

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
FEBRUARY 17, 2009**

**M I N U T E S**

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

W. Orriss reported that Executive Sessions were held on January 19, 2009 and February 7, 9, 10, 11, & 13, 2009 regarding personnel matters.

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 1:30 p.m.

2.0 OPEN FORUM

Lot 32 – C. Thachyk. Commented on the statement received from the Board of Directors recently. She felt that the tone of the statement sounded like a Board trying to justify a decision to not re-hire Ana, which would be an unpopular decision. She hoped that she was wrong. She asked the Board members if they were aware that many years ago Ana worked for approximately 3 months without being paid when the Park had financial problems. She stated that it would be hard to replace that kind of loyalty. She also felt that Ana's ability to relate to so many different personalities in this Park would also be irreplaceable. She had heard rumors mentioned that Ana had quit before – she knew these were false. She stated that in today's poor economy someone very qualified may be hired, but when the economy strengthens, she wondered if that person would stay. "Who could be more qualified to handle Ana's job than Ana?" She asked the Board to take these comments, which were not only hers, but which represented many homeowners feelings, under advisement. She concluded by saying "Do we not owe Ana the same loyalty as she has shown us in the past?"

3.0 APPROVAL OF THE JANUARY 13, 2009 MINUTES

MOTION 09/02/01

MOVED BY: M. Myers

SECONDED BY: S. Hunley

THAT the minutes of the January 13, 2009 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.
- 4.2 MAINTENANCE
  - R. Gordon presented the report. He stated that the Maintenance Committee are in the process of completing some small projects around the Park. The most recent project was to redo the backflow units. There were 5 to do. He thanked Jim Lindgren, Grant Meek, Barry Henderson, and Sid Byma for doing the work as quickly as possible. They worked very hard on this project and have collectively spent 96 man hours saving the Park an estimated \$4,800. in wages. The cost of the project was \$929.76.
  - The Maintenance team is putting together a list of summer projects for Wes and will be completing 10 projects before the end of the winter.
- 4.3 SOCIAL
  - B. MacAvoy presented the report attached as Appendix B.
- 4.4 FINANCE
  - M. Myers presented the report. He has been in contact with our accountant providing the 2008 information for the 2008 audit and tax returns. Preliminary 2008 year end results indicate that we are in the black by approximately \$10,000. There are a few loose ends to clean up with the IRS but they are just about finished.
- 4.5 COMMUNICATIONS
  - M. A. Gordon presented the report attached as Appendix C.
- 4.6 OPERATIONS
  - Nothing to report.
- 5.0 UNFINISHED BUSINESS
  - 5.1 UPDATE ON OFFICE MANAGER POSITION
    - W. Orriss presented the report. This has been a major undertaking which started in November 2008 when Ana gave the Board her verbal notice of resignation.

The process has been a long one, with some surprises along the way. The Board made some decisions that prompted a Board Statement dated February 12, 2009 to be issued hoping that it would help everyone to understand and appreciate this Board's commitment to the Park.

An overview of the process follows. Thirteen applications were received for the position. On January 19<sup>th</sup>, the Board met and shortlisted 6 applicants. During the time that the Board was contacting the shortlist, two applicants withdrew leaving a shortlist of four. On February 9<sup>th</sup> Ana re-entered the process leaving 5 shortlisted applicants who were interviewed on February 9<sup>th</sup> and 10<sup>th</sup>.

The Board deliberated on February 11<sup>th</sup> having a unanimous first choice for the position. The successful candidate is Yasika Casarez.

Yasika is from Blythe, married, and has two children. She has operated her own business for several years. The Board feels that Yasika is outgoing, pleasant, mature, sincere, and will be concerned for the well-being of our Park. She will start on February 18<sup>th</sup>.

The Board wished Ana well in her future endeavors and advised that Ana has been given a generous separation package.

## 5.2 ITEMS AWAITING ATTORNEY ACTION

Two items have been turned over to Guralnik & Gilliland, our legal counsel, for action and finalization. These include Lot 132 – the Martins and their non-conforming storage shed; and Lot 124 – the Mapsens and their non-conforming park model placement.

## 5.3 UPDATE ON THE RE-DRAWING OF OUR CONTROLLING DOCUMENTS

S. Casorso reported that all the documents have been sent to the lawyers and that we have gotten the draft copies of the Rules but are awaiting the draft copies the the CC&R's.

