawyers and accounting firm.

MOTION 08/03/09

MOVED BY: S. Casorso

SECONDED BY: R. Gordon

THAT the Board respond, thanking Desert Management Services for their brochure;

AND THAT the Board will keep the brochure on file should Rancho Ventana pursue outside management services at some future date.

CARRIED.

5.7 SUMMER SECURITY

The Board has developed and reviewed a job description for its position of Office Manager. A number of items fall under the heading of Summer Security. Some of them are:

- Change the gate code and make sure all the essential services are advised of the new gate code.
- Make sure all gates and association facilities are closed and locked during the off-season of May 1st to September 30th.
- Each day, check that no association facilities have been compromised and notify the Board and appropriate authorities if such a thing has happened.
- With the Park's golf cart, drive through the Park each day and make sure all owners, renters, and guests are registered at the Office.
- Prepare and keep a log of how long renters and guests stay so that they abide by the Park Rules.
- Bi-weekly prepare and email a summary of activities to the Board members.

In addition to the Office Manager's summer security duties, the Board will contact the local police and Sherriff offices and explain that the Park is

essentially closed and ask for increased visual presence and ask them for procedures in the event that we have any problems.

5.8 SUMMER MAINTENANCE

The Maintenance Committee and Reg Gordon have met with Wes and formulated a monthly work list for the summer months.

They have also prepared a list of contacts for Wes in the case of an emergency and for help if he should need it for such things as plumbing, electrical, city water, or laborers (for lawn over-seeding).

Wes is to contact R. Fuller weekly with an update on the Park and how the summer maintenance schedule is progressing.

6.0 CORRESPONDENCE

6.1 LETTER CONCERNING SET-BACK VIOLATION

Sent out to our attorneys.

6.2 LETTER REGARDING LEGAL EXPENSES

Letter attached as Appendix E. Response attached as Appendix F. Both letters were read at the meeting.

6.3 LETTER FROM ARCHITECTURAL COMMITTEE

Letter attached as Appendix G.

MOTION 08/03/10

MOVED BY: S. Casorso

SECONDED BY: R. Gordon

THAT the Board contact the Mesa Ranch Mutual Water Company and determine the appropriate easement that runs through lots 102-103; 118-119; 138-139; 150-151; 166-167; 180-181;

AND THAT the Board advise the Architectural Committee of the results.
CARRIED.

7.0 NEW BUSINESS

7.1 SENIOR HOUSING RECORDS UPDATING

Rancho Ventana is registered as a 55+ park and must be able to prove compliance. When checking our records it was noticed that we did not have proof of age from many of our homeowners and renters. Immediate

action was taken and the Board thanked all the ladies who helped to contact homeowners and renters to get this information. We currently have received about 130 responses and we are in the process of contacting the remaining group of people. The Board hopes to receive the documentation quickly so that its files will be complete and updated.

7.2 UPDATING CC&R'S AND BY-LAWS

Because of changes over the last ten years with the State of California, it is necessary to update our CC&R's and By-laws. S. Casorso researched this issue through various channels, including other associations, and advised that it would be cleaner and easier to do a total re-write than to try to amend the current documents. He is working on a costing of the project and will bring more information to the membership early in the Fall.

7.3 SOUTHERN CAL EDISON NOTIFICATION

The local management of Edison is quite concerned that many people coming into the Park turn the power on themselves without notifying Edison. On Edison's side it looks idle but the meters are running and that is extremely costly. The following notice will go out to everyone.

“To All Owners and Especially Those Who Have Renters”

Edison has asked all owners to advise them of when you are leaving and returning. If you have renters. THEY must contact Edison on or before their arrival and on their departure. IT IS A CRIMINAL OFFENSE to use power without permission from Edison. The Owner will be Responsible and Charged for any power used. Edison has stated that they WILL REMOVE METERS if residents do not comply with the above. If the Property Owner's meter has been removed, the Property Owner will have to pay the cost of having their meter replaced.

Thank you – The Board of Directors.

The notice seems to satisfy Edison but the onus is on the owner to ensure compliance.

