

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
DECEMBER 8<sup>TH</sup>, 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 informed homeowners that the Board met in Executive Session on December 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 5<sup>th</sup>, and 7<sup>th</sup>, to review the Association's controlling documents.

2.0 APPROVAL OF THE NOVEMBER 17<sup>TH</sup>, 2009 MINUTES

MOTION 09/12/01

MOVED BY: R. Gordon

SECONDED BY: S. Hunley

THAT the minutes of the November 17<sup>th</sup>, 2009 Board of Directors meeting 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. The first meeting was held November 30<sup>th</sup>. All members are eager to complete some of the old projects and begin working on new ones. Some of last year's projects needing to be completed include computer stations in the Library; the installation of lighting in the Park's dark areas; painting the recycling area; and solar energy.

Some of the new projects include hanging of the Christmas lights on the clubhouse and trees; repairing the television in the clubhouse (repair service is scheduled for December 11<sup>th</sup>); exchanging the hot tub pump; and replacing the flooring in the Office.

### 3.3 SOCIAL

M. Johnson presented the report attached as Appendix B.

### 3.4 FINANCE

M. Myers presented the report. He noted that the Association is still running under budget, and this is attributed mainly to the reduction of trash collection fees caused by increased recycling and more usage of the trailer for cardboard and clippings, etc.

The 2010 budget has been completed and as of this date, no changes are anticipated.

### 3.5 COMMUNICATIONS

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

### 3.6 RECYCLING

R. Gordon presented the report for L. Birtch, attached as Appendix D.

### 3.7 OPERATIONS

Nothing to report.

## 4.0 UNFINISHED BUSINESS

### 4.1 ATTORNEY ACTION/DOCUMENT REWRITES

W. Orriss noted that the Board has reviewed all of the Association's controlling documents in preparation for the meeting with the attorneys on December 9, 2009. It is the Board's hope to have these new documents ready to go out to the membership for approval before the end of this season.

### 4.2 PROGRESS ON SOLAR POWER SYSTEM INVESTIGATION

W. Orriss has spoken with the solar power people and a date will be selected sometime next week for them to give an update on changes that have taken place as a result of the Federal Government's incentive programs. The date and time will be posted in the Breezeway as soon as it is available.

He also noted that the Board has contacted the alarm system company to review the possibilities of video cameras for park security.

#### 4.3 OFFICE AND LIBRARY CHANGES

S. Hunley reported that price quotations are being received for the floor and window coverings and the Board is hopeful that these items will move forward quickly.

L. Birtch is working on new computer and telephone stations in the Library. The sofa and chair will be removed to make room. There will only be a couple of computer stations to begin. Chairs are needed and the Board is in the process of acquiring these.

#### 4.4 BMGC CHANGES UPDATE

W. Orriss advised that the "Golf Course Volunteer Group" asked about using some of the Park's tools and work mule. After discussing this with the rest of the Board it was decided that it would be more appropriate for the Group to use their own tools and power carts, primarily because of liability and licensing issues.

K. Zidar was asked to provide an update. The Snack bar is now open. The major project at the moment is getting the "Golf Course Volunteer Group" up and running. R. Handley and K. Zidar are the two coordinators for the City and will provide back-up for each other. They met with the City officials, who have been very cooperative, to work out organizational and structural matters. Volunteers are encouraged to work on the course but for optimum results most of the work should be scheduled and in some cases approved by the City. The City will provide the coordinators with a master list of volunteers but it is recommended that anyone wishing to volunteer, work through either of the two coordinators.

The coordinators have formed a committee who will work on the schedules, using team leaders to help with the organization. A volunteer work board will be posted at the Golf Course Clubhouse shortly with work schedules following.

#### 5.0 CORRESPONDENCE

##### 5.1 BOARD LETTER TO S. DALSTO, LOT 66, RE: LIGHTING REQUEST

S. Hunley read the letter attached as Appendix E.

## 5.2 OTHER CORRESPONDENCE

There was no new correspondence.

