

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
NOVEMBER 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 2:20 p.m. There were approximately 30 homeowners in attendance.

2.0 APPROVAL OF MINUTES

MOTION 10/11/01

MOVED BY: R. Gordon

SECONDED BY: S. Casorso

THAT the minutes of the March 23, 2010 Board of Directors meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

No formal report was presented. The Board noted that there were a few minor applications and one new park model that was previously approved was being installed.

3.2 MAINTENANCE

R. Gordon presented the report. The Committee has had one brief meeting since coming back. The biggest project on hand at this time is the Library floor. He mentioned that the committee was looking for help with this project; also if anyone is interested in helping out – people are always needed for project related jobs. He thanked Sonny Birtch for his help with the entrance gate upgrade. Also mentioned was the fact that the Committee was looking at doing something regarding the Northeast gate (golf cart gate) regarding security.

As always, help is required and anyone interested in helping out can sign up at the Office, even if it's just to help out with special projects.

3.3 SOCIAL COMMITTEE

D. Nagy presented the report. The Committee has just started up again but there were already a few happenings. There's been a breakfast (65 people attended), a steak night and dance are scheduled for November 20th, and a Thanksgiving Dinner is planned for November 25th.

The Committee is looking for a few more members and anyone interested in volunteering or helping out with certain functions can sign up at the Office.

3.4 FINANCE

M. Myers presented the report. He stated that they had already started working on the budget for next year and it should be finalized by the next meeting. He received a letter from the IRS – everything is good.

3.5 COMMUNICATIONS

S. Hunley presented the report attached as “Appendix A”.

3.6 RECYCLING

S. Birtch presented the report attached as “Appendix B”.

3.7 OPERATIONS

S. Hunley read the minutes for an Operation Meeting held November 9th, 2010. Discussions took place regarding the Governing Documents for the Park and review of owner comments on the Restated Rules and Regulation; the pool retrofit and resurfacing; the new sewer system; and improvements made to the Park over the summer.

4.0 UNFINISHED BUSINESS

4.1 COMPLETION OF THE GOVERNING DOCUMENTS PACKAGE

S. Hunley reported that the CC&R's and By-Laws have been registered with the State of California (copy of the first page of the registration package is attached as “Appendix C”).

An Open Forum was held on November 16, 2010 for Owner comments on the proposed Restated: Rules and Regulations for Owners, Rules and Regulations for Renters/Lessees/Guests/Visitors, and the Architectural Guidelines. Some changes were made in

response to Owner concerns (Summary of Changes attached as “Appendix D”).

MOTION 10/11/02

MOVED BY: S. Hunley

SECONDED BY: S. Casorso

THAT the changes made at the Open Forum to the Restated: Rules and Regulations for Owners, Rules and Regulations for Renters/Lessees/Guests/Visitors, Architectural Guidelines be approved and incorporated into the document;

AND THAT the Restated: Rules and Regulations for Owners, Rules and Regulations for Renters/Lessees/Guests/Visitors, Architectural Guidelines dated November 16, 2010 be approved.

CARRIED.

These documents will come into effect 15 days after this approval.

4.2 UPDATE ON CITY SEWER

Homeowners were advised that the contractor’s financing has fallen through regarding the City sewers. C. Taylor and the City are continuing to work to make this happen but this project has been put on hold for the time being.

4.3 POOL RETROFIT UPDATE

R. Gordon reported that the retrofit (pool and spa drains) is complete. The pool and spa were repainted and look fantastic and the Board is very happy with the results. The State of California has done its inspection and the retrofit has been approved and everything is up to code. The Board thanked Yasika and Wes for all the hard work and the great job done this summer.

4.4 SECURITY SYSTEM UPDATE

4.5 REPORT ON WIRELESS SYSTEM

S. Casorso gave an update on the status regarding these two items. After a considerable amount of research an excellent product for a security system and wireless internet that work together and that can be integrated into our existing system has been found. The costs to purchase would be approximately \$6,000. for the security system and \$4,500. for the wireless internet system. Annual operational costs would be approximately \$2,500. and \$2,800 respectively. This would translate into an additional \$5.00 per month added to the maintenance fees for the operation of both security and wireless internet services.