8.0 NEXT MEETING

This is the last scheduled Board meeting for this season. Many of the Board members are leaving and all business has been taken care of.

The next meeting should be held on Tuesday, November 11, 2008 but that date may change depending on circumstances.

W. Orriss thanked the new Board for taking on the obligation of being Board members and stated that the Board will stay in close contact with the Office

Manager during the summer and will be kept updated of any circumstances that arise. Also, Wes, the maintenance person, will be contacting R. Fuller weekly, updating him on the status of the Park.

9.0 ADJOURNMENT

The meeting adjourned at 3:15 p.m.

W. Orriss
President

Kathy Zidar
Recorder

Maintenance Committee Report

The maintenance committee has pretty well finished all the major jobs that were on our agenda.

We are just finishing a summer works program for Wes and with a little fine tuning this could be done within the week.

We have had a man from the Energy Efficiency Program at Edison come into the park. He changed a number of lights and tuned up our air conditioners. I have asked him to come back as we have a few more questions that we would like clarified, such as street lights on the NE corner of the pitt area. Sonny made us aware of this energy program, so thanks to him.

The new filters for the pool should be here this week and we would like to get them installed before we leave.

Sid Byma has taken on the scheduling of the pool cover volunteers and a list is posted for your information.

We are working on better signage for the entrance, as 6 to 8 vehicles a day still use it as an exit.

I would be remiss if I didn't mention the fine job of painting that Bert Mapson and Bob Moi did on the Card room sunscreen.

In closing I would like to say what a good team we have, and it was a pleasure working with each of you.

TOTALS

SOCIAL COMMITTEE
REPORT TO RV PARK BOARD OF DIRECTORS

MARCH 24, 2008

1. KICHEN AREA WAS OPEN FOR USE; AN OPEN HOUSE WAS HELD AND WELL ATTENDED. APPRECIATION WAS GIVEN TO THE WORKERS WHO DID THE KITCHEN REPAIRS.
2. A PARK OPEN APPRECIATION BBQ WAS HELD BY THE COMMITTEE AND IT WAS VERY WELL ATTENDED
3. ST. PATRICK DINNER AND DANCE WAS HELD WITH GREAT COMMENTS ON ITS SUCCESS.
4. EASTER SUNDAY BREAKFAST WAS HELD.
5. LAST BINGO NIGHT WAS HELD AND WELL ATTENDED
6. PEROGI NIGHT IS FRIDAY MARCH 28
7. HELP IS NEEDED FOR THE FALL IF WE ARE GOING TO KEEP THE RECYCLE GOING. COMMITTEE MAY NEED SOME BOARD HELP AND DIRECTION. IT DOES GENERATE A GOOD DOLLAR RETURN FOR THE PARK

COMMUNICATION COMMITTEE REPORT
MARCH 24, 2008

- Rob Virgil, our webmaster, met with the committee and gave us ideas on what we could do to make the website more user friendly.
- The website has now been updated for social events, current directors and meeting information.,
- Email addresses have been checked and updated on the computer, a test will be done soon to determine if the addresses have been input correctly.
- The office must have proof of age of owners, those that currently don't have the proof on file have been contacted on site or will be contacted by email. Thanks to Donna Hahn, Susan Bolton and Dolores Lindgreen for putting in the legwork going around the RV park asking and reminding owners to provide this information to the Office.
- Thanks also to Peter and Maxine Tadman who have been snapping pictures to update our "community" picture wall in the Clubhouse.
- During the summer, we will be working on a database to bring together the various pieces of owner information stored in the office. This should help keep the information up-to-date and also make it more accessible when needed.

