

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
JANUARY 26, 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 2:30 p.m. There were approximately 45 homeowners in attendance.

W. Orriss informed homeowners that the Board met in Executive Session on January 4, 2010 regarding the rewriting of the CC&R's and Bylaws.

**2.0 APPROVAL OF THE DECEMBER 8, 2009 MINUTES**

MOTION 10/01/01

MOVED BY: R. Gordon

SECONDED BY: S. Casorso

THAT the minutes of the December 8, 2009 Board of Directors meeting be approved as presented.

CARRIED.

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

There was no report.

**3.2 MAINTENANCE**

R. Gordon presented the report attached as Appendix A.

**3.3 SOCIAL**

M. Johnson presented the report attached as Appendix B. Mike also noted that the Committee would like to dispose of the old large screen television, which is currently on the games room floor.

### 3.4 FINANCE

M. Myers presented the report. He noted that the financial information for the annual audit and the state and federal tax returns is being prepared and he will be meeting with the Association's accountant early February.

### 3.5 COMMUNICATIONS

S. Hunley presented the report. She noted that P. Handley is still working diligently on getting wireless service for the Park. The quotes received to-date are very expensive.

Because it is hard to use the phone in the Library when the music is on, S. Birtch will disconnect the feed.

Last year a program was instituted to send documents via e-mail to homeowners that agreed to this method of delivery. It has worked very well and has saved time and money for the Association. Federal and California laws have changed in 2009. Federal regulations now require that homeowners associations wishing to use email transmissions must have written authorization from the homeowner on file. Without this written consent email transmissions can no longer be used. A copy of the form, with full explanation, is attached as Appendix C. Homeowners are requested to complete this form and submit it to the office as soon as possible.

### 3.6 RECYCLING

S. Birtch presented the report attached as Appendix D. He noted that there is a problem with bringing in the cardboard. California only wants to take in corrugated cardboard but he advised homeowners to continue putting all cardboard in the bins and he will continue to take the cardboard for recycling, and as far as he knows, Palo Verde Disposal cannot refuse to take the cardboard but he will keep the Board apprised of the situation.

### 3.7 OPERATIONS

There is no report.

## 4.0 UNFINISHED BUSINESS

### 4.1 ATTORNEY ACTION/DOCUMENTS REWRITE

The Board of Directors have reviewed the first completed draft of our updated controlling documents and have forwarded their comments to the

attorneys. The documents must be sent out 30 days prior to a full membership vote and the Board is hopeful that this will occur soon.

#### 4.2 PROGRESS ON SOLAR POWER SYSTEM INVESTIGATION

The solar power company has requested copies of our financial statements but the Board is reluctant to give them out at this time. A review of what is being proposed and an opportunity to have questions answered is something that the Board is hoping will be accomplished by having a meeting with them very soon.

#### 4.3 OFFICE AND LIBRARY CHANGES

R. Gordon covered this in his Maintenance Report, attached as Appendix A.

#### 4.4 BMGC CHANGES UPDATE

K. Zidar (City of Blythe Golf Course Ad Hoc Committee and Golf Course Volunteer Co-Coordinator) presented this report which is attached as Appendix E.

#### 4.5 SECURITY/GET ALARMED SYSTEM UPDATE

The current supplier now only deals with digitally enhanced projects but they were to get us a list of locations where lesser systems could be procured. They have not forwarded anything to date, so the Board will have to start doing its own research on the matter.

#### 4.6 CLEARING OLD MOTIONS

Because the Board can have annually changing volunteers (Board members), loose ends have not always been tied up over the years. The structure and minutes have not always been consistent. Some decisions were made by motion, some by consent, and some by show of hands, and while being recorded in the minutes, were not always in the form of MOTION. Some decisions were made by motion, and then reversed or changed, and these were not reflected in motion form. Three of these motions are addressed below. Others will follow at the next meeting.

MOTION 99/03/01

THAT the Park be designated a no pet park.

MOTION 07/03/02

THAT Homeowners be required to obtain permits to wash their RV's;

AND THAT there be no limit on the number of times that a permit is issued;

AND THAT a record be kept but there be no charge for each permit issued;

AND THAT this be done on a trial basis, pending review at a later date.

The following motion was made in order to correct our records for the two above noted motions.

MOTION 10/01/02

MOVED BY: S. Hunley

SECONDED BY: M. Myers

THAT in light of the fact that MOTION 99/03/01, and MOTION 07/03/02 were never implemented by the Association, and run counter to our present governing documents, that they be rescinded.

