

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

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.

He informed homeowners that the Board met in Executive Session on November 11, 2009 to discuss personnel issues. The Board is happy to announce that Yasika Casarez has completed her probation period and is our permanent Office Manager.

2.0 APPROVAL OF THE MARCH 24, 2009 MINUTES

MOTION 09/11/01

MOVED BY: S. Hunley

SECONDED BY: R. Gordon

THAT the minutes of the March 24, 2009 Board of Directors minutes be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

T. Swartz presented the report attached as Appendix A.

3.2 MAINTENANCE

R. Gordon presented the report. He noted that numerous positive comments have been received regarding the condition of the Park and how clean lots were. Thanks to Wes and Yasika for doing such a good job.

The Gardening Committee has the flowers planted. Wes and Yasika did a good job on the painting and cleaning of the laundry room, washrooms, and main hall. A big thank you is extended from Wes to Dale, Bob, Rod, Warren and Keith for their help on the main hall and kitchen floors, stripping of wax, and baseboard removal.

The new compressor is up and running. Thanks to Mike and Bob for their efforts. There are still some water and irrigation issues that will be addressed shortly. Solar lighting and other ideas are being looked at for the dark areas of the Park.

The Maintenance Committee welcomes volunteers and are currently looking for a new chairperson.

3.3 SOCIAL

S. Casorso presented the report for M. Johnson, attached as Appendix B.

3.4 FINANCE

M. Myers presented the report. He noted that finances are currently running under budget. Work is in progress for the 2010 budget.

3.5 COMMUNICATIONS

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

3.6 RECYCLING

L. Birtch presented the report. New aspects for recycling include a trailer in 210 for cardboard; the recycle area in front of lot 40 has a cardboard area and place for plastic bags; the bottle (plastic) areas both have collection containers for tops.

The Committee spent money on the following items: part of the cost of the billboard upgrades in the breezeway; materials to make cardboard collection locations; and new large garbage can.

Some of the work planned includes painting the collection area and getting new signs. The Communications Committee has produced posters on recycling items. Also, the Committee is looking for volunteers with trucks to take the large trailer to the dump and volunteers to help unload. This would greatly assist the Committee – anyone interested can see L. Birtch.

Most people are trying to help recycle but there is still a lot of recycling material going to the garbage. Homeowners are reminded that cardboard has to be broken down and plastic bottle tops have to be removed.

3.7 OPERATIONS

W. Orriss presented the report. He noted that the Committee met on November 11, 2009 to review the summer security, maintenance, and

operation measures that had been in place for the past summer. They will be meeting with Yasika and Wes and will then have a report prepared to circulate to homeowners. He reminded anyone who had an inspection person looking after their property during the summer, that the check-in logs are available for their review in the Office.

The Office continues to get complaints of people violating the Park rules. The most common infractions are:

Trespassing – this continues to be an issue. This Park does not have any pathways between streets so that means that everyone has to use the streets and walk around. Cutting through lots, whether occupied or not, is trespassing and is not allowed;

Pet Violations – The Park has pet rules not allowing pets in any of the common areas, nor on other owners lots whether vacant or not. The doggie area is outside the west wall between the Park's fence and the street. Owners are to pick up after their pet;

Speeding – The Park speed limit is 10 miles per hour for all vehicles (cars, trucks, r.v.'s, atv's, golf carts, and bicycles.

4.0 UNFINISHED BUSINESS

4.1 ITEMS AWAITING ATTORNEY ACTION

There was no contact with the lawyers over the summer months but since returning things have gotten back on track and the last of the draft "Operating documents will be received by November 20th, 2009. The Board will review them and meet with the lawyers on December 9, 2009 for discussion.

4.2 PROGRESS ON SOLAR POWER SYSTEM INVESTIGATION

The Board is trying to set up a meeting for the week November 23rd, 2009 to continue with the investigation of a solar power system.

4.3 BULLETIN BOARDS AND NOTICES PROGRESS

S. Hunley began by thanking L. Birtch for the nice job on the bulletin boards. The boards have sections categorizing the information – some tweaking is still taking place. Ideas and suggestions are welcomed. All "things you need to know" will be posted on the bulletin boards (right hand side) and homeowners are urged to check the area regularly. The

library bulletin board will be used for operating documents and rules changes only.

4.4 STATUS OF RETRO-FITTING POOL AND SPA

No further notifications have been received regarding this item. It will be tabled pending further notice.

4.5 CANADIAN/US BANKING CHANGES UPDATE

Nothing further has been heard on this matter. So far, as long as the check indicates US funds, it will be cleared by the Park's bank.