The internet service would have 5 access points in the Park. Three routers would be installed during the peak season, which would provide up to 250 users at one time. The number of routers can be reduced during the off-season. The Board will review the financing for this project, including additions to the reserve account for replacement. Also, because of the expertise available to the Board by some of its homeowners, it may be possible to reduce some of the cost of installation.

MOTION 10/11/03

MOVED BY: S. Hunley

SECONDED BY: M. Myers

THAT the Board of Directors, subject to financing, proceed with the purchase of a combined security/internet service in the amount of approximately \$10,500.;

AND THAT, subject to the purchase of the security/internet system the Board approve the cost of the service fee of approximately \$5,200. per year.

CARRIED.

4.6 OFFICE ASSISTANT TRAINING

S. Hunley announced that several people had volunteered to help out in the Office. The training will be done on a 1 to 1 basis so homeowners will be seeing different people helping Yasika in the Office.

5.0 CORRESPONDENCE

5.1 LETTER FROM THE BEBLOW'S , LOT 178 RE; PARKING PERMIT

The Beblows' letter is attached as "Appendix E". The Board's response is attached as "Appendix F".

The Board thanked the Beblows for their compliance.

6.0 NEW BUSINESS

6.1 SOCIAL COMMITTEE'S INQUIRY CONCERNING FITNESS EQUIPMENT

The Social Committee is looking into the possibility of purchasing some fitness equipment and were wondering what the general consensus was concerning this. The Social Committee will send out a questionnaire to homeowners for their input.

6.2 MEN'S RESTROOM

An incident occurred in the men's restroom on Friday evening. The handicapped stall and surrounding area were grossly unclean. Someone had left a horrendous mess that required a power hose to clean up. The rest room had to be closed for three days and needless to say, Wes, who had to clean up the mess, was put in a very uncomfortable situation.

Hopefully, this type of situation will not recur.

7.0 OPEN FORUM FOR HOMEOWNERS

LOT 154 – A. Wilson inquired as to whether correspondence could be sent to the Board for inclusion at a meeting via email. The answer was yes, but the email should be sent to ranchoventanahoa@npgcable.com and addressed to "The Board of Directors", and not an individual Board member.

Lot 32 – C. Thachyk inquired about the process regarding the amendment of the CC&R's. S. Hunley stated that the CC&R's can be amended but that amendments have to be dealt with by our attorneys and is not an easy process. For the time being any amendments will be held until the CC&R's have played out a little. If issues arise they can be handled at an Operations Committee meeting until such time as the amendment is put forward.

Lot 190 – K. Zidar mentioned that the Golf Course Volunteers Committee is up and running and anyone interested can contact either Roger Handley or Kathy Zidar.

8.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, December 14, 2010 at 2:30 p.m.

9.0 ADJOURNMENT

The meeting adjourned at 3:08 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

COMMUNICATION COMMITTEE REPORT

NOVEMBER 16, 2010

A calendar of events for November has been printed and copies are available in the library, there's also a copy on display in the breezeway. You can also check out the website for information on events organized by the Social Committee the website gives details of when tickets are available for sale, cost etc.

Yasika took pictures during the summer of the work done on the pool and hot tub along with the over seeding and general pictures of the park and golf course area and showing just what the staff do to get the park ready for us all to enjoy in the winter months. These pictures are now displayed on the website on the member's page, take a look you'll find it interesting.

To make it easier for visitors to the park to find lots, we had planned on having the range of lot numbers for each street painted on the curb at the end of each street, but the resurfacing of the pool took priority. We will get the signage painted in the near future.

RECYCLE REPORT FOR NOV 16, 2010

First would like to thank those that helped out with the different jobs after some of us left in the spring. It sure is appreciated.

Our final amount collected at the end of the spring was \$919.45.
Last season we had some big expenses like the new trailer etc. but it was a good season

This season starting in Oct we have had 4 trips with recycle items for a total of \$266.00 and we have had expenses of \$59.74 for a trailer jack and bug traps.

Balance as of today is \$1125.71


There is a list posted looking for helpers. We would like to have a few people come forward and we would make up schedule for each job so that not just a couple people would have to do all the recycling.
Please consider and help us out.

There is a new bucket outside the club house for old clothing, bedding, towels etc that will be given to the local churches.