CARRIED.

The more current motion

MOTION 08/12/02

THAT the Board agrees to have the entrance and exit gates closed full-time for a trial period beginning January 1, 2009 until April 30, 2009.

was addressed with the following motion:

MOTION 10/01/03

MOVED BY: S. Hunley

SECONDED BY: R. Gordon

THAT as a follow-up to Motion 08/12/02, the gate closures be made permanent.

CARRIED.

#### 4.7 POOL COVER UPDATE

R. Gordon covered this in his Maintenance Report, attached as Appendix A.

## 5.0 CORRESPONDENCE

### 5.1 LETTER FROM SOUTHERN CALIFORNIA EDISON REGARDING UNITS LEFT IN THE PARK

S. Hunley read a letter from Southern California Edison regarding the possibility of rate changes for permanent RV's in the Park. The letter and the application form are attached as Appendix F.

### 5.2 LETTER FROM LOT 183 – THE COLLINS' REGARDING THE REMOVAL OF A PALM TREE

The letter is attached as Appendix G. The Board will consider this request and will get back to the Collins' shortly. The Board will bring its response to the next meeting as it is an issue that affects other homeowners.

## 6.0 NEW BUSINESS

### 6.1 TAX RESOLUTION

The following motion is required for business purposes.

MOTION 10/01/04

MOVED BY: M. Myers

SECONDED BY: S. Hunley

THAT WHEREAS, the Rancho Ventana RV Resort Community Association is a corporation duly organized under the existing laws of the State of California; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Rancho Ventana RV Resort Community Association:

BE IT SO RESOLVED that any excess of membership income over membership expense for the years ended December 31, 2000 through the present, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

CARRIED.

## 7.0 OPEN FORUM

Lot # 159 – G. Walton. The old plasma TV is in the Card Room. What will be done with it. The Board will look after its disposal.

Lot # 206 - S. Birtch. Provided information regarding a Poker Run Fundraiser for the Golf Course on March 14, 2010. Homeowners are encouraged to read the posters for more information.

Lot # 32 – C. Thachyk. Asked if the form from Southern California Edison was just for new RV's or would it apply to the old ones also. The Board will make a call to find out.

#### 8.0 DATE AND TIME OF NEXT BOARD MEETING

The next Board Meeting will be held on February 16, 2010 at 2:30 p.m.

The AGM will be held on February 16, 2010 at 3:00 p.m.

#### 9.0 ADJOURNMENT

The meeting adjourned at 3:20 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

"APPENDIX A"  
JAN. 26, 2010  
BOD MTG.

Maintenance Report for January 25<sup>th</sup>, 2010  
Reg Gordon

- 1: Firstly, the pool cover. On Monday February 1<sup>st</sup>, we are expecting the new pool cover to be installed. It will then take 3 days to bring the temperature up to swimming standards.
- 2: At 1000 next Wednesday, the board will be meeting with city officials, including Chuck and Ron Taylor. The upcoming sewer system will be the topic of discussion.
3. Members of the committee will be running a new electrical line from the panel room to the pool cover. The line will also be taken to the Northeast side of the green space. This power line will be used to light the said area of the green space. The line will also be taken to the recycle area. We are planning on installing florescent lights for this busy area.
4. On February 5,6,7 and 8<sup>th</sup> we will be installing tile flooring in the office area. The office furniture will be stored in the hall along the same wall as the stage under the T.V.
5. A crew has started to make Hot Tub covers out of

the old pool cover.

6. We are looking at installing a recycling booth on the west side of the clubhouse. If accepted the booth will be similar to the present recycling area on the east side of the green space.

7. We have formed a new Committee. This Committee consist of 6 couples. The people will be trained to properly close (and open on weekends) the swimming pool. Once the new cover has been installed the training will begin and the previous "pool list" of helpers will no longer be in effect. The names and lot numbers of the people on this Committee will be listed and available to park members.

8. To comply with the State and Federal Laws, we are continuing to work on the upgrade of our swimming pool drains. Paul Denman, a member of the maintenance committee, is heading this study.

9. Over the summer we have arranged for the mail boxes to be organized in a more user friendly style of organization for delivery and placement of the mail into the mailboxes. As a result, we need everyone's help. We have to collect all of your mail keys



**before** you leave the park for the summer season. When you return in the fall you will still have the same box number, but your mailbox will be in a different spot.

