

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
MARCH 24, 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 2:30 p.m.

He informed homeowners that the Board had met in Executive Session on March 22, 2009 to discuss Board matters including present and past staff issues and possible contracts for security video cameras and summer security drive throughs.

He also stated that the Open Forum for Homeowners has been changed to the end of the meeting. Numerous people have asked for this change, so the Board will give it a try.

**2.0 APPROVAL OF THE MARCH 10, 2009 BOARD OF DIRECTORS MINUTES**

MOTION 09/03/07

MOVED BY: M. Myers

SECONDED BY: S. Hunley

THAT the minutes of the March 10, 2009 Board of Directors minutes be approved as presented.

CARRIED.

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

T. Swarts presented the report attached as Appendix A.

**3.2 MAINTENANCE**

R. Gordon presented the report attached as Appendix B.

**3.3 SOCIAL**

M. Johnson presented the report attached as Appendix C.

### 3.4 FINANCE

M. Myers presented the report noting that all financial records have been forwarded to the accountant for the 2008 audit.

### 3.5 COMMUNICATIONS

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

### 3.6 RECYCLING

L. Birtch presented the report. He noted that the group was started on the first of March and now has 3 members. They have added a roof over the recycling area on the east of the Park to protect the boxes from the rain. They have purchased some needed supplies.

Since starting, they have collected \$955.61 and donated to the Appreciation BBQ. With the expenses for the new and supplies, they now have a balance of \$305.25.

In the Fall, they plan to do more to help improve recycling, as some lots are still not recycling. One of the items would be to provide a handout when homeowners and renters register.

### 3.7 OPERATIONS

No report.

## 4.0 UNFINISHED BUSINESS

### 4.1 ITEMS AWAITING ATTORNEY ACTION

W. Orriss that as reported at the last meeting, the Board has an agreement with the Martins – Lot 132 for remedial action.

The legal agreement between the Mapsens – Lot 124, the Cornwells – Lot 132, and the Rancho Ventana Homeowners Association Board has failed to be completed. The Cornwells have made application, and been approved, for a shed that is 4'9" instead of the normal 3'0" from their property line which provides the necessary 6'0" minimum fire code separation between buildings. As a result, they have chosen not to participate in the legal agreement which would have placed a permanent covenant on their property. This matter has been returned to our attorneys for advice and direction.

#### 4.2 PROGRESS ON SOLAR POWER SYSTEM INVESTIGATION

W. Orriss noted that the solar power company is still awaiting government clarification on President Obama's economic stimulus package as it relates to the grants and tax credits for installation of solar electric and solar heat projects. The Board is still very interested in these systems so it will keep in touch with the solar company with the goal of having a proposal to present to the Homeowners Association in the Fall.

#### 4.3 BOARD UPDATE ON ALL SUMMER SECURITY ISSUES

W. Orriss stated that the Board received a quote from the Security Alarm Company for the supply and installation of digital and internet accessible video cameras. The Board also received a proposal and quotation from George MacGregor of Mesa Bluffs for summer security drive-throughs.

After meeting in Executive Session and mainly for budgetary reasons the Board decided to table the video camera proposal until the Fall of 2009, and to not proceed with the security proposal from George MacGregor.

The alarm company has completed the upgrade on the Clubhouse and the Office alarm systems. As soon as the staff and Board members are ready, the office portion will be activated and the Clubhouse and Card Room will be activated for the summer season.

The following is an overview of the summer security measures being put into place:

1. Access to the Park will be restricted.
2. All walk gates will be closed and locked.
3. The winter entry gate codes will be replaced with a summer code.
4. The summer code will be for lot owners, essential service people and employees only.
5. If a homeowner is planning to visit the Park in the summer, they can get the summer code before leaving the Park from the Office.
6. Homeowner inspection people will not have the summer code and must contact Yasika to arrange entry for inspections.
7. There will be no construction allowed in the Park during the summer season.
8. The Park employees will do a visual and door knob check on every lot at least once a week.
9. A record of these checks will be kept for review by homeowners upon their return in the Fall. These checks are not to be confused

with the inside inspections that Yasika, Jodie, Louis, and Ana are doing on their own time.

10. There are three directives/reminders for homeowners information and use at the Office, namely, 2009 Summer Season dated March 10, 2009, Summer Security (Home Inspections) dated March 10, 2009; and Important Reminders dated March 17, 2009.

#### 4.4 BULLETIN BOARDS AND NOTICES PROGRESS

S. Hunley reported that since L. Birtch has been busy with the recycling area, that the proposed changes/refurbishing of the area will likely be made in mid-November. The Communications Committee is being very helpful regarding notices. Homeowners can contact someone from the Communications Committee for assistance with notices, postings, etc.

