

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
JANUARY 13, 2009**

M I N U T E S

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

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:35 p.m. He noted that the Board had had 2 Executive Meetings; on December 16, 2008 and January 10, 2009. Both meetings dealt with personnel issues and the solar proposal for electrical systems and the pool.

He also noted that he would appreciate feedback during the Open Session regarding the gate closure.

He asked interested people to sign up for the various 2009 committees. Volunteers are needed and can see D. Orriss to sign up.

Every year a problem arises from people using other people's lots as walkthroughs. The Board reminded anyone doing this that they are trespassing on private property and asked that they stop.

With some of the cooler weather in December when the pool cover was often left on, the pool temperature was lowered from 86 degrees to 74 degrees for two weeks. The gas bill savings for this time period amounted to approximately \$800.00. The Board will follow up and take this matter into consideration.

2.0 OPEN FORUM

2.1 GATE CLOSURE

Lot 190 – K. Zidar. Noted that some homeowners may not know that the entrance gate is set up for calls to be made directly to homeowners telephones (if they are signed up in the office and not using cell phones). When guests arrive they simply need to follow the instructions at the entrance gate, the call will be put through to the homeowner who then has to dial 99 on their telephone, and the gate will open.

2.2 OPEN TOPICS

Lot 32 – C. Thachyk. Suggested that notices should be put in the mailboxes regarding the problem of people walking through other

people's lots. Also at the last Board meeting there was talk of the Social Committee thinking of getting a putting green. Though she is neither for nor against this proposal, she asked if a survey should be put out to see what homeowners thought of this idea. She also wondered how it would be after a sandstorm.

Lot 206 – L. Birtch. Regarding the putting green - people were out looking at playing bocce and then the idea and talk arose about a putting green. It was not a Social Committee suggestion and the Committee has nothing to do with a putting green at this time.

3.0 APPROVAL OF THE DECEMBER 9, 2008 MINUTES

MOTION 09/01/01

MOVED BY: M. Myers

SECONDED BY: S. Hunley

THAT the minutes of the December 9, 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.

4.2 MAINTENANCE

R. Gordon presented the report for R. Fuller who is very ill and missed by all.

R. Gordon reported that there are only 6 projects left to complete out of a list of 33. The pool items are finished, the cart is working well, etc. He thanked the Maintenance Committee for all their hard work.

4.3 SOCIAL

L. Birtch presented the report attached as Appendix B. He thanked all the members of the Social Committee for their hard work, and was especially proud of the results of the Christmas Fund.

4.4 FINANCE

M. Myers presented the report noting that the audit for 2007 is completed. A copy is available to view in the office. Most of the issues with the IRS have been resolved for 2008 and that should be closing and a financial statement should be available by the end of this month.

4.5 COMMUNICATION

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

4.6 PLANNING COMMITTEE

Dormant.

4.7 OPERATIONS

R. Gordon noted that there was nothing to report.

5.0 UNFINISHED BUSINESS

5.1 UPDATE ON ANA'S REPLACEMENT

An ad was placed in the local paper for 3 weeks and 13 applications have been received. The last ad was in Friday's paper so the Board will wait a couple of days before closing to allow for any applications to be received. At present the applications have been shortlisted to 5. Candidates will be notified and interviewed shortly.

5.2 ITEMS AWAITING ATTORNEY COMMENTS

S. Hunley reported that this is still in the works and is still several weeks away from being completed, however, the Board will keep members apprised of progress as it occurs.

5.3 ARCHITECTURAL ITEMS AWAITING BOARD DECISIONS

There were four items that the Board decided on at Executive Session. W. Orriss has not yet met with the Architectural Committee to discuss the decisions and update the committee members. A copy of the Board's decisions are on file in the office.

5.4 UPDATE ON THE REDRAWING OF OUR CONTROLLING DOCUMENTS

S. Hunley noted that we are still several weeks away from receiving any documentation. The Board will inform members of the progress as it is being made.

5.5 GATE CLOSURE COMMENTS

R. Gordon thanked everybody for their earlier input regarding posting the gate code for visitors. Many homeowners felt that the code for visitors should not be posted. Consequently, changes were made and it appears that the new system is working well.