4.6 OFFICE AND LIBRARY CHANGES

The Office changes are complete with the exception that options are being looked at for floor coverings and window blinds, which will be worked into the upcoming budget.

The Library will have one more book shelf added and a counter installed along the Office wall for multiple computer stations (with chairs).

4.7 BOX OF PICTURES

As previously indicated, a box of historical pictures was found while doing office renovations. Geni Allen, Lot 138, has volunteered to work on documenting the Park's history using the pictures. Anyone interested in helping or who can provide historical information with this project is asked to contact Geni.

4.8 BMGC CHANGES UPDATE

K. Zidar was asked to provide an update on changes at the Golf course. A copy of the report is attached as Appendix D.

5.0 CORRESPONDENCE

5.1 BOARD LETTER TO LYLE AND DONNA HAHN, LOT 173 REGARDING GATE CLOSURE

The Board's response is attached as Appendix E.

5.2 LETTER FROM STELLA DALSTO, LOT 66, REGARDING
LIGHTING

The letter is attached as Appendix F. S. Hunley noted that this topic had already been on today's agenda. She noted that discussion is taking place and the lighting problems will be addressed..

6.0 NEW BUSINESS

There was no new business.

7.0 OPEN FORUM FOR HOMEOWNERS

Lot 206 – L. Birtch. He suggested having a satellite dish installed on top of the clubhouse for things like Super Bowl, Grey Cup, etc. He has a dish that has been donated and if approved he would be willing to put it up. The Board will take this under consideration.

Lot 180 – R. Handley. He is collecting Volunteer Applications for men willing to do volunteer work on the Golf Course. He will liaise with Kathy Zidar who is handling the Volunteer Applications for ladies. Please see either if you are interested in helping out.

8.0 DATE AND TIME OF NEXT MEETING

The next meeting will take place on Tuesday, December 8, 2009 at 2:30 p.m.

9.0 ADJOURNMENT

The meeting adjourned at 3:05 p.m.

W. Orriss
President

Kathy Zidar
Recorder.

**RANCHO VENTANA COMMUNICATION
COMMITTEE REPORT
NOVEMBER 17, 2009**

- The new notice boards have now been put up in the breezeway (thanks to Sonny for making them) and are available for use. Please see Yasika in the office with any items you wish to publish. Please help us keep the boards up to date by letting the office know when your lot has been rented or sold so we can take the notice down. All notices will be taken down at the beginning of May and destroyed. If you wish you may leave a notice for the following season with the office and it will put it up at the beginning of October.
- The new website is up and working well, please note the new website address is www.ranchoventura.com. Although the old website has a link to the new one at this time, it may not in the future so it would be advisable to bookmark the new one.
- Events taking place in the park in November and recurring weekly events have been added to the website, also you can pick up a November calendar from the library. In December we will publish a newsletter.
- We've been experiencing problems with the wireless internet access in the library. It seems to be working OK at the moment, please let the office know if you are having problems.

ARCHITECTURAL REPORT: FROM MAR 24/09 TO NOV 17/05

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* APPENDIX B
BOD MEETING
NOVEMBER 17, 2009

Untitled

Rancho Ventena RV Report
Social Committee Board Report

November 17, 2009

To: Board of Directors

From: Mike Johnson, Social Committee Chairman

Current Bank Balance:

Balance as of October 29, 2009 is \$3,041.16

Cash on Hand is \$652.56

Still a few misc bills for functions to be paid.

Activities Held/Planned since last meeting:

- . Monday Morning coffee at 10:00 a.m.
- . Breakfast one so far with 75 people in attendance

Coming Events:

- . Bingo starting up shortly with a different updated Bingo Machine donated by Greg Walton
- . Horseshoe Tournament
- . Thanksgiving Dinner -Nov 26 with Social Committee providing all food, but each tabel will provide there own deserts
- . Steak Night- Dec. 4

No purchases made so far this month.

There is ice and ice cream in office fridge now

Purchases Pending under discussion

- . meat slicer, ice maker, and barbecue grill

Next meeting for Social Commettee will be held Dec 1, 2009 at 2:00 p.m.

