

**RANCHO VENTANA RV PARK  
BOARD OF DIRECTORS MEETING  
MARCH 23, 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 50 homeowners in attendance.

2.0 APPROVAL OF THE FEBRUARY 16, 2010 MINUTES

MOTION 10/03/01

MOVED BY: S. Casorso

SECONDED BY: R. Gordon

THAT the minutes of the February 16, 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. The committee needs new members; a list will be posted in the office and interested homeowners are encouraged to volunteer.

3.2 MAINTENANCE

The report was presented by R. Gordon. He thanked all the committee members for their hard work this year, especially Jim Lindgren and Paul Denman, who will be stepping down from the committee. Reg also welcomed Kevin Hildebrand and Jim Hensman who will be joining the committee in the Fall.

Projects planned for next year include: replacement of flooring for the library, the breezeway, and the area between the hall and pool deck; pool roller; pool drain covers; and negotiations regarding the sewer. The committee will also investigate the possibility of putting an additional recycling area on the west side of the clubhouse.

### 3.3 SOCIAL

The report was presented by J. Nadeau. The bank balance stands at \$5,223.77, cash on hand at \$259.67, for a grand total of \$5,483.44. Functions included 12 coffee socials held since January, Beef on a Bun night, a Valentine's Day Dance, St. Patrick's Day Dance, a garage sale, 3 breakfasts, Burger Day, a Volunteer Appreciation Day and a Soup Night.

The Committee has purchased a television for the clubhouse. The Committee is short at least 6 members and Jeanette encouraged homeowners to help out by signing up for next year's committee.

### 3.4 FINANCE

The report was presented by M. Myers. Short and sweet – all financial documents have been submitted to the accountant and everything should just about be done.

### 3.5 COMMUNICATIONS

The report was presented by S. Hunley attached as Appendix B. A reminder was given to anyone who has ads in the breezeway that they will be taken out by the end of April.

### 3.6 RECYCLING

R. Gordon presented the report for S. Birtch. He reported that it has been a busy season and thanked the three workers who do all the recycling. Thanks also to all homeowners who recycle. To those who do not recycle the committee can only hope that those homeowners try it in the future – it does help the Park. At present, help is needed to wind up the season. Anyone interested in helping out can see Wayne at Lot 137 or Larry at Lot 65.

Financial data – purchased a trailer, trailer registration and license, and held the annual thank you for help (\$981.20). Income was \$1,304.00. Balance on hand to-date \$518.17.

A big thank you to Sonny for all his work.

### 3.7 OPERATIONS

The report was presented by W. Orriss. The committee dealt with two complaints – one for a loose dog and one for a noise complaint. Both complaints were handled successfully.

The committee will be meeting during the next couple of weeks to finalize the summer work schedule, staff hours and vacations, and review our security procedures, which should be very similar to last year.

#### 4.0 UNFINISHED BUSINESS

##### 4.1 RESTATED DOCUMENTS BALLOT RESULTS

After counting the ballots regarding the Restated By-Laws and Restated Declaration of Covenants, Conditions and Restrictions (CC&R's) for Rancho Ventana RV Resort Community Association, out of a possible 204 votes, D. Collin, Elections Officer reported the following:

TOTAL VOTES RECEIVED	172
YES VOTES	161
NO VOTES	10
SPOILED BALLOTS	1

MOTION 10/03/02

MOVED BY: S. Hunley

SECONDED BY: R. Gordon

THAT in compliance with the vote regarding the Restated By-Laws and Restated Declaration of Covenants, Conditions and Restrictions for Rancho Ventana RV Resort Community Association that these governing documents dated February 2010 be approved as presented.

CARRIED.

The Board thanked the association members for such a high rate of return (85%) on the ballot. For homeowners who have concerns about some items in the new governing documents, W. Orriss advised that changes can be made by amendment. Please forward your concerns, in writing, to the Office and they will be addressed in the Fall.