#### 4.5 STATUS OF RETROFITTING THE POOL AND SPA

R. Gordon stated that this work will be postponed until the Fall.

#### 4.6 COMMENTS ON ADDRESS CHANGE

S. Hunley noted that Yasika has been in touch with the City. The City will only be contacting the utility companies such as Verizon, The Gas Company, etc. and not others such as banks, etc. regarding the address change. The Board is still trying to get more information and will post anything important regarding this matter on the website.

#### 4.7 CANADIAN/US BANKING CHANGES UPDATE

W. Orriss commented that his US bank (Union Bank of California) has to-date, no knowledge of any Canadian Bank changes.

Their position is that all checks, US or Canadian, have a clearing code on them which controls where and how they get cleared and honored. To avoid any problems, the Board is asking everyone to check with their bank to make sure that the checks being used have the current clearing code. He reminded all that there is a \$25.00 special fee for any check that is not honored by our US bank.

#### 4.8 MEMORIAL FOR ROLLIE FULLER

R. Gordon informed that a cactus will be planted across from Lot 145 on the common area in memory of R. Fuller. The family will have a memorial in a week or two. He thanked all who donated.

#### 4.9 OFFICE AND LIBRARY CHANGES

The Office and Library changes are nearly complete and the Board invited everyone to go and take a look.

R. Gordon and W. Orriss thanked all the volunteers for the physical changes and rearrangement required.

- 1) Sharon Grey, our Librarian, for her input and patience during these changes.
- 2) The Maintenance Crew members; D. Vetch, T. Schutz, J. Lindgren, C. Hughes, K. Beerwart, S. Byma, P. Denman and anyone else that may have been missed.
- 3) Yasika for the Office clean-up and all the filing and reorganizing. D. Siebolts and M. Glover for the many hours they have contributed to the Office changes, and for helping Yasika to understand some of our history.
- 4) Fellow Board members for all their time and input to make these changes happen.

When faced with Ana's resignation, the Board had an ominous job ahead of it, but they came together as a team, committed to the process, and created a vision of change and progress. The Board is happy with the progress and look forward to the future with Yasika and Wes, and the changes that have been made.

#### 4.10 FIRE HOSE DEMONSTRATION REPEAT

R. Gordon thanked D. Nagy for the demonstration. Unfortunately there was not a big turnout. Hopefully another demonstration will be arranged in the Fall. He noted that everyone should know how to use this equipment in case of a fire.

#### 4.11 BOX OF PICTURES

S. Hunley still has all the Park historical pictures. No one has come forth to assist in identifying and chronicling them but she will hold on to them until the Fall and hopefully there will be volunteers come forward then.

#### 5.0 CORRESPONDENCE

5.1 BOARD LETTER TO J. FORBES – LOT 195 RE: PET ISSUES

S. Hunley read the memo sent to J. Forbes attached as Appendix E.

5.2 LETTER FROM THE HAHN'S RE: GATE CLOSURE

This letter was received just prior to the meeting. S. Hunley read the letter, attached as Appendix F. The Board will respond to the letter.

6.0 NEW BUSINESS

6.1 CHANGING WEB SERVER FOR RV HOMEOWNERS SITE

S. Hunley informed that the Communications Committee had a long meeting with R. Virgil and that it was proposed that a new server could provide better service, and that it would be more cost effective.

MOTION 09/03/08

MOVED BY: R. Gordon

SECONDED BY: M. Myers

THAT the Board approve the changing of our website;

AND THAT R. Virgil being responsible for the change be given approval to spend up to \$150. in making the change;

AND THAT approval be given to change the name of the website if necessary.

CARRIED.

6.2 INFORMATION REGARDING BMGC CHANGES

R. Gordon advised that a public meeting had been held at the Golf Course regarding updates on the golf course. It was well attended and he thanked all who did attend.

K. Zidar read the report presented at the meeting. Basically the report provided information on the Ad Hoc Committee's accomplishments; the fact that the City has approved a Golf Course Operations Audit, which is scheduled to be completed sometime mid-May; and that there were no plans get rid of the Golf course. The firm hired to do the Audit came highly recommended and has a history of working with Municipal Golf Courses. The Audit is not being funded by the City but rather by the Re-Development Committee. There will be a public presentation when the Audit is complete.

W. Orriss thanked K. Zidar for her report.

7.0 OPEN FORUM

There were no comments made.

