

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
JANUARY 11, 2010**

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. There were approximately 16 homeowners in attendance.

2.0 APPROVAL OF MINUTES OF THE DECEMBER 15, 2010 MEETING

MOTION 11/01/01

MOVED BY: M. Myers

SECONDED BY: S. Hunley

THAT the minutes of the December 15, 2010 Board of Directors meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

T. Schwarts stated that there was nothing to report at this time.

3.2 MAINTENANCE

R. Gordon presented the report. Everyday maintenance of the park, including irrigation problems, seeding and fruit tree problems are being handled.

The dog pole bags are being used well.. Homeowners were asked to use their own plastic bags if possible, and to use the bags provided only if their own plastic bags are forgotten. He thanked everyone for picking up after their dogs.

The card room will be painted and the floor will be replaced on January 17-19. All activities will be held in the hall during this period. He asked that all tables and chairs be replaced after use.

Everything seems to be running well with a little maintenance. There is no news on the new sewer system.

3.3 SOCIAL COMMITTEE

There was no report.

3.4 FINANCE

M. Myers reported that adjustments were being closed to the 2010 financial year and then financial data will be sent out for the annual audit and tax filing.

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

There was no report.

4.0 UNFINISHED BUSINESS

4.1 SECURITY/WIRELESS SYSTEM UPDATE

S. Hunley reported in S. Casorso's absence. The system is going ahead with specifics from the Park being sent to the provider. The Board is determined to have the security/wireless systems up and running by the end of the season.

4.2 OFFICE ASSISTANT TRAINING

S. Hunley reported that this project is moving along well. Several homeowners are in the process of being trained.

4.3 SOCIAL COMMITTEE'S INQUIRY CONCERNING FITNESS EQUIPMENT.

Due to the absence of representation from the Social Committee this item is being tabled.

4.4 RESPONDING TO OPEN FORUM COST SAVINGS INQUIRIES

W. Orriss thanked all who asked questions at the last meeting. Most were answered at the meeting but a short summary follows.

Internet cost for the wi/fi and security systems will be heaviest during occupancy and approximately one third for the security system during the off-season.

Internet costs in the budget are for office functions and also to support the Vonage phone system.

Telephone costs are for dedicated lines to the Library, entrance gate, and the fax machine.

The janitorial costs are for all cleaning supplies for the washrooms and laundry, as well as the products for both.

The landscaping costs are for trimming the large palms (any on owners lots are charged back to them).

NPG Cable is a contract which is renewed each year. It is a very good rate, even with the Park being closed for the off-season.

The wi/fi and security systems will be paid for from the Capital Expenditure Fund (from a maturing CD from the sale of two Park lots).

Solar – Our contractual agreement has expired and the Board has yet to decide what to do at this time.

The Board is also looking at the development of policy for the pool, the spa, the hall and breezeway lighting, hall heating/air conditioning, outside tree and flag lighting, and several other cost management issues.

4.5 ANY OTHER UNFINISHED BUSINESS

None.

5.0 CORRESPONDENCE

5.1 LETTER FROM S. GREYE – LOT 56 RE: VOLUNTEER RESIGNATION

The letter is attached as Appendix C.

The Board's response is attached as Appendix D.

6.0 NEW BUSINESS

6.1 ELECTION UPDATE

There are three positions open for the upcoming Board elections. So far two people have put their names forward. Any interested parties are requested to fill in the form available at the Office.

6.2 RESCINDING OF ONE TIME SPECIAL ASSESSMENT OF \$50.00 – MOTION 10/12/04

At the December 15, 2010 Board of Directors meeting Motion 10/02/04 – approving a \$50.00 one time assessment for the capital purchase of the security and wi-fi system was passed.

A question at the Open Forum portion of that meeting referred to the money invested from the sale of the Park's two lots. The CD matures shortly and as a result the cost will be taken from those funds.

MOTION 11/01/02

MOVED BY: R. Gordon

SECONDED BY: M. Myers

THAT MOTION 10/12/04 “That a one-time special assessment fee of \$50.00 per lot be approved to cover the capital costs for the security/internet system; and that such assessment fee be payable February 1, 2011” be rescinded.

CARRIED.

6.3 ANY OTHER BUSINESS

W. Orriss indicated that the Board has just been informed verbally that Edison will be in the Park on January 31st, 2011 to change out all of the meters to new digital versions. The Board is contacting the pedestal supplier regarding part availability and Edison to try to postpone this procedure until after May 1st. There is a potential problem if the pedestal replacements are no longer available. The Board will keep homeowners informed either by notice or a special meeting.

