

**RANCHO VENTANA  
BOARD OF DIRECTORS MEETING  
MARCH 20, 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 27 people in attendance.

2.0 MINUTES OF THE FEBRUARY 21, 2012 MEETING

MOTION 12/03/01

MOVED BY: M. Myers

SECONDED BY: B. Macgregor

THAT the minutes of the February 21, 2012 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

J. Lindgren presented the report attached as Appendix A.

3.2 MAINTENANCE

J. Hensman presented the report attached as Appendix B.

3.3 SOCIAL

B. Macgregor reported that the Social Committee is in good shape. The St. Patrick's Dinner and Dance went well and the committee is working on plans for next year. Their next meeting will be during the third week in November.

3.4 FINANCE

M. Myers reported that all is well.

### 3.5 COMMUNICATIONS

C. Koehn presented the report attached as Appendix C.

### 3.6 RECYCLING

No formal report was presented. It was noted that all is going very well.

### 3.7 OPERATIONS

No report.

## 4.0 PARK MANAGER'S REPORT

No formal report was presented however it was noted that a summarization of how to prepare dwellings for the summer period is available in the Office.

## 5.0 UNFINISHED BUSINESS

### 5.1 CLARIFICATION OF GOVERNING DOCUMENTS FROM FEBRUARY 21, 2012 MEETING WITH WRITTEN AND OPEN FORUM

Since the document was approved at the February 21, 2012 meeting and was made available for any further comment in order to make changes, if required, W. Orriss read through the entire document.

Written comments were received from A. Wilson (Appendix E) and from J. Nadeau (Appendix F). The only comments from the floor were reiterations from A. Wilson on his written comments and support for the 24 foot minimum length requirement for rv's.

Following this lengthy review W. Orriss asked the Board if there were any comments made or reasons presented which would warrant making changes to the documents.

MOTION 12/03/02

MOVED BY: B. Macgregor

SECONDED BY: C. Koehn

THAT after the mandatory 30 day review period that, the Restated: Rules and Regulations for Owners; Rules and Regulations for Renters/Lessees/Guests/Visitors, approved by Motion 12/02/02 be implemented;

AND THAT the changes to the Architectural Guidelines approved by Motion 12/02/03 also be implemented.

CARRIED.

5.2 LOT 61 to 70 FENCE PROPOSAL

W. Orriss commented that the Board had not made a decision to-date as they are checking into cost and other factors. This item had been tabled to a future meeting.

6.0 CORRESPONDENCE

6.1 LOT 43 – LETTER FROM U. DARUGNA AND BOARD RESPONSE

C. Koehn read the March 1, 2012 letter from U. DaRugna regarding the final inspection permit No. 115 (attached as Appendix G) and the Board's response dated March 16, 2012 (attached as Appendix H).

7.0 NEW BUSINESS

7.1 WIFI UPDATE (not previously on this agenda)

J. Hensman presented this report attached as Appendix I.

8.0 OPEN FORUM

Lot 195 – J. Forbes. Asked if the Board had given any consideration to the rest benches. The Board has and will be seeking input from Mr. Forbes as to location of same.

9.0 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Tuesday, November 13, 2012 at 2:30.

10.0 ADJOURNMENT

The meeting adjourned at 3:35 p.m.

Warren Orriss  
President

Kathy Zidar  
Recorder