10. Paul Denman deserves special recognition. Paul has been changing and fixing locks in the park. He does this job very efficiently. Thanks Paul.

I would also like to take this time to thank Cryle Hughes and Tom Shultz for their assistance with the main gates during the power outage.

This is actually a good time to thank so many homeowners for your community attitude during the recent blackout. By pitching together we were all, once again, reminded why Rancho Ventana is a wonderful place to live.

"APPENDIX B"  
JAN. 26, 2010  
BOD MTG.

Rancho Ventana RV Report  
Social Committee Board Report

January 26, 2010  
To: Board of Directors  
From: Mike Johnson

Current Bank Balance:  
Balance as of Jan. 25, 2010 is \$3,785.46  
Cash on Hand is \$492.44

Activities Held/ Planned since last meeting:

- . Coffee every Monday
- . Breakfast on Dec. 13 & Jan. 17th
- . Bingo on Dec. 6th, 20th & Jan. 3rd, 17th & 31st
- . Christmas Choir from St Joan of Arc Church Dec 18th
- . Christmas Dinner
- . Soup night on Dec 19th & Jan. 9th with 174 people in attendance
- . Horseshoe Tournament on Jan. 23
- . French Dip Hogi Night on Jan. 23 (Beef on Bun Dip)
- . Gourd Classes in hall Jan. 18th, 19th, & 20th.

Coming Events:

- . Monday Morning Socials
- . Breakfast Feb. 7th
- . Bingo Feb 7th & 14th
- . Yard & Craft Sale by the pool on Feb 5th
- . Valentine Day Potluck Dinner & Dance with entertainment on Feb. 13th
- . Pool Tournament On Feb 15th
- . Horseshoe Tournament & BBQ - Date to be announced

Purchases:

- . Meat slicer for kitchen
- . 2 more roasters
- . another BBQ grill
- . new table cloths for the round tables & square tables
- . a 100 cup coffee pot \$110.33
- . new LCD TV for the hall from Sears - \$880.86

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 to be held Feb 2, 2010.

"APPENDIX C."  
JAN. 26, 2010  
BUD MTG.

Rancho Ventana RV Resort Community Association, Inc. is pleased to offer e-mail distribution services to its members. By signing up for e-mail distribution, not only are you going green and saving trees, but you are saving the Association the substantial expenses of copying, postage and supply costs, ultimately keeping Association costs and assessments down. We are encouraging all Community Association Members to sign up for the e-mail distribution services and request that you complete the consent form below and return it in the self-addressed, stamped envelope enclosed with this information.

The undersigned member hereby agrees that the documents listed below can be sent via e-mail in the PDF format: [To download the free Adobe Reader software to view PDF documents, please go to [www.adobe.com](http://www.adobe.com).]

Notices	Rules and Regulations
Regular Board Meeting Notices	Newsletters
Special Board Meeting Notices	Annual Financial Statements
Proposed Rule Change Notification	Disclosure Documents Index
Request for Volunteer [Candidates, Committees, Inspector of Election, etc.]	Assessment and Reserve Funding Disclosure Summary
Pro Forma Operating Budget or Pro Forma Operating Budget Summary	Assessment Collection Policy
Insurance Coverage Summary	Notice/Assessments and Foreclosure
Alternate Dispute Resolution [ADR] Rights	Board Minutes Access
Secondary Address Notification Request	Internal Dispute Resolution [IDR] Rights
Reserve Fund Plan	Architectural Changes Notice
Annual Update of Reserve Study	Monetary Penalties Schedule
	Review of Financial Statement

Registration forms must be signed and only one e-mail address will be accepted per property address. Signed forms may be scanned and e-mailed to [www.ranchoventanahoa@npgcable.com](mailto:www.ranchoventanahoa@npgcable.com), faxed to 760-921-3160, or returned by mail using the enclosed self-addressed, stamped envelope.

By signing below, you agree to receive the above-referenced documents via e-mail delivery and you understand you will no longer receive these documents via U.S. mail or other methods of delivery. You can revoke this authorization, and again receive Association notices, disclosures and other documentation in hard copy as permitted under California law by sending your revocation notice by e-mail to [www.ranchoventanahoa@npgcable.com](mailto:www.ranchoventanahoa@npgcable.com), faxed to 760-921-3160, or returned by mail to the Park Office at 3410 N. Arrowhead Blvd., Blythe, CA. 92225. Please note that delivery of any notices, disclosures and documents is complete at the time of e-mail transmission.