## 5.4 ARCHITECTURAL ITEMS AWAITING BOARD DECISIONS

The items on the table were not covered by the CC&R's. They were not major items, but more in the line of questions. The Board has delivered their decisions and the items will be incorporated into the new CC&R's.

## 5.5 ALARM SYSTEM UPDATE

W. Orriss advised that the Board has contacted the alarm system company "Get Alarmed Security" and have confirmed that their quotation from July 14, 2008 to upgrade our alarm system is still valid. The amount quoted was \$3,060.00 with monthly monitoring fees of \$25.95 per month.

MOTION 09/02/02

MOVED BY: M. Myers

SECONDED BY: S. Casorso

THAT the Board upgrade the security system with Get Alarmed Security in the amount of \$3,060.00;

AND THAT the monthly monitoring fees of \$29.95 be approved.

CARRIED.

The Board would like to have the company come to Blythe from Indio to prepare a surveillance camera package. There is no charge for the package preparation but there will be a \$180.00 travel fee.

MOTION 09/02/03

MOVED BY: R. Gordon

SECONDED BY: S. Hunley

THAT the Board approve the \$180.00 travel fee to Get Alarmed Security for the surveillance camera package.

CARRIED.

The surveillance cameras would be digital and accessible by security code on the internet on a 24/7 basis.

## 5.6 STATUS OF EDISON/STREET LIGHT ISSUE

R. Gordon reported that the cost for a single light pole is between \$2,500. - \$3,500., which would run a total of \$15,000. - \$22,000. for the lights required in the Park. The Board decided to look at other options for lighting. He thanked Dennis Keith for all his help on the project.

## 5.7 PROGRESS ON THE SOLAR POWER SYSTEM INVESTIGATION

W. Orriss reported that the company is still putting the package together. There were several unanswered questions but hopefully the package will be completed shortly for review.

## 5.8 GARBAGE AND RECYCLING COMMENTS

R. Gordon stated that from October 2007 until February 2008 this Park had 4 dumpsters. They were dumped 3 times a week at a cost of

approximately \$9,300. per year. Due to cooperation by our residents, this Park only requires 2 dumpsters, which are dumped twice a week (on Monday and Friday mornings between 8:30 a.m. and 9:00 a.m.). To date the cost is \$3,800 – a savings of \$5,500. Congratulations to all.

He advised that we now have a DRY TRASH trailer on Lot 210. Dry trash is any item that does not contain food products, such as palm fronds, wood products, paper items, cardboard; flattened soap, milk, water and liquor containers.

We do have an area to recycle most beverage containers such as soda and beer cans, as well as soda, water and beer bottles. Please crush the soda and beer cans. New to the recycling area is a spot beside the dumpster for wine bottles (not wine boxes – they go over to the dry trash trailer on Lot 210 as do the beer and soda boxes).

He thanked all residents who continue to help keep the dumpsters free of the dry trash materials. He asked landlords to please remind their tenants.

He extended a special thanks to L. Birtch, W. Short, and D. Edwards for their countless hours working with this program.

## 6.0 CORRESPONDENCE

### 6.1 LETTER FROM A. WILSON, LOT 154 REGARDING REQUIRED PROOF OF AGE

S. Hunley read the letter attached as Appendix D.1, as well as the reply attached as Appendix D.2.

### 6.2 LETTER FROM J. ALLEN, LOT 47 REGARDING DOCUMENTS RE-WRITE

S. Hunley read the email attached as Appendix E.1, as well as the reply attached as Appendix E.2. Also attached as Appendix E.3 is a response by J. Allen.

### 6.3 LETTER FROM S. & B. MYERS, LOT 182 REGARDING TRESSPASSERS

S. Hunley read the letter attached as Appendix F. She stated that the Myers expressed thanks for the memo that had been sent out to all homeowners but that they were still having problems.

## 7.0 NEW BUSINESS

7.1 UPGRADE/REPLACEMENT OF HALL SOUND SYSTEM

R. Gordon advised that we now have a new sound system and thanked A. Wilson for his efforts and assistance with getting it set up. The Social Committee purchased the system.

MOTION 09/02/04

MOVED BY: R. Gordon

SECONDED BY: S. Casorso

THAT the Board take \$500.00 from the Reserve Fund for reimbursement to the Social Committee for the purchase of the new sound system.

CARRIED.