##### 4.2 COMPLETION OF THE GOVERNING DOCUMENTS PACKAGE

W. Orriss noted that the Board has completed the re-statement of the rest of our governing documents. Document 1 consists of the Restated: Rules and Regulations for Owners, the Rules and Regulations for Renters, Lessees, Guests, and Visitors, Architectural Guidelines, and a Section called Frequently Answered Questions.

Document 2 consists of a document called Enforcement Procedures.

Once printed, these documents will be distributed to all owners for review over the summer. The package will include full instructions for written

submissions. Also an Open Forum Meeting for verbal presentations will be held in the Fall. All comments and concerns will be addressed before any of these documents are adopted.

#### 4.3 UPDATE ON CITY SEWER

W. Orriss advised that the Board has sent a letter to the City of Blythe (refer to Appendix F). The Board has also asked two local companies for estimates to cover all the in-park costs that would, or could, be associated to an eventual hook-up to the City sewer systems.

#### 4.4 POOL RETROFIT UPDATE

R. Gordon covered this information in Section 3.2 of these minutes.

#### 4.5 SECURITY SYSTEM UPDATE

#### 4.6 REPORT ON WIRELESS SYSTEM

The report was presented by S. Casorso. To-date 4 quotations have been received ranging between \$5,000 - \$6,000. for a security system and wireless internet package. There is no hard wire from the gate to the office necessitating a wireless system so it is deemed advisable to do the two at the same time. Refer to Appendix B of these minutes.

### 5.0 CORRESPONDENCE

#### 5.1 LETTER FROM T. SWARTS, ARCHITECTURAL COMMITTEE CHAIR RE: LOT 205

The letter and Board response are attached as Appendices C & D respectively.

#### 5.2 LETTER TO DEL COLLIN AND FRANK GRAHAM

The letter is attached as Appendix E.

#### 5.3 LETTER TO CITY OF BLYTHE RE: SEWER SYSTEM

The letter is attached as Appendix F.

#### 5.4 LETTER FROM S. BIRTCH RE: HEALTH AND SAFETY CONCERN

The letter and Board response are attached as Appendices G & H respectively.

## 5.5 LETTER TO THE BOARD RE: PARK SECURITY – EAST GATE

The letter is attached as Appendix I. The letter was received just prior to the meeting and the Board will take it under advisement. Anyone who has other suggestions is urged to forward them to the Office.

## 6.0 NEW BUSINESS

### 6.1 OFFICE ASSISTANT TRAINING

S. Hunley noted that for the past couple of years, Margaret Glover has been helping out in the Office, and the Board has been very thankful for her ability to fill in the information gaps on a variety of items. But, as the Park continues to improve its records and procedures, the Board is very aware that it needs to have several volunteers trained and capable of helping with the business in the Office.

With this goal in mind, the Board would like to formally train about six to eight volunteers to help out, or work one day per week. Details are just beginning to be put together, but if anyone is interested in volunteering, please leave your name at the Office.

## 7.0 OPEN FORUM FOR HOMEOWNERS

### 7.1 GENERAL TOPICS

E. Upton – Lot 78. Asked if the brush on the west side of the wall could be cut down. The Maintenance crew is looking after this.

J. Forbes – Lot 195. Asked if signs could be put up at the end of each street indicating lot numbers as it is very difficult to find them with our numbering system. The Communications Committee is already looking into signage.

S. Grey – Lot 35. Asked if anything had been done regarding decreasing the noise factor from heat exchangers (per discussions last year). Yes, some things have been tried but with no success so far.

B. Coates – Lot 179. Asked if something could be done when absentee owners let their lots go. There is a process in place to handle this. Concerns should be reported to the office.

P. Steeves – Lot 81. Asked if the wireless internet is high speed. The response time will not be as fast as high speed, but it will be very close.

B. Meeks – Lot 20. Concerned that some homeowners have several vehicles on their lots (ATV's etc.). The rules state that the vehicles must be parked on the lot; as a rule of thumb if some part of the vehicle is encroaching the curb a little, it has been accepted.