~ APPENDIX D
BOB MEETING
NOVEMBER 17, 2009

REPORT ON MEETING WITH DAVE LANE – NOVEMBER 10, 2009

- POS SYSTEM GOING IN NOVEMBER 23 & 24 – WILLIE WILL BE TRAINED ON THOSE TWO DAYS.
- WILLIE'S CONTRACT IS STILL ON A MONTH TO MONTH BASIS BUT THIS SHOULD BE RECTIFIED SHORTLY.
- THE SNACK BAR HAS BEEN AN ISSUE. DR. TEJEDA IS CLEANING HIS STUFF OUT. DALE REYNOLDS WILL BE PROVIDING SNACK BAR SERVICES AND HAS APPLIED FOR A LIQUOR LICENCE. HE IS ALSO EXPLORING THE POSSIBILITY OF GETTING A TEMPORARY LICENCE BUT AT THE WORST, THE SNACK BAR SHOULD BE LICENCED BY JANUARY. THE SNACK BAR SHOULD BE OPEN WITHIN THE NEXT TWO WEEKS.
- THE CLEANING OF THE CLUBHOUSE SLIPPED BETWEEN THE CRACKS AND NO ONE WAS GIVEN RESPONSIBILITY TO KEEP IT CLEAN (IT WAS THE RESPONSIBILITY OF THE SNACK BAR OPERATOR) AND HE LEFT IN JUNE. THAT'S BAD BUT IT HAPPENED. SHERRY COVINGTON (LADIES CLUB PRESIDENT) SUGGESTED THAT WE GET VOLUNTEERS TO CLEAN THE CLUBHOUSE UP (IT WILL BE THE SNACK SHACK'S OPERATOR'S RESPONSIBILITY WHEN HE GETS UP AND RUNNING). NO ONE CAN DO ANYTHING UNTIL A VOLUNTEER APPLICATION HAS BEEN FILLED OUT AND IS FILED AT THE CITY OFFICES. (LIABILITY AND COMPENSATION ISSUES). IF YOU WANT TO VOLUNTEER TO DO ANYTHING AT THE COURSE OR IN THE CLUBHOUSE THIS YEAR, PLEASE SEE ME AND I'LL GIVE YOU A FORM TO FILL OUT. THE CITY REALLY NEEDS VOLUNTEERS TO HELP IN OUR RECOVERY PROCESS.
- NOTHING IS BEING PLANNED FOR THE BACK ROOM (RESTAURANT) IN THE FORESEEABLE FUTURE. IT MAY OR MAY NOT BE RENTED OUT FOR FUNCTIONS BUT WE CAN USE IT ANYTIME WITH PRIOR APPROVAL, FREE OF CHARGE.
- THE COURSE IS IN BETTER SHAPE THIS YEAR THANKS TO THE DEDICATED SERVICES OF MANY VOLUNTEERS AND THE HELP OF DAVID BAYLES FROM ACE HARDWARE WHO FRONTED \$25,000. FOR SEED. A PROGRAM IS BEING DRAWN UP TO HELP RECOVER SOME OF THIS MONEY SO KEEP AN EYE OPEN FOR EVENTS WORKING TOWARD THIS END.

- KATHY ZIDAR
- GOLF COURSE AD HOC COMMITTEE

"APPENDIX E"
BoD MEETING
NOVEMBER 17, 2009

DATE: March 25, 2009

TO: Lyle & Donna Mae Hahn
Lot #173

FROM: Rancho Ventana RV Resort Community Association
Board of Directors

RE: Gate Closure

The Board thanks you for your letter of March 24, 2009. The decision to close the gate was based on safety and security issues, and has been met with general approval by our Owners. We realized it would inconvenience some individuals, but yours is the first complaint we have had.

We believe that basically your concern is centered on the potential turning away of would-be renters. There have been visitors who have had no trouble walking in and asking about rentals, or sitting at the gate, until someone has asked them if they can be helped. In that our Park is now all individually owned, the issue of rentals is no longer a Board concern; however, we do understand the desirability of having happy renters in our Park. The Communications Committee is already working on other "renter" issues, and will take on the question of what the Park can and should do to work with our Owners who rent out their lots; both on issues of ease of rental, and on issues of getting our Owners to better inform their renters of the rules of the Park.

We ask your patience as it will be very difficult to find solutions until we return in the fall.

Sincerely,

Sylvia Hunley
Secretary

"APPENDIX F"
BOB MEETING
NOVEMBER 17, 2009
NOV 16 2009

#66

Nov. 14, 2009

Dear Members of the Rancho Ventana Board:

This is a lighting request.

After evening activities at the clubhouse, I walk home via the south pool gate. It is very dark and I cannot see the sidewalk. I have stumbled over the edging bricks. The light over the south door of the card room isn't enough. When the palm tree has the Christmas lights on, it is better. Could you please discuss ways to have a little bit of light in this area?

Stella Dalsto