7.2 EFFECT OF NPG INCREASE ON MAINTENANCE FEES

M. Myers reported that the Board received an unannounced increase of \$1,650. per year for cable services from NPG. At this time there will be no impact on the Maintenance Fees from this increase.

7.3 SUMMER SECURITY – OWNERS’ USE OF OUTSIDE PERSONS TO CHECK UNITS

W. Orriss reported that the Board has talked with our insurance agent about possible liabilities to the Park if owners hire someone to enter and check their homes during the off-season.

All liabilities would lie with the Owner and it is their responsibility to hire people with licenses and/or insurance in place.

The Board will prepare a complete guideline for procedures, as well as times that these people would be able to get in to the Park. Owners are not to give out the Owners Entry Code or gate clickers. The winter visitors’ code will be deleted May 1<sup>st</sup>, 2009.

The Board is also discussing the possibility of our staff doing a visual-only check on all properties as they do their weekly check on the irrigation systems.

This information will be finalized by the March 10<sup>th</sup>, 2009 Board meeting.

7.4 POSTING FLYERS AND NOTICES AROUND THE OFFICE AND RECREATION AREA

S. Hunley has been made aware that there are problems with notices being posted in the Library. The space is so cluttered and there are so many that people are not even reading them.

The Social Committee has 2 information easels in the Library and one in the Recreation Hall as well as a bulletin board in the Recreation Hall. The Social Committee will continue with what they do but everyone else is requested to bring their notices to the Office and they will be handed over to the Communications Committee who will post them accordingly.

She has also been in contact with the owner of the company who owns the bulletin boards in the breezeway. She has been advised that they will be pulling all their boards from the area. She asked about purchasing the bulleting board. She will be meeting with a representative on February 21<sup>st</sup> to discuss the possibility.

The Communication Committee will be looking after the Social Calendar. It is available on-line and if anyone has any suggestions or comments, please forward them to the Committee.

#### 7.5 COMMENTS ON CHANGE OF ADDRESS

S. Hunley reported that she is still working on this matter and requested that members keep an eye on the Communication Board. She will pass on any information as soon as she gets it.

#### 7.6 LEGAL REQUIREMENTS FOR UPDATING POOL AND SPA

R. Gordon reported that the Health Inspector did an inspection and everything was very good except that with new regulations, our drains are now non-conforming so they will have to be replaced. The cost is not yet known, but it is something that must be done.

#### 7.7 NEW ENTRY BOX FOR US POSTAL SYSTEM

R. Gordon advised that there is a new box outside the entrance for fire and police. The US postal system now requires their own box with their own key (they were offered a clicker but that was not satisfactory). There will be a new box installed next week.

#### 8.0 NEXT MEETING DATE

The next meeting will be held on Tuesday, March 10, 2009 at 2:30 p.m.

#### 9.0 ADJOURNMENT - The meeting adjourned at 2:20 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

ARCHITECTURAL REPORT: FROM 01/13/09 TO 02/17/09

TOTALS



Myers

Sharon thanked the Board for their recent notice concerning this issue, and the Board is obviously disappointed that our request for consideration of others seems to have been ignored by too many

- Every owner, and every resident has the right to enjoy the privacy of their own lot  
I repeat
- As property owners, we have to right to privacy on our own lots

We have been told that some owners give permission to have friends cut through their lot, but that traffic imposes on potentially six lot owners for each person who believes they have the right to trespass. Therefore the Board requests that NO ONE CUT ACROSS...unless someone owns two lots back to back, and they would like to donate them to the park, so that they can be screened off and used just for a walk-way...

## REPORT TO RV PARK BOARD

February 17, 2009

### January report

1. Soup night with entertainment
2. New Year eve dance
3. Breakfast was held
4. Pasta night with local entertainment
5. Horse shoe tournament was held
6. Purchased new shuffleboard table

### Year end report

1. Collection for Christmas Fund very successful  
\$1600.00 raised 12 children supported
2. Purchased new hall tables
3. Children's Christmas choir very good
4. Purchased new sound system for the hall with the Board
5. Purchased new items for the kitchen
6. Sold t-shirts and hats and purchased Park pattern for future Park use.
7. Recycle has done real well, still needs improving
8. Purchased new shuffle board table
9. Started news letter for the park
10. Great dinners and breakfasts held past 4 months
11. Tried new meals for Christmas and some breakfasts

The SC would like to welcome 6 new members. The Office and Board will be notified of new members and Officers.