Some are still putting cans bottles, cardboard in dumpsters Please use the recycle and I would like all to ask that ones that are renting tell there renters about the recycling. Tell all were the recycling is and what is to go were

If anyone has any other suggestions please let me know.

Laurel Birch



[Cover Page]

**RESTATED: RULES AND REGULATIONS FOR OWNERS
RULES AND REGULATIONS FOR RENTERS/LESSEES/GUESTS/VISITORS
ARCHITECTURAL GUIDELINES
DATED MARCH 10, 2010**

**SUMMARY OF CHANGES MADE AT A MEETING HELD
NOVEMBER 16, 2010**

The following changes will be incorporated into the document for approval at the Board Meeting to be held on November 16, 2010.

The original language of each item designated below will be replaced by the following:

PAGE 5, ITEM 8 (f)

Pre-approval from the Association Office is required before commencing any maintenance or work which involves the use of oil, fuel, or parts/materials considered to be "hazardous" by the State of California or Riverside County. The use of power tools, or the performing of vehicle, or RV lot maintenance may only be done between 8:00 am and 6:00 pm.

PAGE 6, Item 10 (f)

The pet owner is required to immediately clean up and properly dispose of their pet's wastes and to eliminate any odors. There are no exceptions.

PAGE 7, Item 15 (g)

Contractors, and service providers must remove all material and equipment daily, or store in a manner that has been pre-approved by the Association.

PAGE 9, Item 6 (f)

The pet owner is required to immediately clean up and properly dispose of their pet's wastes and to eliminate any odors. There are no exceptions.

PAGE 17, Item L3

Up to fifty percent (50%) of the enclosure may be of transparent materials, such as plexiglas, lexan, or lattice. No glass is permitted.

PAGE 17 – Item S

A maximum of two (2) panels shall be allowed per property line (side or rear); one panel for each neighbor. Neighbors shall work together to determine siting. If there is a disagreement, each neighbor shall have the right to place one panel.

The RESTATED RULES & REGULATIONS AND ARCHITECTURAL GUIDELINES was approved at the Board Meeting of November 16, 2010, as changed, and will become effective as of December 1, 2010.

"APPENDIX E"
BOD Mtg
Nov 10, 2010

Ron (Butch) & Sharon Beblow
178 Rancho Ventana

Board of Directors

Request for Parking Permit:

Due to the way our 5th wheel sits on our lot, it is very difficult to fit the truck in a good position. We are asking for a permit to park our truck on one of the empty parking spaces (guest parking). We are also asking if this permit would cover a year at a time or could it cover a few years. The reason we are having a hard time to fit the truck on our lot is that we have a back door entry on our 5th wheel, the awning comes to the back and the shed is right there, so we had to move our 5th wheel ahead on our property. This leaves us a very tight area to park the truck. We understand if this permit is not allowed as not everyone in the Park can park on these guest parking stalls. However I think we have a reasonable request.

Thank you for your Attention:

Ron(Butch) & Sharon Beblow
lot 178
Nov. 11, 2010

DATE: November 15, 2010

TO: Bruce & Sharon Beblow
Lot #178

FROM: Rancho Ventana RV Resort Community Association
Board of Directors

RE: Parking Permit Request

The Board thanks you for your letter of November 11, 2010, concerning your difficulties fitting your vehicles on your lot, and your request for a parking permit.

Our CC&Rs 5.8.1 states:

...Except for temporary parking, all vehicles of Residents must be parked on such Resident's Recreational Vehicle Lot and not in any Guest parking areas, designated from time to time by the Board of Directors. Guests may only park in the Guest parking areas provided they obtain a parking permit from the Association office.

Our Restated Rules and Regulations for Owners repeats and clarifies:

9.(d) Owners must park all of their vehicles and trailers on either their own Site, or another Site with the express permission of that Lot's Owner.

9.(j) Owners needing temporary parking due to Lot improvements, or other special circumstances, may apply for a Temporary Parking Permit at the Office.

We all have to make trade offs due to the size of our lots, and bigger vehicles and RVs. Because we are unable to accommodate your request as it is not temporary in nature, you will need to do some rethinking of space and location issues.

Sincerely,

Sylvia Hunley
Secretary