

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
FEBRUARY 16, 2010**

**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 2:35 p.m. There were approximately 90 homeowners in attendance.

W. Orriss informed homeowners that the Board met in Executive Session on February 6, 2010 and February 10, 2010 regarding the finalization of the controlling documents (CC&R's and By-Laws).

**2.0 APPROVAL OF THE JANUARY 26, 2010 MINUTES**

MOTION 10/02/01

MOVED BY: S. Casorso

SECONDED BY: R. Gordon

THAT the minutes of the January 26, 2010 Board of Directors meeting be approved as presented.  
CARRIED.

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

The report was presented by T. Schwarts and is attached as Appendix A.

**3.2 MAINTENANCE**

The report was presented by R. Gordon and is attached as Appendix B.

R. Gordon also spoke about creating a "Human Resources List" whereby individual homeowners with expertise in any relevant area required in the operation of the Park, forward their names so that when a job needs to be done, or a project needs to be undertaken, the Committee can look at the list and recruit the help required. Names can be forwarded to R. Gordon or to the Office.

Another point brought up was regarding the mail box keys. The system will be updated this summer and the location of the boxes will be different from what is currently in place. The Office needs copies of all the mail box keys and the following are still outstanding: Lots 3, 26, 41, 38, 86, 24, 152, 169, 191, 148, 149, 167 and 183. These lot homeowners are asked to ensure that the Office gets a copy of their mailbox key before the end of this season.

**3.3 SOCIAL**

The report was presented by M. Johnson and is attached as Appendix C.

### 3.4 FINANCE

The report was presented by M. Myers. He noted that the financial information required for the audit was compiled and has been forwarded. Everything appears to be in order.

### 3.5 COMMUNICATIONS

The report was presented by S. Hunley. Research regarding the wireless internet service is still being undertaken and at this time, it is important to determine if there is enough interest from homeowners to go forward with the project. To assist with this, sign up sheets have been made available in the Library and in the Office. Currently, it appears that there will be between \$1.50 and \$3.00 additional monthly charge for the service (which would be added to the homeowners' association fee) which is not high speed – it would be more for high speed.

The Board will be meeting with P. Handley, who has spent a great deal of time and effort researching the information, to get a better handle on the service and will report its findings and recommendations at the next meeting. Anyone who has any expertise to share regarding wireless internet is requested to contact either P. Handley or S. Hunley.

### 3.6 RECYCLING

The report was presented by S. Birtch. Expenses for the month totaled \$497.00 which included donations for draws at 2 meals, materials for the lamp post at the street corner, office materials, the pool tournament, and donations to the Board. Income for 5 trips was \$654.00 leaving a balance on hand of \$222.37. He thanked all concerned for the light installation in the recycling area.

At this time, he is looking into purchasing a trailer. He asked that if anyone has any suggestions on where the recycling money is spent to contact him. Anyone interested in helping the Recycling Committee is asked to contact S. Birtch.

He thanked D. Edwards and W. Short for their help.

## 4.0 UNFINISHED BUSINESS

### 4.1 ATTORNEY ACTION/DOCUMENTS REWRITE

W. Orriss informed homeowners that the Board has received the final copies from the lawyers for the controlling documents and they are ready to be distributed after the AGM. Included in the package are copies of the restated Covenants, Conditions and Restrictions (CC&R's) and By-Laws. Ballots must be returned to the Office by 3:00 p.m. on Monday, March 22, 2010 to be eligible to be counted. A Special Meeting will be held March 23, 2010 to count and to reveal the outcome

A new Enforcement Procedure for the enforcement of the Associations' Governing Documents, Regulations, and Architectural Guidelines, plus a Restatement of the Park's Rules is currently being completed by the Board and will be distributed to owners for feedback before their finalization.

#### 4.2 PROGRESS ON SOLAR POWER SYSTEM

W. Orriss stated that no further contact has been made but that the Board will try again to attempt to restart this program. If no information is received then this item may have to be postponed to next year.

#### 4.3 OFFICE AND LIBRARY CHANGES

#### 4.4 UPDATE ON CITY SEWER

#### 4.5 SECURITY SYSTEM UPDATE

These items have been already been addressed in the Maintenance Report attached as Appendix B.

#### 4.6 CLEARING OLD MOTIONS

S. Hunley addressed this issue. Over the years because there are annually changing volunteer boards, sometimes loose ends have not been tied up. The meeting structures and minutes have not always been consistent. Some decisions were made by motion, some by consent, and some by show of hands, and while always being recorded in the minutes sometimes the actions were reversed or changed but not reflected in motion form. Three of these motions were addressed at the January meeting. In order to complete the clearing of our Motions Records, the following resulted.