A special thanks to those members leaving the committee for all their hard work.

Thanks to the Board and SC rep Stan for their support the past year.

Big thank you to all the many volunteers that have helped at all the events this past year

Please watch the news letter and bill boards for upcoming events

Sorry not able to attend AGM meeting

Thanks        Laurel Birtch SC outgoing chairperson

"APPENDIX C"  
FEB 17, 2009  
BOD MTG.

COMMUNICATION COMMITTEE  
REPORT TO BOARD MEETING  
FEBRUARY 17, 2009

- Next season we would like to have a TV and DVD player in the library running a slide show of events taking place in the park, to be changed on a monthly basis. We are looking for a used TV and DVD in good working order, any owner having an item to donate please contact Mary Ann, Sylvia or Pat or leave a message at the office.
- We have been contacting owners in the park who have not provided proof of age to the office, slowly but surely we're getting the information needed.
- We have a new committee member, Ursula DaRunga, who has agreed to put together a newsletter of social events in the park.

email of 2/6

25p 2  
"APPENDIX E.1"  
FEB. 17, 2009  
BOD MTG

Hello Warren,

Please email the documentation from the State of California that will require re writing the CC&R's and the Bylaws. Please include the documented research that S Casorso obtained from "various channels."

I look forward to your response and the requested information.

Thank you,  
Janet Allen  
11080 Aster Street  
Ventura, Ca 93004  
Cell#805-794-3932

"APPENDIX D.1"  
FEB. 17, 2009  
BOD MTG

## Main Identity

From: "S. Allan Wilson" <al@somedaysoon.ca>  
To: "Rancho Ventana" <ranchoventanahoa@npgcable.com>  
Sent: Sunday, January 11, 2009 6:11 PM  
Subject: Re: Rancho Ventana Owners Proof Of Age

I have previously spoken to someone in the office and requested a copy of the lawyer's letter. As of this time, we have not been provided a copy. As I have stated, we require a copy of this letter with the included references to Federal, State and Local Laws.

With the amount of identity theft that is happening throughout North America, we will not provide a copy of our identities. When the above request has been satisfied, we will provide the information for visual review only.

When we purchased this property, there was never any reference to owners having to be 55 years of age or older. If we, as purchasers, had desired, we could have put this property under our son or grand children's names.

Allan & Susan Wilson

## Home is where the RV is.

[Our Current Location](#) [Our Blog](#)

### "OUR MISSION STATEMENT"

Life's journey is not to arrive at our grave safely in a well preserved body,  
but to skid in sideways totally worn out, shouting  
"My Crap", what a ride!"

Rancho Ventana wrote:

Our lawyer recently advised us that, as a registered Senior Park, we are required to have proof of the ages of ALL owners on file. Our records indicate that we do not have complete information for you and request that you complete the attached form and return it to us along with proof of age (passport/driver's license) of all owners.

We appreciate your cooperation as we try to bring all of our records up to date to comply with Federal, State and Local Laws.

Office Staff

"APPENDIX D.2"  
201 FEB. 17, 2009  
BOD MTG

## RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION

To: S Allan Wilson al@somedaysoon.ca  
From: Rancho Ventana Board of Directors  
Re: Rancho Ventana Owners Proof of Age

We are sorry for the delay and confusion. The office staff could not provide a copy of the attorney's letter because the Board learned this information when we visited with them in their office in Palm Springs.

A few points of clarification:

- You do not have to be +55 to purchase property in the Park, and we have several owners who bought their property to use as rental property until they reach the age of 55, and can begin to stay in the Park as qualified residents.
- You can access the Code of Federal Regulations on the internet. The reference under 100.1 stipulates it is issued under the authority of the Secretary of Housing and Urban Development... concerning (the Fair Housing Act) 100.304 Housing for persons who are 55 years of age or older, through 100.307 Verification of occupancy, which specifically discusses the types of documentation that is acceptable under the law, and how often this information must be re-verified. The regulation also outlines what procedures may be used if an individual objects to providing a copy of the necessary documentation.
- You can access the California Civil Code Section 51 through 51.12 on the internet. This includes both the state regulations and some regulations that are specific to Riverside County.
- The result is that if you do not wish to have a copy of your age verification on file in the Association Office, you may bring your drivers licenses or passports to the office, where the staff will be happy to help you fill out the necessary form so that they can view your documents and then attest to the veracity of the information with both the presenting party and the attesting party signing the form.