March 12, 2008

THE BOARD OF DIRECTORS
Rancho Ventana RV Resort

We have the following questions:

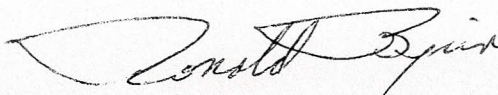
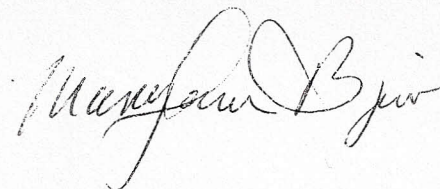
1. You are very quick to tell the homeowners how much Mr. Holbo spent on legal fees regarding Mapson/Cromwells. You said the Board spent an additional \$1,000 to undo the damage Mr. Holbo's lawyer had done. The 2008 budget shows a figure of \$1,000 for legal expenses. Where is the rest of the money coming from? Is there a ceiling or limit on the amount of legal fees the Board can spend before it needs to get homeowners' permission?
2. What we would like to know is how much the Board has already spent on legal fees to date on the Martin's shed issue? You stated that there would be a one-time assessment to homeowners (approximately \$25 each homeowner) to pay for legal fees and arbitration fees, should the Martin issue go that route. Is the amount already spent on legal fees included in the one-time assessment? Will the Board be conducting a vote for homeowners to decide whether they are willing to pay that one-time assessment? Not all homeowners agree that the shed is non-conforming.
3. If the Board does not hold a vote and a number of homeowners do not pay the one-time assessment, what are the repercussions to those homeowners?

We would also like to comment that while you are quick to disclose the names of 'violators' in public, you are still encouraging neighbors to tattle or spy on neighbors anonymously.

So, contrary to your own rules, we are signing this letter and wish you to disclose our names and lot number.

We look forward to your response.

Ron and MaryAnn Bjur
Lot 164

RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.
4410 N Arrowhead Blvd. Blythe, CA 92225
Phone (760) 922-3600 Fax (760) 921 2570

Date: March 24, 2008

TO: Ron and MaryAnn Bjur
11210 NE Red Hills Rd.
Dundee, OR 97115

RE: Board of Directors Response to your letter dated March 12, 2008

First, the Board would like to thank you for taking the time to ask us about your concerns. Looking for answers instead of repeating rumors as fact is a constructive action that we all need to emulate.

#1: To correct, the Board has spent about \$1500 to remedy the Mapson/Cornwell situation.

The money expended in excess of the \$1000 budgeted for legal expense could come from other expense classifications that are under budget or could come from a special assessment.

There is no specific ceiling or limit on the amount of legal fees the Board can commit on behalf of the Homeowners Association. The membership can, however, elect a new Board if they determine that unacceptable sums of money are being spent for legal services.

#2: To date \$560 has been spent on the Martin shed issue. The Board is undertaking all means available to minimize the legal bill for this situation.

The Board stated that there might be a one time special assessment should the Martin issue go to alternative dispute resolution.

The amount already spent on legal fees has not been included in the potential special assessment of \$25 per member.

There is no vote of the membership required to enable a special assessment as long as the amount does not exceed 5% of the budgeted gross annual expenditures. That "not all of the homeowners agree that the shed is non-conforming" is not surprising. Our owners sometimes have very divergent views on a multitude of issues. Some of the membership apparently are unaware that the Martins have broken the rules on the approval process under the architectural section of the CC & Rs.

The important thing to remember is that the Board endeavors to serve the property

owners in the fairest and most efficient manner possible. Further, the Board relies heavily on the recommendations of the Architectural Committee with respect to structural applications.

#3. If a property owner fails to pay a special assessment the repercussions are clearly defined in the CC & Rs section 7.9 and 7.15. Section 7.9 states that "...The Board shall have the authority to create a lien with power of sale on each separate Recreational Vehicle Lot to secure payment of the amount of any assessment whether Regular, Utilities or Special, plus any costs of collection, late charges and interest, assessed to the Owner(s), thereof, by complying with provisions of Section 1367 of the California Civil Code..." And Section 7.15 addresses the Board's rights "...to bring all actions at law..." and that the (owner) "...expressly waives any objection to the enforcement in accordance with this Declaration, of the obligation to pay assessments as set forth herein."

In the past, the rules of the park allowed letters to the Board to be read in an anonymous manner, but only if they were signed. As of last year, all letters are required to be signed, and identified upon reading.

Again, we thank you for the opportunity to clarify some of the questions that are circulating.

Yours truly,

Sylvia Hunley, Secretary, Board of Directors
Rancho Ventana R.V. Resort Community Association Inc.

"APPENDIX G"

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