MOVED BY: S. Hunley

SECONDED BY: R. Gordon

THAT in light of the fact that motions

99/03/02 (that the Board of Directors arrange to have the CC&R's modified and revised to reflect the current conditions as seen by owners); 99/03/03 (that the mobile home on Lot 190 be removed by our Park by October 31, 1999);

06/12/04 (that lot 210 be fenced in and that the area be approved for the following usage: parking of employee vehicles, parking of employee golf work carts and attachments; the placement of a chipper and dumpster; storing materials required for operating park facilities);

06/12/07 (that the pool be drained in the off-season and that the side walls, bottom, and stairs be cleaned. If cleaning if not effective, it would be painted by a qualified contractor. Tabled pending further review); 07/01/02 (that directional signs be painted

on each of the corner curbs during the off-season);

07/12/12 that the Owner's Lounge be renamed the Games Room 1 and this change be voted on at the AGM.

were approved in motion form and then changed without follow-up motions; or that follow-up decisions made were incorporated in the Associations' Rules and Regulations; or resolved by legal counsel;

BE IT SO RESOLVED that these motions be rescinded.

CARRIED.

#### 4.7 POOL COVER UPDATE

This item has already been addressed in the Maintenance Report attached as Appendix B.

#### 4.8 REPORT ON WIRELESS SYSTEM

This item has already been addressed in Section 3.5 of these minutes.

#### 5.0 CORRESPONDENCE

##### 5.1 LETTER FROM LOT 183 – COLLIN RE: PALM TREE REMOVAL

S. Hunley read the Board's response, attached as Appendix D.

#### 6.0 NEW BUSINESS

There was no new business.

#### 7.0 OPEN FORUM FOR HOMEOWNERS

LOT 152 – C. Nadon. There will be an organizational meeting for next year's Canada Cup on Thursday, February 25, 2010 at 3:00 p.m. at the Beblows, Lot 171.

LOT 159 – G. Walton. Asked if the sewer hook-up with the City goes ahead, will there be an extra charge? R. Gordon responded that yes there would be, but that it would be added to the Homeowner's Association dues and would probably be approximately \$8.00 per month over the twelve month period.

LOT 56 – T. Schwarts. Asked what the initial sewer hook-up would be and whether the sewage would be going to a primary or secondary system. R. Gordon responded that the initial hook-up fee would be \$2,350. per lot. Paying on a 5 year plan (\$500.00 per year) may be able to be negotiated with the City. Concerning the primary or secondary system R. Gordon did not know the answer.

LOT 32 – C. Thachyk. Asked if the \$2,350. is a standard rate or would we be getting a lower rate because of the lot sizes. R. Gordon responded that there is a tiered cost system for sewage hook-up and that the \$2,350. is the lowest rate, and we would fall into that category.

LOT 190 – K. Zidar. As this is the last meeting before the AGM, thanked all the Board members for their hard work and dedication and for a job well done.

LOT 115 – M. Johnson. Asked what would happen to the old septic system if we hook-up to the City sewage system. R. Gordon responded that the existing tanks would be hooked up to the dry line and the tanks would be filled with sand so that they don't deteriorate. W. Orriss stated that the Board will have more meetings with the City and will have an Informational Meeting for owners, when concrete information is available

#### 8.0 NEXT BOARD MEETING

The next Board of Directors Meeting will be held on Tuesday, March 9, 2010 at 2:30 p.m.

#### 9.0 ADJOURNMENT

The meeting adjourned at 3:10 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

APPENDIX A  
FEB. 16, 2010  
BOD MINUTES

ARCHITECTURAL REPORT: FROM DEC 8/09 TO FEB 16/10

ARCHITECTURAL REPORT: FROM 022 87-1 TO 728 12/12									
APP. #	LOT #	PARK MOD.	SHEDS	PADS PATIOS	LAND-SCAPING	LAT. TICES	UNIT ADDS. & MODS.	NON APP.	OTHER
69	197					1			
70	157		1						
71	11			1		1			
72	129		1	1					
73	170				1	1			
74	183	1							
75	189					1			
76	50	1							
77	82		1		1	1			
78	145					1			
79	120					1			
80	138						1		
81	155		1	1	1	1			
13		2	4	3	3	8	1		

Maintenance Report  
Tues. Feb. 16<sup>th</sup>  
Reg Gordon

Since the last Board Meeting the Maintenance Crew has been very busy.