7.0 OPEN FORUM FOR HOMEOWNERS

W. Orriss reminded homeowners that the purpose of the Open Forum was to give homeowners an opportunity to address and/or ask the Board questions. The Board then takes the information under consideration and would respond either at the next Board meeting, or with the individual homeowner and report the results at the next meeting.

LOT 195 – J. Forbes: Addressed the book situation in the Library. Much work and effort had been put into the categorization of the books. He inquired as to

whether or not the Board would consider going back to this system if the volunteer who had categorized them was in agreement.

LOT 32 – C. Thachyk: Supported the request from Lot 195. She would prefer having books filed by category rather than just alphabetical by author.

LOT 56 – T. Schwarts: Asked who authorized the disposal of over one-third of the library books.

The Board will look into the requests from homeowners on Lots 195, 32, and 56.

LOT 206 – S. Birtch: Regarding the replacement pedestals. Requested that the Board let homeowners know who will be determining if a new pedestal is required and also requested that the Board endeavor to pass on this information as soon as it is available.

8.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors Meeting will be held on February 15, 2011 at 2:30 p.m.

The Annual General Meeting will also be held on February 15, 2011 immediately following the Board of Directors Meeting.

9.0 ADJOURNMENT

The meeting adjourned at 3:05 p.m.

W. Orriss
President

Kathy Zidar
Recorder

COMMUNICATION COMMITTEE REPORT FOR
JANUARY 2011

- Photos taken on Christmas Eve and New Years Eve are on the website, take a look. You can also download any photos that you may wish to
- Ursula has produced the newsletter for January, it's available for pick up in the library
- All owners with email addresses should have received an email advising of the increase in maintenance fees, the upcoming election for the board of directors and various other business issues, these notices are also on the website
- Now that most of the Communication Committee members are in the park, we will be having a meeting shortly

"APPENDIX B"
BOD MTG.
JAN. 11/2011

RECYCLE REPORT FOR January 11, 2011

We have started to collect plastic milk jugs and plastic liquor jugs and there are new garbage cans in two places for this.

Please tell all residents and especially renters about the recycling.

Garbage trailer and cardboard trailer are not for house hold waste.

Small cardboard trailer is for sale.

We have had 2 recycle trips since last report for a total of \$221.00

Expenses were	*cost pieces for trailers
	*trailer advertising in local paper
	*small repair items
	*new garbage cans
	*tiles for card room

Balance as of today is \$208.61

New dump trailer for the branches etc. is working real good, it is so easy to dump.


Laurel Birch

December 10th, 2010

*Letter of Volunteer Resignation to Residents and the Board of
Rancho Ventana RV Park*

*To the many Park resident readers who have expressed their
appreciation of the categorized and author alphabetical
organization of the library books .. my thanks.*

*I have been rather emphatically informed that this kind of
organization is no longer desired and that the preferences of the
park's residents is that the library books be shelved in alphabetical
order by author disregarding any genera categorization.*

*I have enjoyed my many years of voluntary library duties and have
seen the library grow from two bookcases to its present size. As my
library organizational skills will no longer be required I cede to the
Park's residents expressed desire for the shelving changes however
detrimental I believe these to be to the readers in the Park.*

Regards



Sharon Greye

Appendix D
JAN 11, 2011 Board Meeting

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

3410 Arrowhead Blvd. Blythe, CA 92225
Phone (760) 921-3600 Fax (760) 921-3160
Website www.ranchoventana.com
Email ranchoventanahoa@npgcable.com

DATE: December 19, 2010

TO: Sharon Greye, Lot #56

RE: Library Service

The Board and the Park sincerely thank you for your years of volunteer work in the library. Our Park relies on the time and talents of our Owners and Residents to allow us to have and enjoy amenities beyond the means of our maintenance fees.

The Board is aware that the scheduling of and completion of our projects around the Park, do not necessarily go as planned. With respect to the library project, the Board accepts responsibility for not ensuring that all interested parties were informed of the changed schedule and accept their responsibility for the misunderstandings that arose as a result. The Board has been considering this and several other questions surrounding the Park's approach to special projects, and hope to be presenting new ideas and approaches to our Park in the coming months.

The Board must ensure that all of our volunteers realize how much their work is appreciated, and how vital it is to the success of this Park. The Board thanks you again for your service contribution to the Park, and we know that our Owners join us in our thanks.

Sincerely,

Secretary, Board of Directors