B. Meeks – Lot 20. Asked what could be done about yapping dogs. Put the complaint in writing and bring it to the Office. Bill also reminded homeowners who take their dogs out in the desert, which is not even our property, to be more prudent about what is left behind.

C. Thachyk – Lot 32. Noted that the Office will not be forwarding summer mail and asked why not. If some items slip through the cracks (as has been known to happen by the Post Office), what is the problem with forwarding this mail. Someone spoke up and said that the Post Office said that Rancho Ventana is a drop-off point and should be forwarding mail. S. Hunley will look into the matter.

N. Reimer – Lot 65. Indicated that he already had wireless internet service and wondered how getting Park service would affect him. The wireless internet will be available throughout the Park and the cost will be reflected in homeowner's dues whether they use the system or not.

J.. Nadeau – Lot 158. Noted that another park using wireless internet service has areas that are weak and this impedes the use of devices such as Magic Jack. S. Casorso responded that the intent is to have several antennae around the Park and that the signals should be strong enough.

B. Meeks – Lot 20. Suggested that if nothing could be done about forwarding the mail this year, that next year a copy of the US Postal Address Forwarding form be given to the Office for their files to help out with anything that falls through the cracks.

## 7.2 CONCERNS/QUESTIONS ABOUT THE RESTATED CC&R'S AND BY-LAWS

C. Thachyk – Lot 32. Asked about the procedure for requesting amendments for the governing documents. Forward any comments to the Office. There is a procedure for dealing with amendments. Discussion took place about receiving the original documents with strike outs when amendments were made.

B. Nadeau – Lot 158. Requested clarification of what was meant by strike outs. S. Hunley explained that usually when an amendment is made that the amendment is provided as an addition or a strike out, where it is clearly shown what the proposed change is. The old and new document can then be compared.

#### 8.0 DATE AND TIME OF NEXT MEETING

There will be an Open Forum held on November 8, 2010 at 2:30 p.m. to deal with the Restated Rules and Regulations and Enforcement Procedures.

The next regularly scheduled Board of Directors meeting will be held on November 9, 2010 at 2:30 p.m.

#### 9.0 ADJOURNMENT

The meeting adjourned at 3:35 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder

## **COMMUNICATION COMMITTEE MEETING**

### **MARCH 11, 2010 2:00 p.m.**

Present: Sylvia Hunley, Rob Virgil, Anne Umlah, Pat Handley

Sylvia welcomed Anne to the committee and give her a background of why the committee was formed and how its role had changed over the last few years.

- We need to revise the signage around the park, give better directions to the office and provide information at the gate as to where rental information can be found for those people wishing to rent a spot for a short time. Laundry room needs a troubleshooting sign so people aren't constantly going to the office for help. Recycling needs updated signage and Anne suggested that this could be more positive signage rather than the "do not" signage we have for recycling at the moment. Also signs needed showing consequences of improperly parking vehicles.
- Anne expressed an interest in the social calendar and offered to look after that next year. Anne to be given access to the website social calendar.
- Web site working well and domain has been purchased for 5 years, new domain name is much better than the old one.
- Suggestions for additions to website are providing a list of individuals prepared to do home inspections over the summer, a "To Do" list for protecting homes and rvs that will be left here in the summer heat and posting a list of vendors that owners have used and recommend.
- It had been hoped that the security cameras and wireless internet would be installed before the season ends but it seems that we will have to wait until next season. Sylvia expressed concerns about not having the wireless system reaching all areas of the park resulting in complaints from the owners. Rob suggested that before the owners are given the password to the system, that we take a laptop around the park and test the signal to make sure that everyone is receiving the same quality of signal. Rob also suggested that when we purchase the system we also purchase spares so that if a piece of equipment fails, we can replace it quickly.



ARCHITECTURAL REPORT: FROM FEB 16/10 TO MAR 23/10

[illegible]

TO BOARD OF DIRECTORS

MARCH 02, 2010

RE LOT NO 205

LOT 205 IS NEXT TO LOT 206 WHICH HAS A REVERSE PARK  
MODEL WHICH WAS POSITIONED 3' (NOT 7' AS REQUIRED) FROM  
LOT 205.

