

**RANCHO VENTANA RV PARK
BOARD OF DIRECTORS MEETING
JANUARY 10, 2012**

M I N U T E S

PRESENT: B. Beblow, S. Casorso, 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 35 people in attendance.

2.0 APPROVAL OF THE MINUTES OF THE DECEMBER 13, 2011 MEETING

MOTION 12/01/01

MOVED BY: S. Hunley

SECONDED BY: S. Casorso

THAT the minutes of the December 13, 2011 Board of Directors meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

The report was presented by J. Lindgren and is attached as Appendix A.

3.2 MAINTENANCE

The report was presented by J. Hensman. This is a list of the committee members: Jim Hensman, Cyril Hughes, Grant Meek, Dale Vetch, Peter Umlah, Dennis Keith, Syd Byma and Butch Beblow (Board Liaison).

Volunteers are always welcome. If interested, please see J. Hensman.

Outstanding Items include: the garbage bin roof repaired – needs paint; relocate the wall around the water heater in the kitchen; dust cover for the kitchen fan; repair water swing valves; looking at the trellis outside the card room and repairing the carpet on the stage.

3.3 SOCIAL COMMITTEE

D. Nagy presented the report attached as Appendix B.

3.4 FINANCE

M. Myers presented the report. He stated that preparations are under way for the annual audit and tax filings.

3.5 COMMUNICATIONS

S. Hunley presented the report attached as Appendix C.

3.6 RECYCLING

K. Zidar presented the report for S. Birtch. The report is attached as Appendix D.

3.7 OPERATIONS

S. Hunley presented the report attached as Appendix E.

4.0 PARK MANAGER'S REPORT

S. Hunley presented the report attached as Appendix F.

5.0 UNFINISHED BUSINESS

5.1 SECURITY/WIRELESS SYSTEMS UPDATE

S. Casorso presented the report. He stated that he has been notified that Sudden Link is finished with the fiber optic connection and although he wasn't sure how well it was working, that we can contact our contractors to finalize the Wi/Fi connections. There has been 7 days of continuous recording on our security system and it appears to be working well.

5.2 CLARIFICATION ISSUES/ARCHITECTURAL GUIDELINES

W. Orriss indicated that the Board had completed their review of the changes to the Architectural Guidelines. The document "Changes to the Architectural Guidelines, January 2012" is attached as Appendix "G".

MOTION 12/01/02

MOVED BY: B. Beblow

SECONDED BY: S. Casorso

THAT the "Changes to Architectural Guidelines, January 2012" as presented at the January 10, 2012 Board of Directors Meeting, Appendix G, be approved as presented.

CARRIED.

The document will be distributed to homeowners.

5.3 ANNUAL GENERAL MEETING

W. Orriss stated that the last date to submit self-nomination forms for positions on the Board of Directors is January 19, 2012. To-date, there have been no nominations submitted. There are 2 openings and the incumbents are not letting their name stand for the next term.

If no nominations are received, then the Candidates Forum scheduled for January 24th will be cancelled.

6.0 CORRESPONDENCE

LETTER FROM/RESPONSE TO A. CARTER, LOT 181

S. Hunley read a letter and the Board's response to A. Carter regarding the laundry room and bathrooms, attached as Appendix H.

7.0 NEW BUSINESS

7.1 RECYCLING HANDOUT FOR RANCHO VENTANA RESIDENTS

S. Hunley thanked P. Handley for preparing the Rancho Ventana Recycles handout, attached as Appendix I. The back of the handout lists the recycling areas and what to take to them. This handout will be placed in the mailboxes shortly.

7.2 RULE ADDITION

S. Hunley read the restated: Rules and Regulations for Owners Proposed Rule Addition, attached as Appendix J. The document will be posted on the website by Friday, January 13, 2012 and mailed to those owners without internet access.

Owners may comment on the proposed addition via email or signed notice to the Association Office. Written comments will be read, and verbal comments will be heard at the February 21, 2012 Board meeting prior to the Board's voting on the change.

8.0 OPEN FORUM FOR HOMEOWNERS

W. Orriss responded to queries from the last couple of Board meeting. The first, from A. Wilson and A. Carter regarding posting of the minutes. An "Agenda & Preliminary Summary Minutes" is being posted following Board meetings. These minutes are unaudited and unapproved and in short form, but will give

homeowners an idea of what went on at the meetings until the formal minutes are approved.

Regarding D. Keith's comments on having higher perimeter fencing: The Board discussed the possibility and found that the cost would be prohibitive and it would interfere with homeowners' views of the golf course. No action will be taken.

Regarding P. Kmech's comments on the inadequacy of the sound system: The comment stemmed from an incident at a function where an outside source had defective computer equipment that would not work with our system. Our system was eventually used with our own music machine but it was an unfortunate and embarrassing situation. The Board's position is that considering the acoustics in the building that the sound system is working fine..

Lot 195 – J. Forbes: Stated that he was disappointed that Sudden Link had finished installing the fiber optic cable and there is no improvement in our service. S. Casorso indicated that Sudden Link is still testing the system. We need to have all the parts working well to make it workable for every resident in the Park.

Lot 55 – L. Arthur: Stated that they are only getting one bar and often have no access at all at their end of the Park. The Board responded that anyone who has problems should report them to the Office where a master list is being kept and that efforts will be made to adjust and deal with those areas first.

Lot 49 – J. Jansen: Stated that the Snowbird Open, which was to replace the defunct Canada Cup will not be happening. Members of the organizational committee met with representatives from the golf course and it was decided to support the Welcome Back Snowbird tournament held in November instead, hoping to hold the Welcome Back tournament later in the month so that more golfers can attend.

Lot 37 – W. Short: Stated that in October a breaker was broken on their lot and asked if the Park pays for that. The Board will take this item under consideration.

9. NEXT BOARD MEETING

The next Board of Directors Meeting will be held on February 21, 2012 at 2:00 p.m., prior to the AGM.

10. ADJOURNMENT

The meeting adjourned at 3:05 p.m.

W. Orriss
President

K. Zidar
Recorder