Further, I understand and agree that it is my responsibility to notify the Office Manager if our e-mail address should change. I also understand that I have the right at any time to have any documents [delivered by e-mail transmission] made available to me on paper or other non-electronic form at any time upon my written request.

\_\_\_\_\_  
[Signature of Owner]

Printed name: \_\_\_\_\_

Own Lot(s) # \_\_\_\_\_

E-mail Address: \_\_\_\_\_

[Please print clearly. Only one e-mail accepted per household.]

E-mail consent form 1/2010

**Rancho Ventana Resort Community Association**  
A California Nonprofit Mutual Benefit Corporation

**DATE:** January 20, 2010

**TO:** All owners

**RE:** Accepting Association Documents via E-mail

Last year we instituted a program of sending documents via e-mail to those Owners that agreed to this method of delivery. It has worked very well for us, and has saved time and money for the Association.

Federal and California laws have changed during 2009. Federal regulations now require Home Owners Associations that wish to use e-mail transmissions must have Owners sign the attached letter and keep the signed letters on file in the Association Office. Without having this written record of our Owner's agreement we can no longer use this method of transmitting the documents listed in the letter.

We understand you have already agreed to all of this, but the new laws require we do it again, in this specific format. Please sign the attached letter and return it to the Park Office at your earliest convenience.

Thank you,

Yasika, Office Manager  
And the Board of Directors

Accepting e-mail documents

"APPENDIX D"  
JAN 26, 2010  
BOD MTG.

RECYCLE REPORT FOR DECEMBER AND JANUARY 2010

EXPENSES	DONATIONS AT MEALS FOR RECYCLING DONATION TO NEW YEARS PARTY NEW LAMP POST FOR STREET CORNER CHRISTMAS MEAL FOR HELPERS OFFICE SHELVES
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\$549.26

INCOME	7 TRIPS \$620.00
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BALANCE ON HAND	\$416.12
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Laura Birch

HAPPENDIX E  
JAN. 26, 2010  
BOD MTG

## JANUARY 26, 2010 GOLF COURSE REPORT FOR BOD MEETING

### VOLUNTEER PROGRESS TO-DATE

- 1) Work parties meet at the Golf Course Clubhouse at 1:00 p.m. on Mondays, Wednesdays and Saturdays. So far we've gotten through from holes 1 to 11, picking up debris, raking, picking up pine cones, etc. The work parties last between 1 and 2 hours. Volunteers are encouraged to show up – although we currently have over 60 volunteers, some of which have regularly scheduled jobs (bunkers, mowing, changing the pins, tree trimming, divot/tees, etc. - this work has been scheduled to be done around 2:00 p.m. every day so as not to interfere too much with golfers) we could definitely **use a few more people for the clean-up, so any of you that are volunteers, please try to make it out on Mondays, Wednesdays and Saturdays at 1:00.** Mark it on your calendars and spend any time you can, even if it's only a half hour. As we get further on we hope to get couples, or a couple of people together, to adopt-a-hole, and take ownership of fixing the tee boxes, pine cones, etc. for perhaps 2 hours a week at a time convenient to them.
- 2) Roger Handley and I have been meeting and working with the City of Blythe Publics Works Department. They have been very cooperative, and last Thursday, we got the commitment to have all the City employees work primarily on the irrigation system. Our volunteers are able to handle the core jobs freeing the City staff up to work on the irrigation system. They have approved having Steve Findlay and Denis Keith work with the staff in updating the irrigation system schematics and helping to identify where work needs to be done. The City staff will start with repairing the current leaks, working towards being proactive in ensuring that the sprinkler heads are cleaned and are functioning properly. They will work hand in hand with Steve and Denis who can provide additional expertise, which is welcomed by the City. Ernie, the mechanic, will be leading the effort and will be directing the daily work schedule, which was clearly indicated would be irrigation, irrigation, irrigation. He will be reporting on progress made at meetings that we will have on a regular basis with the City. Starting immediately, we should see the workers on the course working on the irrigation system and we should see some improvement in that area.
- 3) Now that we have volunteers working both at the Golf Course and here at Rancho Ventana, it is important that we coordinate our efforts regarding time. Hopefully, working for the golf course will not detract from the time spent working here and the volunteer functions that are so necessary to keep this homeowners association going. It is important that committees know when their volunteers are available, so anyone who falls in this category should let their liaisons know their schedules so that we can work this out.