5.6 STATUS OF EDISON/STREET LIGHT ISSUE

R. Gordon is still dealing with Edison and has no further information to offer at this time.

5.7 PROGRESS ON THE POSSIBLE INSTALLATION OF SOLAR PANELS

W. Orriss and M. Myers are working with the Solar people and their proposal but have nothing to report at this time.

5.8 UPCOMING ELECTION/CANDIDATES FORUM, AND AGM

The sign up sheets for nominees were posted with no results, so R. Gordon, M. Myers, and W. Orriss will allow their names to stand again. Consequently the Board positions will be filled by acclamation and there will be no elections at the AGM.

5.9 GOLF COURSE PUNCH CARDS

This is an item of interest for members. R. Gordon reported that the City has approved a 9 hole punch card for the golf course. Members who currently have either a 10 or 25 punch card can have it converted to a 20 or 50 punch. If 18 holes are played, the card will be punched twice.

6.0 CORRESPONDENCE

6.1 LETTER FROM C. THACHYK REGARDING THE GATE CODE

This item has already been dealt with and with consent, the letter was not read.

6.2 ANY INCOMING CORRESPONDENCE RECEIVED PRIOR TO THE MEETING

None.

7.0 NEW BUSINESS

7.1 ALARM SYSTEM: POSSIBLE UPGRADE, INSTALLATION OF CAMERAS

The alarm system is not currently functional. The alarm company has been contacted for costs to upgrade, perhaps looking at having cameras installed at the gate, etc. Talks are ongoing and the Board will report on any recommendation made from the company.

8.0 NEXT MEETING DATE

The AGM will be held on February 17, 2009. Because there are no pressing issues and the proximity of the AGM to the next regularly scheduled Board meeting, the Board agreed to hold their next Board meeting just before the AGM. Therefore, the next Board of Directors Meeting will be held on February 17, 2009 at 2:30 p.m., with the AGM being held immediately afterward.

9.0 ADJOURNMENT

W. Orriss reminded homeowners that the Board avails itself after each meeting for discussion or to answer questions.

Immediately following adjournment today, the Board will be going to Executive Session to further address the two issues stated earlier, namely personnel and solar panel.

The meeting adjourned at 3:05 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

ARCHITECTURAL REPORT: FROM 12/09/08 TO 11/13/09

[illegible]

REPORT TO RV PARK BOARD
January 13, 2009

December report

1. Soup night with entertainment
 2. Christmas choir
 3. Christmas dinner
 4. Horse shoe tournament was held
 5. Collection for Christmas Fund
 - \$1600.00 raise
 - 12 children supported
 - \$425.00 given to Harmony Kitchen
 - \$165.00 given to Food bank
 - Very big thanks from all
 6. Sold t-shirt
 7. Very good collection from Recycle
 8. New Years dance held
 9. First breakfast of January held
 10. January Soup night held
 11. New sound equipment ordered for club house
 12. Purchased some new tables
 13. List up for new members need 6
 14. Other January events Pasta night Jan 23
 - Horseshoes Jan 30 Regular bi-weekly bingo
 15. Feb events 2 breakfasts
 - Valentines dance and pot luck
 - Craft sale
 - Pool tournament
 16. See Notes on SC boards about regular club house events
 17. Second regular news/events letter was sent to each member
- News letter offer to Board if they want to add items or have communication look after the news letter

Thanks Laurel Birtch SC chairperson

RANCHO VENTANA BOARD OF DIRECTORS

ORGANIZATIONAL MEETING

FEBRUARY 17, 2009

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

The meeting started at 3:15 p.m.

The purpose of the meeting was the establishment of the Executive and Liaison positions.

After a brief discussion members agreed to continue with the positions established last year, which follow:

President	- W. Orriss
Vice-President	- R. Gordon
Secretary	- S. Hunley
Treasurer	- M. Myers
Director-at-large	- S. Casorso

The Liaisons for each committee follow:

Architectural	- W. Orriss
Maintenance	- R. Gordon
Social	- S. Casorso
Communications	- S. Hunley
Operations	- R. Gordon (Chair)
Audit/Finance	- M. Myers
Planning	- Dormant

The meeting adjourned at 3:30 p.m.

W. Orriss
President

K. Zidar
Recorder

COMMUNICATION COMMITTEE REPORT
JANUARY 13, 2009

- Just a short report this month.
- A link to a slide show of pictures of the park and owners enjoying the facility has now been posted to the website. Check it out, see if you can spot yourself in any of the pictures.
- The website is now up to date with minutes of November and December meetings being available to owners.

Submitted by
Pat Handley
Mary Ann Gordon