## 6.0 NEW BUSINESS

There was no new business.

## 7.0 OPEN FORUM FOR HOMEOWNERS

Lot 32 – C. Thachyk asked for a cost estimate for the new controlling documents. W. Orriss responded that it was between \$3,750. and \$5,000. and that it had been budgeted for.

Lot 68 – D. Keith noted that there was a lot of background noise with the microphones. It was suggested having A. Wilson look at this.

Lot 2 – C. Hunley commented that there appears to be a lot of development up and around the Mesa and asked if the Board had any idea what was being planned. The Board has not been advised by anyone about any of the plans, nor of any of the work currently being done.

Lot 197 – R. Gordon stated that as a result of talking with one of the workers, he was told that the grading of the road was being done for preparation for the new sewers. The Maintenance Committee will look into this.

## 8.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 12<sup>th</sup>, 2010 at 2:30 p.m.

## 9.0 ADJOURNMENT

The meeting adjourned at 3:00 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

## **COMMUNICATION COMMITTEE REPORT DECEMBER 8, 2009**

- We continue to work on “fine tuning” the notice boards in the breezeway
- We realize that the signage around the park needs to be upgraded and replaced. We are working on that too.
- We’re also looking into the possibility of installing doggie waste stations at the gates of the park to encourage owners to pick up after their pets

Pat Handley  
Sylvia Huntley  
Mary Anne Gordon  
Ursula Da Rugna

ARCHITECTURAL REPORT: FROM NOV 14/09 TO DEC 08/09

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"APPENDIX B"

BOD MTG.

DECEMBER 8, 2009

Rancho Ventena RV Report  
Social Committee Board Report

December 8, 2009

To: Board of Directors

From: Mike Johnson, Social Committee Chairman

Current Bank Balance:

Balance as of December 06, 2009 is \$3,582.94

Cash on Hand is \$616.76

Activities Held/Planned since last meeting:

- . Thanksgiving 167 quests, with a waiting list
- . Steaknight 96 quests
- . Horseshoes
- . Coffee on Monday
- . Bingo on Dec. 6

Coming Events:

- . Breakfast - December 13
- . Christmas Choir December 18th (if can be arranged)
- . Soupnight December 19
- . Bingo every 2 weeks, with next on Dec 20th
- . Christmas Dinner
- . New Years Eve - Dance to the Blythe Band

Purchases:

- . 2 roasters
- . 11 9x13 cake pans
- . BBQ Grill

Future Purchases:

- . 2 roasters
- . Meat slicer
- . looking into new table cloths

Tickets for all December events will be on sale starting Dec. 8th & Dec 11th

Dec. 15th & Dec. 18th by the library

Next meeting will be held beginning of January 5th, 2010 at 2:00 PM at the clubhouse

\*APPENDIX D\*  
BOD MTG  
DECEMBER 8, 2009

December 7, 2009

Rancho Ventana Board Meeting December 8, 2009


Report from Park Recycle

Three trips taken to town with recycle materials for a total of \$401.00

Purchase this month	Gift certificate
	Garbage cans and bags
	Materials for new computer desks in Library
	Total cost \$193.68

Balance on Hand \$406.89

Items to pay for are 1. New signs for recycling (not sure of the cost)  
2. New lighting around area on east side

  
Laurel Birch



"APPENDIX E"  
BOD MTC.  
DECEMBER 8, 2009

DATED: November, 17, 2009

TO: Stella Dalsto, Lot # 66

RE: Lighting Request

Thank-you for your letter of November 14, 2009. Your concerns are very appropriate, and the Board is discussing possible remedies for the dark areas within the Park. We want to provide adequate light for the safety of our Owners who enjoy walking at night, and also consider how the lighting will impact neighbors, landscaping, and expense. The Maintenance Committee will come up with just the right solution for each problem area.

Sincerely,

  
Sylvia Hunley, Secretary  
Rancho Ventana Board of Directors