The following projects have been completed:

- Pool cover
- Electric line
- Office flooring

1) Thanks to Bob Leader and his crew we now have three new hot tub covers recycled from the old pool cover.

The pool cover has been replaced and the pool is now in operation. A committee has been formed and trained to open and close the pool cover. Brian Coates has agreed to head this committee. **Please note:** People who wish to use the **spa** during and/or after the closure time are responsible to properly close it after use.

A notice board will be installed to clarify the closure times of the pool. The closure times will vary according to the changing seasons and weather temperatures.

The pool cover was under warranty. Our recent costs were a combination of:

- Replacement labour ....\$750.00
- Switch.....\$125.00
- Travel time.....\$125.00
- Total.....\$1100.00

The new pool cover has a five year warranty.

2) New Electric Lines: The line was installed to provide power for the pool cover, for the lighting at the Northeast corner of the green space and for the recycle area. Many thanks go to:

- Tom Shultz
- Stan Cosorso
- Sonny Birtch
- Butch Bedlow
- Jim Hensman
- Rob Allan
- Brian Coates
- Peter Komic
- Del Ryan
- Sid Byma
- Frank, Charlie and Ron

Thank you to this group of men. This was a time consuming and back breaking undertaking.

3) We have another bunch of heartfelt thanks to the members who assisted in the changes to the library and to the office. We must recognize:

The men you laid the tiles:

- Tom Shultz
- Kevin Hilderbrant
- Dale Vetch

The man who cut the tile:

- Butch Bedlow

The men who grouted the tile:

- Sonny Birtch
- Cyril Hughes

The helpers:

- Jim Hensman
- Jim Lindgram
- Bob Leader
- Rob Allan
- Greg Keithlow

We also must thank Pat Handley. Pat took on the massive task of taking apart and putting back together the office and library telephone and



computer cords.

We also thanks our office staff Yesica and Margaret.

Just to give all the folks a heads up, I have already picked up and paid for the tile so the library floor can be done next seasion

### **Sewer Update:**

The sewer project is definitely happening. It should be at our Southwest gate by the first of August of 2010. We will have to vote to decide if we will hook up to this line now or at a later date.

Right now we have a working dry line. A Contract crew has been to the park and balled the lines. As a result of this work the park does not require a video search of the dry lines. Hence, we saved approximately \$2,000.00

Rancho Ventana RV Report  
Social Committee Board Report

February 16, 2010  
To: Board of Directors  
From: Mike Johnson

Current Bank Balance:  
Balance as of Feb. 16, 2010 is \$4,440.54  
Cash on Hand is \$450.00

Activities Held/ Planned since last meeting:

- . Coffee Social every Monday
- . Yard & Craft sale February 5
- . Breakfast on February 7
- . Bingo on January 31 & February 7
- . Valentine potluck & dance February 13
- . Pool tournament on February 15

Coming Events:

- . Monday morning socials
- . Bingo's
- . Horseshoes & hamburgers on February 27th
- . Breakfast to be announced
- . St. Patrick's dine & dance to be announced
- . Appreciation B.B.Q. date to be announced

Purchases

- . 3 hot tub covers- remade from the old pool cover
- . new rada knives for kitchen

Tickets for all functions are for sale in front of library on dates & times as per bulletin board.

Sign up sheets for all events are in the hall.

Our next meeting will be February 17, 2010 at 2:00 p.m.

APPENDIX D  
FEB 16, 2010  
BOD MINUTES

***RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.***

**3410 N Arrowhead Blvd., Blythe, CA 92225**

**Phone 760-921-3600 Fax 760-921-3160**

TO: Del & Colette Collin  
Lot # 183  
Rancho Ventana

RE: Removal of palm tree

Your request of the Board has brought forward an issue that the Board has realized needed to be examined, and our response will establish the precedent for the future: who is responsible for the trees that the Developer planted, and are now all on privately owned lots.

That being said, at this moment the Board, with the help of several individuals, has been able to find a solution for your tree and the palm on the Deeley's lot.

The Board intends to announce their findings at the Board Meeting in March, and thanks you for your question and your letter.

Sincerely,

Sylvia Hunley, Secretary  
Rancho Ventana Board of Directors

**COMMENT after the letter:**

For those who haven't heard, Peter Kmech and Chuck and Ron Taylor from Villa Estates will be removing the two palms and replanting them near the entry sign to the golf course. They are doing this at their own expense, in order to take advantage of having access to good-sized trees for the taking.