SINCE FURBER HAS REQUESTED WRITTEN CONFIRMATION THAT IF A  
PARK MODEL IS PLACED ON LOT 205 IT CAN BE SITUATED 3'  
FROM LOT 206 GIVING A 6' SEPARATION. THIS IS IN COMPLIANCE  
WITH ITEM 5 IN THE ARCHITECTURAL RULES UNDER SETBACKS.

*M. S. S. S.* FOR THE ARCHITECTURAL COMMITTEE

March 18, 2010

Rancho Ventana RV Resort  
Board of Directors

Re: Health and Safety Concern

I have known for sometime what is being disposed of in our two dumpsters.

But today I saw for the first time that our maintenance man Wes climbs into the dumpsters and packs them down. I questioned Wes and he said that he has to pack both dumpsters between biweekly removals or the dumpsters would not make it to the pickup day.

My first concern is Health of Wes. With him climbing into the dumpster he could pick up some very bad germs from what is in the dumpsters. He may get very sick and that could cost him seriously with an unknown sickness and lots of missed time from work.

Second concern is Safety and there are two safety concerns. One is the climbing into the dumpsters and falling when getting in or out.

The second safety concern that I have is the large trailer that we have Wes take to the dump alone. I have and other have went with the trailer to the dump and it is at time a very hard job to get some of the materials out of the trailer. It is easy to slip and fall. So it is very hazardous having only one person haul and unload the trailer at the dump. But Wes does it with out to much complaints but that does not make it right.

I would like to suggest a couple of ideas and hope that others would help with more ideas. I have seen a few larger trailers advertised in the White Sheets that are dump trailers. The trailer the park requires has to be hydraulic dump and not manual dump. A dump trailer could be used in place of one dumpster and take the larger amount of garbage. The trailer would have to have a lid fabricated to keep out animals and the wind. The trailer could be hauled to the dump by any of the many trucks in the park.

I feel that if the park had this try of a dump trailer the park would be able to save the price of the trailer quite quickly and be able to take it directly to the dump as needed. Also some park residents with larger pickup trucks would volunteer to take it to the dump. It would be Safe and easy to dump.

Attached are a couple advertisements from the White Sheets. One Used trailer is in LHC and it is electric hydraulic and other advertisement is for two different size electric hydraulic trailers 5000 lbs and 7000 lbs.

I would like to help more but not till next fall but I do hope that something can be done for next fall.

Laurel Birch 206



## LETTER TO THE BOARD RE PARK SECURITY EAST GATE

Unfortunately the theft incident last night highlights a need to increase security on the east gate in some significant manner. It appears that there are people who use the gate after dark so a secure lock is not the answer unless these people can be given access in some way. Assuming the thefts are taking place after dark, at which time the gate would be locked, the following are some suggestions for consideration,:

1. To install a clicker operated closure similar to the other gates.
2. To install a lighted keypad which is connected to a security camera monitored if possible by a security company (if such is available in Blythe.) to open the gate.
3. Mount a lighted sign saying the gate is being monitored by a (real or dummy) security camera.
4. Mount a motion detector light above the gate too illuminate anyone going through.

If these suggestions are considered impractical I suggest that everyone be advised that the gate will be locked at dark and opened in the morning.

Signed

Signed FUR!!

Wm. W. S. 795  
L. J. G. 15  
J. H. D. #24  
J. H. B. #22  
J. H. C. #21  
J. H. E. #102  
R. H. A. #119  
J. H. F. #106  
S. H. G. #107

Gunda Graham # 119  
 Kuku # 102  
 J. A. Augustine # 5  
 Margaret Mason # 30  
 Carol Thach # 32  
~~L. R. L. B. P. 7. 18~~  
 E. H. Eisenkrein # 27  
 B. C. M. K. S. H. S. # 33 + # 156

**RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.**  
**3410 N Arrowhead Blvd., Blythe, CA 92225**  
**Phone 760-921-3600 Fax 760-921-3160**

DATE: March 12, 2010

TO: Ted Swarts  
Architectural Committee Chair  
Rancho Ventana

RE: Lot #205 concerning possible park model placement

The situation with Lot #206, #205 was included in the list of legal noncompliant units which was taken to the City of Blythe for clarification in March of 2006.