8.0 DATE AND TIME OF NEXT MEETING

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

W. Orriss wished everyone a good summer and encouraged all to “stay happy, healthy and safe”.

9.0 ADJOURNMENT

The meeting adjourned at 3:10 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

**COMMUNICATION REPORT  
FOR MARCH 24, 2009 BOARD MEETING**

- We are looking at changing the provider of our website, currently we are paying \$250 per year and our webmaster advised that there are websites available for as little as \$70 per year and this website would be easier to access and be more versatile. Owners will be emailed if there are any changes in the way that the website is accessed.
- Owners and renters are still using the garbage bins for items that should be recycled and bulky items. Owners should appreciate that their maintenance fees are being kept down by keeping the garbage pick up down to a minimum. We have to investigate ways to make renters aware of their obligations to the park.
- We're hoping to include items in the social calendar of events taking place in and around the community next Fall. Ursula is eager to put together an informative newsletter.
- The office needs a third computer for the use of Board Members, the computer would be networked to the main computer so that shared files could be accessed.



"APPENDIX A"  
MARCH 24, 2009  
BOD MINUTES

ARCHITECTURAL REPORT: FROM 03/10/09 TO 03/24/09

[illegible]

## Maintenance Report for March 2009 R.Gordon

I would like to thank the following people for their countless hours of work. Most Parks would have had spent thousands of dollars in order to cover the expenses and wages normally paid for the type of works these men take on and complete.

Please give each of member of the Maintenance Committee their due **after** I say all of their names. I will also be calling out many other people who help on different projects.

Gentlemen, when I say your name please stand:

Jim Lindgren	Sid Byma
Dale Vetsch	Steve Finley
Cyril Hughes	Dennis Nagey
Paul Denman (gone home)	Sonny Birtch
Buddy Kashuba	

Dennis Keith

Tom Schutz

Bob Glover ( builder Bob )

Carl Beerwart

Grant Meeks and probably many others.

(cont'd)

Thank you to the Recycle guys. They just constructed a cover for the recycled bottles. Please stand, Wayne Short, Sonny Birtch, Don Edwards, Peter Kmech and Les Gordon.

I Look forward to seeing everyone in the fall.

Report to Board March 24, 2009

Events held since March 11 - Last reported

March 15 Last Bingo with 46 people in attendance, our largest crowd

\$575.00 was distributed in prize money

Also 2 donated prizes by Denise Birtch

Had a big blackout prize of \$150.00

March 17 St. Patricks Dinner & Dance - We had 145 people in attendance

Social Committee donated 9 free tickets to this event that were prizes from

previous functions in park.

March 22 Breakfast We had 95 people in attendance

This is our last breakfast this winter season.

Coffee on Mondays continues every week from 10 to 11:00

Social Committee Bank Account as of March 23, 2009

Bank Balance \$3,041.16

Cash on Hand \$272.83

Upcoming Events

Charlie Brugh's Birthday on March 28

New Items

Joan Leader will be purchasing 10 pool noodles

Purchasing another grill for B.B.Q

Looking at perhaps an Ice Maker for the Park

Looking at purchasing a commercial meat slicer

Get better  
copy

Appendix E #145

5.1

DATE: March 19, 2009

TO: Jack Forbes  
Lot #195

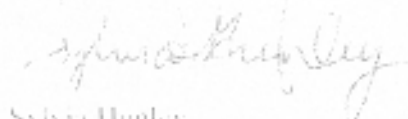
FROM: Rancho Ventana RV Resort Community Association  
Board of Directors

RE: Pet issues

The Board thanks you for bringing your concerns about pet issues to our attention at the Board Meeting of March 10, 2009. All of the points that you raised: number of pets, lack of pet walking area, owner's failure to pick up after their pets, and others such as excessive barking, need to be addressed. In that the Board of Directors has undertaken the task to have our Association's controlling documents re-drawn, we will be considering these issues and many others that impact the quality of life in our Park. Many of these issues are "Good Neighbor" situations that will require all of us to continue to work together for the good of the Park.

The Board hopes to have the Documents ready for our Owner's review next season.

Sincerely,



Sylvia Hunley  
Secretary

"APPENDIX F  
MARCH 24, 2009  
MAR 24 2009  
BOD MINUTES

To: Warren Orris, President of Rancho Ventana Board of Directors

From: Lyle and Donna Hahn

Subject: Gate Closure

We are writing to share our concern about the negative aspects of closing the entrance gate during the daylight hours.

We are conveying the image that we do not want visitors. Either because we are snooty or we have a serious security problem. Such an image drives new owners or renters away.

Without visitors, we are reducing the value of our property and are limiting the ability of present owners with vacant lots to entice daily or monthly spot renters. People come up here and then leave because we have made them feel unwelcome. We need to find ways to create a welcoming and enticing image for our most beautiful winter wonderland.

If we closed the gate because people exit the entrance gate, creating a hazardous condition, we need to consider more appropriate answers for this problem.

A handwritten signature in dark ink, appearing to be "Lyle Hahn", written in a cursive style.