

**RANCHO VENTANA  
BOARD OF DIRECTORS MEETING  
DECEMBER 11, 2012**

**M I N U T E S**

PRESENT: B. Beblow, C. Koehn, B. Macgregor, 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 20 people in attendance.

2.0 MINUTES OF THE NOVEMBER 13, 2012 MEETING

MOTION 12/12/01

MOVED BY: B. Macgregor

SECONDED BY: M. Myers

THAT the minutes of the November 13, 2012 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

The following people have agreed to sit on the Committee: Connie Bouchard, Terry Kvinlaug, Del Ryan and Don Avison. No spokesperson has been selected yet. To date this season approvals have been given for 1 shed renovation, 1 shed and lattice permit, 2 lattice permits and 2 awning permits.

3.2 MAINTENANCE

C. Hughes presented the report attached as Appendix A.

3.3 SOCIAL

B. Carter presented the report attached as Appendix B.

3.4 FINANCE

M. Myers presented the report. The following tax resolution was presented so that our homeowners association can pay taxes as a not-for-profit organization.

Regarding excess income applied to the following year's assessments  
Revenue Ruling 70-604

MOTION 12/12/02

MOVED BY: M. Myers

SECONDED BY: B. Beblow

WHEREAS the Rancho Ventana Homeowners Association is a California corporation duly organized and existing under the 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 of on behalf of the Rancho Ventana Homeowners Association:

RESOLVED THAT any excess of membership income over membership expenses for the year ended December 31, 2012, shall be applied against the subsequent tax year member assessments as provided by the IRS Revenue Ruling 70-604.

CARRIED.

It was reported that the 2013 budget figures are very similar to the 2012 figures, there will be no increase in dues for 2013 and that the Reserve Fund is healthy. A copy of the 2013 budget is attached as Appendix C. The Owner's packages will be emailed and/or mailed to every owner on Friday, December 14<sup>th</sup>, 2012

### 3.5 COMMUNICATIONS

There was no report. It was noted that the Recycling handouts have been distributed into the mailboxes.

### 3.6 RECYCLING

W. Orriss presented the report for D. Edwards. Three trips were made this month for a total of \$421.00. So far this season \$639.00 has been collected. The balance in the Recycling Fund is \$1,864.00. Expenses this month included bags and lights for the clubhouse etc. for a total of \$75.17.

### 3.7 OPERATIONS

No report.

#### 4.0 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix D.

#### 5.0 CORRESPONDENCE

A letter attached as Appendix E, was received from K. Zidar regarding the stage lighting. A response will be forthcoming.

#### 6.0 UNFINISHED BUSINESS

##### 6.1 LOT 62 TO 70 FENCE PROPOSAL

The Board has received an estimate and will contact the spokesperson next week.

##### 6.2 JACK FORBES PARK BENCHES PROPOSAL

The Board will work with J. Forbes regarding the placement of the benches. The final acceptance is tabled to the next meeting.

#### 7.0 OPEN FORUM FOR HOMEOWNERS

LOT 181 – B. Carter asked for an update on the internet services. W. Orriss advised that C. Hughes and other people are working with Fisher and stated that a response from them is anticipated.

LOT 179 – B. Coates asked whose responsibility Christmas lights fell under in the Park. The lights on the roof are in bad shape as well as some around some palm trees. The Board will look into the matter.

LOT 183 – C. Collin asked what could be done to light up some of the dark area in the Park at night. The Board is looking into this matter and has purchased solar lights to be put into the dark areas.

LOT 195 – J. Forbes stated that he would be away until sometime in January but would be happy to work with the Board regarding the location of the park benches.

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

The next Board of Directors Meeting will be held on Tuesday, January 8, 2013 at 2:30 p.m.

## 9.0 ADJOURNMENT

The meeting adjourned at 3:00 p.m.

W. Orriss  
President

K. Zidar  
Recorder