The Board's "Restated Architectural Guidelines" which are being proposed for approval in November 2010, state in item D6:

"There are a few Park Lots that have park models that were correctly installed to required specifications, but due to a Developer's survey error, and the subsequently changed lot boundaries, are now deemed to be legally noncompliant. Neighboring Lots will not be in contravention of item D5, provided they maintain the proper Side yard Setbacks of three (3) feet. Only in these specific cases, which have been reviewed by the City of Blythe, shall the structures have less than the required separation. ..."

In that this lot is specifically included in that list, the previous Board has already granted this variance, and this Board is placing those variances in our formal statement of regulations..

Thank-you,

Sylvia Hunley, Secretary  
Board of Directors

**RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.**  
**3410 N Arrowhead Blvd., Blythe, CA 92225**  
**Phone 760-921-3600 Fax 760-921-3160**

DATE: March 12, 2010

TO: Del Collin and Frank Graham  
Lot #183 & Lot #155  
Rancho Ventana

RE: Thanks for your extra effort

The Board and Office Manager wish to specifically thank you for the work you put into improving the looks of the walkway along the north side of the Office. The reworking of the trench area and finishing rock work really look great.

Sincerely,

Sylvia Hunley, Secretary  
Board of Directors

**RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.**  
**3410 N Arrowhead Blvd., Blythe, CA 92225**  
**Phone 760-921-3600 Fax 760-921-3160**

DATE: March 16, 2010

TO: Jim Rodkey  
Public Works Director  
City of Blythe, CA 92225

RE: Proposed City Sewer Extension to Rancho Ventana RV Resort

We are required by our governing documents to have Owner voter approval before we can increase owner fees to pay for a capital expenditure of this magnitude. Because of these legal requirements and the seasonal nature of our Owners' residency, serious timing issues arise. The earliest a voter ballot measure could occur would be during our next winter season (October 1, 2010 to April 30, 2011). If successful, we would envision construction and connection occurring in the summer of 2011, while the park is minimally occupied (May 1 to September 30, 2011).

When you and David Lane met with our Board, you said that the City Council might be willing to allow an extended payment plan for the connection fees. Our Owners are retired seniors, and many live on tight budgets. A two year payment plan would help alleviate the financial strain this commitment would cause them. While a few of our Owners could pay outright, there are many others who cannot. We have several Owners who could be forced to sell their lots if a payment plan cannot be arranged. Your consideration of these realities is greatly appreciated.

Therefore, we are requesting that the City of Blythe extend through 2011 the quoted per lot connection costs, and any extended payment plan that may be granted. Further, we request that the City provide a written response regarding the connection fees and extended payment plan so we may present it to our Owners.

Thank-you for your consideration,

Sylvia Hunley, Secretary  
Board of Directors

**RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION INC.**  
**3410 N Arrowhead Blvd., Blythe, CA 92225**  
**Phone 760-921-3600 Fax 760-921-3160**

DATE: March 20, 2010

TO: Sonny Birtch  
Lot # 206

RE: Possible hydraulic dump trailer for Rancho Ventana RV Resort

We believe that your concerns are well founded. From what you have shared, the health issues are serious, and the work involved too strenuous for one person to empty the large trailer. Yasika has also mentioned that this is a job that is too much for Wes to handle by himself.

When we first bought the trailer I don't believe anyone expected that we would be able to cut expenses as much as we have. Now the idea of purchasing a hydraulic trailer seems not only reasonable, but necessary.

The Board will ask for assistance in gathering information so that we can make the necessary improvements in the fall.

Thank-you for sharing your concerns and possible solution,

Sylvia Hunley, Secretary  
Board of Directors