- 4) Lastly, thank you so much to the volunteers and especially Roger Handley who has worked extremely hard with the coordination and overseeing of this project and without whose help we wouldn't be where we are today – and that is in a much better place than before we began.

#### GOLF COURSE

- 1) POS System –The unit was up at the golf course late November. Since then I have been in contact with the City several times inquiring as to when the system will be up and running. It's been a series of things gone wrong – a back-up system had to be ordered. A printer was ordered and back-ordered to March, so they had to order another one. The internet connection (Airwaves) is not reliable and the City has been looking at another Internet provider. There were some glitches in the actual POS system itself that have just been worked out, etc., etc. etc. As of last Thursday, the system was ready to go. The system is not what we expected it to be. It is only the first phase of a 2 phase system. It will record receipts and sales, but it is just a glorified cash register at this point. I am in the process of researching golf course software and will be forwarding my findings to the City.



Kathy Zidar.



"APPENDIX F"  
JAN. 26, 2010  
BOB MTG

November 18, 2009

RANCHO VENTANA RV RESORT HOA  
3410 N ARROWHEAD BLVD-OFFICE  
BLYTHE, CA 92225-9795  
RE: PROPERTY LOCATED AT 3410 N ARROWHEAD BLVD, BLYTHE

Dear Edison Customer:

Enclosed you will find the Application and Eligibility Declaration for Schedule D to submit to your current tenants. Per the Southern California Tariff, customers with an RV Unit that is used as a permanent single-family residence at the same location in an RV park for at least nine months out of the year, qualify for Schedule D.

Please have the tenants fill out an application and return it to Southern CA Edison.

If you have any further questions, please let me know.

Thank You,  
Angela Meade  
Analyst-Southern CA Edison  
909-942-8115



APPLICATION AND ELIGIBILITY DECLARATION  
FOR SCHEDULE D

TO SOUTHERN CALIFORNIA EDISON COMPANY (EDISON):

1. I declare that my recreational vehicle (RV), located at:

\_\_\_\_\_

is a Qualifying RV Unit which:

- (a) Is used at this location as my permanent residence for at least nine months out of the year; and
  - (b) Is permanently located and has been in the same space continuously for nine months or more; or within the last nine months has been permanently located in the same space with the intent of remaining in excess of nine continuous months; and
  - (c) is not removed from this location on a regular basis; and
  - (d) Is a single-family dwelling as described in Section 2 below.
2. I understand that a single-family dwelling is a permanent residential dwelling which contains cooking facilities (not necessarily electric) and which is used as a residence by a single family.
3. I further understand that:
- (a) All the terms and conditions of Edison's tariffs, including Schedule D, Domestic Service, as now authorized or as revised by the Public Utilities Commission shall apply.
  - (b) It is my responsibility to notify Edison of any change in condition of use of my RV that may affect my eligibility for Schedule D or Baseline allocations.
  - (c) Eligibility for service under Schedule D, and any information provided regarding Baseline allocations are subject to verification, from time to time, by Edison.
  - (d) In the event Edison determines that this account is not eligible for domestic service under Schedule D, or I have not complied with this Eligibility Declaration, this Account will be transferred to an applicable general service rate schedule and I may be rebilled accordingly.

(Please Print or Type, except for Signature)

Account No. \_\_\_\_\_ Name \_\_\_\_\_

Telephone ( ) \_\_\_\_\_ Address \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Signature

"APPENDIX C"  
JAN. 26, 2010  
BOD MTG

January 20, 2010

Board of Directors  
Rancho Ventana

**Re: Removal of Palm Tree - Lot #183**

We will be filing documents shortly, seeking permission to install a Park Model on our lot, #183.

An impediment to installing the Park Model is the palm tree that was planted by the park during early stages of the park's development. It is most unfortunate that the park did not take more care in the planting of this tree and a few others that have had to be removed over the years. The last thing we want to see is the removal of any trees in the park but unfortunately there is no alternative that we are aware of.

Traditionally, the park has cared for the trees that they planted on the lots throughout the park. Therefore, under these circumstances, we feel it is the park's responsibility to remove the tree and request this be completed as soon as reasonably possible.

We will await your response to this matter. Thank you.

 :   
Del Collin      Colette Collin

