

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 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 welcomed everyone back and called the meeting to order at 2:02 p.m.
There were approximately 65 homeowners in attendance.

2.0 OPEN FORUM

Lot 158 – J. Nadeau. Stated that it was good to have an Open Forum at the beginning of the meeting and asked if one could be held at the end of the meeting. K. Zidar stated that Open Forums are meant to hear comments from homeowners and not to deal with business. If homeowners wish to discuss business from the meeting with Board Members, they may do so after the meeting has ended. The Board will take the request under consideration.

3.0 APPROVAL OF THE MINUTES

MOTION 08/11/01

MOVED BY: R. Gordon

SECONDED BY: S. Hunley

THAT the minutes of the March 24, 2008 Board of Directors meeting be approved as presented.

CARRIED.

4.0 COMMITTEE REPORTS

4.1 ARCHITECTURAL

T. Swarts reported that there was no formal report at this time. The Committee was just starting up again.

4.2 MAINTENANCE

R. Fuller will be stepping down as Coordinator. He reported that there was not much to report on this early in the season. Wes was kept fairly busy this past summer filling cracks in the road; painting lot numbers, parking lines, fire hydrants and gas meter walls, as well as his normal duties. The ladies on the Garden Club committee have done their planting

and it is expected that the gardens should look even better than last year. Traffic flow arrows will be painted at the entrance gate as a number of vehicles are still using the entrance gate as an exit.

4.3 SOCIAL

L. Birtch reported that committee members have returned and started coffee Mondays (2 already) and a breakfast on November 2nd. A sheet is up for volunteers for the closing of the pool. The Committee is looking for additional members as they have lost a few. He asked that homeowners take an interest and put their name on the list.

All social committee items will be advertised on a Bulletin Board in the Library and on the Board in the Hall. November events planned in addition to the regular weekly events include a Breakfast on November 16th, a Steak Dinner on November 21st, Thanksgiving Dinner on November 27th, and a Pool Tournament. The collection of donations has started for the Christmas families. A Silent Auction will be held with the proceeds going to the Christmas families. The Committee is looking for donations of crafts or gifts for the auction.

Better sorting and crushing is needed on the recycled items. Help is required and anyone wishing to help is asked to see L. Birtch. Finally, anyone or any group having suggestions or things that they would like the Social Committee to try are asked to contact any Social Committee member.

4.4 FINANCIAL

M. Myers reported that the Association is running under budget at this point in time and on balance, is in good shape. He stated that he is almost finished dealing with the IRS on the tax issue.

4.5 COMMUNICATIONS

M.A. Gordon's report is attached as Appendix A.

4.6 PLANNING

W. Orriss reported that this committee is dormant at this time.

4.7 OPERATIONS

R. Gordon reported that members have just returned and that they haven't had a meeting yet, but that one was scheduled in a couple of days.

5.0 UNFINISHED BUSINESS

5.1 MAINTENANCE CHECK ON IRRIGATION SYSTEMS #47 AND UPWARD.

There are on-going irrigation problems. If homeowners do have water problems they are asked to contact someone on the Maintenance Committee, or see Wes, or Ana in the office so that help can be provided.

5.2 ITEMS AWAITING ATTORNEY COMMENT

The Board is still awaiting responses from our attorneys on the following:

- 1) Set Back Violation on Lot 124
- 2) Architectural Rules Violation on Lot 132

5.3 ITEMS AWAITING BOARD DECISION

The following items were discussed at the March 24th meeting and because Board and Committee Members left shortly after that, these items have not been dealt with.

Heat Pump Noise Abatement.

5th Wheel Enclosures.

Water Easements.

The Board will meet with the Architectural Committee shortly to discuss these matters.

Updating our CC&R's and By-Laws. S. Casorso reported that he's been dealing with our attorneys and that while our CC&R's and By-Laws are not archaic, they do not represent an owner park any more and a complete revision is recommended. A meeting is scheduled early in December with the attorneys to review what is required, (time frame, what we need to provide, cost, the process, how it will happen).

5.4 DUMPSTERS, PRUNINGS, AND RECYCLING

There is a budget in place for emptying the dumpsters. Because homeowners are using the dumpsters for garbage only, and not putting cuttings and clippings and cardboard in them, the cost of emptying them is less, because they do not have to be emptied as often. At this point in time we are under budget and if we continue using the dumpsters for garbage only, we could realize a savings of between \$1,500. and \$1,600.

Because we do recycle and the money from recycling goes to the Social Committee, homeowners are requested to help out by ensuring that cans

are crushed, and that the tops of plastic bottles are removed before putting them in the recycling bins. At this point in time there are no provisions for recycling glass (wine bottles, etc.). Paper and cardboard recycling bins are located downtown behind Checker Auto (across from the entrance to K-Mart). Homeowners can save the Association money by using these recycling options.

6.0 CORRESPONDENCE

No correspondence received.

7.0 NEW BUSINESS

7.1 RANCHO VENTANA'S OWN "HOTSPOT"

We do not have any WIFI or wireless internet at present. Talks are being held with NPG Cable and if enough homeowners are interested then we could obtain a park-wide system. At this time we do not have any idea as to the cost but a sign-up sheet has been left in the Library and interested homeowners are requested to sign it to assist in determining viability and cost. NPG will be contacted early next week.

8.0 NEXT MEETING DATE

The next meeting will be held on Tuesday, December 9th at 2:30 p.m.

9.0 ADJOURNMENT

The meeting adjourned at 2:35 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

COMMUNICATION COMMITTEE REPORT
NOVEMBER 12, 2008

Committee is made up of Sylvia Huntley, Mary Ann Gordon and Pat Handley. Unfortunately Elaine Semones, our secretary, will not be in the park this year but we are hoping to recruit another committee member.

First of all apologies for not getting the Agenda for this meeting onto the web-site, it takes a while to get back into the swing of things and Agendas for future meetings will be posted. We'll also look at getting the meeting minutes onto the website, the problem here is not the posting the minutes but the reports that are attached to them but we'll experiment with some ways to get this done.

We're hoping to have a bulletin board up in the library in the near future.

Please let the office know if you have changed address, phone number, email etc., since March, so we can keep our records up to date.

A new database has been created and we hope to have it up and running soon.

Our website is being well used for advertising lot rentals and sales but we need to make it a place where owners visit more frequently, we'll be discussing this at our meeting next week. Let us know if you have anything you'd like to be able to access through the website.

Submitted by
Pat Handley