We hope this answers all your questions.

4410 N ARROWHEAD BLVD. BLYTHE CA  
(760) 921-3600 FAX (760) 921-3160  
E-MAIL [RANCHOVENTANA@AOL.COM](mailto:RANCHOVENTANA@AOL.COM)

"APPENDIX E.2"  
FEB 17, 2009  
BOD MTG.

Janet Allen

In my February 2008 conversation with our attorney's, they have indicated that some of the existing language in our governing documents (rules, by-laws, and CC&R's) are antiquated and inappropriate for our association, thus creating avenues that may be subject to misunderstanding and abuse. The rules, by-laws and CC&R's are dynamic documents that require constant monitoring and change when necessary. There have been numerous updates throughout state and federal legislation dealing with but not limited to: election formats, member notifications, reporting, privacy, etc.

The attorney's had two solutions:

- 1) Insert newer and appropriate language into our existing documents. This could create a disjointed document that could create more problems than we are trying to solve.
- 2) Total rewrite for possible less money, would introduce current legislation and align our rules, by-laws and CC&R's with an owner owned park.

As our attorney stated any rules that contradict newer or rewritten legislation or inappropriate language promote interpretation difficulties, loopholes, and possible legal challenges. The associations are responsible to ensure their governing documents are in conformance with state and federal legislative updates.

We have no time line to complete the update but have been informed that eventually we must consider upgrading our documents to conform to newer legislation and more specific language for an owner owned park.

The board based on advise from our attorneys are pursuing a total rewrite of all documents within the association so that the current and future boards have updated and consistent documents to effectively conduct and control the association for the benefit of all members.

Hoping this will answer your questions.

Page 1 of 1

"APPENDIX E.3"  
FEB. 17, 2009  
BOD MTG.

**Donna**

From: "Janet Allen" <allenjas1@msn.com>  
To: <annod@xplornet.com>  
Sent: February-10-09 1:44 PM  
Subject: RE: Re Write of CC&R's and By Laws supporting documentation

Hello,

Thank you for the explanation. I really do appreciate your timely response. Janet

From: annod@xplornet.com  
To: allenjas1@msn.com  
Subject: Re: Re Write of CC&R's and By Laws supporting documentation  
Date: Tue, 10 Feb 2009 12:38:40 -0800

*Hi Janet. Please find attached to this e-mail our response from the Board.*



"APPENDIX F.1"  
FEB. 17, 2009  
BoD MTG.

TO:  
Rancho Ventana Resort  
Board of Directors  
~~Annual Meeting~~ Feb. 17, 2009  
Please read to the owners at the meeting

FROM:  
Sharon and Bill Myers  
Owners of Lot 182

Owners, Renters and Visitors,

We have a situation that we want to address before the Board of Directors and the owners of Rancho Ventana Resort.

Our #182 lot is right across from the pool, the mail, the laundry and the office. People have been walking thru the lots behind us and straight thru our area between our patio and the RV next to us, which is in our private space. We have had dozens of people walking thru all day long. And NO ONE has ever asked us for permission, ever. They just walk thru.

To keep from having any conflicts with individuals, we have put a written notice requesting that people do not walk thru our sites at each side of our lot.

We have had people tell us they do not like our request or notices. We have had people tell us they have always been walking thru, as if they think it is their right to do so. We have had people stop talking to us, when they were talking to us before we posted the request. We have heard people talking about us from their lots about how unfair we are about it. We have had people tell us they are going to the office and the board of owners because they think we don't have the right to ask people not to walk thru our space.

People have been BELLIGERENT, AGGRESSIVE and wanting to get into a CONFLICT about it.

### **This request is not up for discussion or negotiation**

We purchased our lot just like everyone else has done. We did not purchase our lot as a walkthrough for the convenience of the people at the resort. We do not walk thru other people's lots, as we know it is not courteous, polite or respectful to other owners.

We have decided to bring this issue to the Association of Owners, in hopes that our fellow owners can understand and respect our wishes without conflict over this issue. We deserve the same respect that all owners and renters deserve when staying at this beautiful resort, privacy in their space and lot.

Sincerely,

Sharon and Bill Myers  
Lot #182

**NO ONE HAS PERMISSION, AT ANYTIME, TO WALK  
THRU OUR SITE/ SPACE OR PARK ANY VEHICLES ON  
OUR SITE.**

X   
X 