

**RANCHO VENTANA
BOARD OF DIRECTORS MEETING
NOVEMBER 13, 2012**

M I N U T E S

PRESENT: B. Beblow, C. Koehn, B. Macgregor, M. Myers, W. Orriss
K. Zidar (recorder)

1.0 W. Orriss called the meeting to order at 2:30 p.m. There were approximately 40 homeowners in attendance.

2.0 MINUTES OF THE MARCH 20, 2012 MEETING

MOTION 12/11/01

MOVED BY: M. Myers

SECONDED BY: B. Macgregor

THAT the minutes of the March 20, 2012 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

W. Orriss said that there is no committee at present but that people are being approached and it is expected that a committee will be in place very shortly. There is not much activity at present – 3 applications for metal awnings and one application for lattice work.

3.2 MAINTENANCE

B. Beblow reported that the awnings outside the pool need repair; the blue ones need new fabric and requests for quotes are already out. The yellow awnings need to be stitched and help will be required with those. The walk cover to the cardroom has 2 posts that need to be repaired. The pool heater has created many challenges and will probably need to be replaced and become the backup heater. A new keypad is required at the entrance gate and will be installed very shortly.

3.3 SOCIAL

P. Staley presented the report. Current plans include a Steak Night with Karaoke to follow on November 16th, and a Breakfast on December 2nd. The Social Committee is still looking for volunteers for the Monday

Morning Coffee Club and for someone to look after Movie Night. The 50/50 draws will continue to support the Christmas Fund.

3.4 FINANCE

M. Myers stated that the budget is being put together and that it looks like it will be somewhat the same as last year.

3.5 COMMUNICATIONS

S. Hunley presented the report attached as Appendix A.

3.6 RECYCLING

D. Edwards presented the report. Two trips have been made to the recycling facility netting \$118.00 and \$100.00 respectively. He gave a breakdown of what is requested in the handling of recyclable materials. A Recycling Handout with all this information is almost complete and will be distributed in the very near future.

The Recycling Committee is also looking for volunteers.

3.7 OPERATIONS

W. Orriss stated that a meeting was held November 6th with the Park Manager to review summer operations.

4.0 PARK MANAGER'S REPORT

C. Koehn read the report attached as Appendix B.

5.0 UNFINISHED BUSINESS

5.1 SECURITY/WIRELESS SYSTEM UPDATE

The Board is committed to getting the wi-fi system running smoothly as soon as possible. Yasika is working with Fisher Wireless which is a different carrier than we've had in the past. Another tower is being installed around the Maintenance area. There will be some directional changes made in a couple of the towers so that the signal works better in the Park boundaries.

5.2 LOT 61 TO 70 FENCE PROPOSAL

This item has been tabled. Board discussion and quotes are underway.

5.3 OTHER UNFINISHED BUSINESS

In the last meeting, J. Forbes suggested putting benches around the Park. Now that he is back the Board will work with him seeking his input in order to get this done..

6.0 OPEN FORUM

LOT 179 – B. Coates. The Steak Night is being held on Friday and BBQ's are needed. Anyone who can help is asked to see him.

Also, he mentioned that the list is up in the Library for people to look after opening and closing the pool cover. If anyone needs to get into the pool that is where they can find out who to see; as always, he is still available to help if there is a problem.

7.0 DATE AND TIME OF THE NEXT MEETING

The next Board of Directors Meeting will be held on December 11, 2012 at 2:30 p.m.

8.0 ADJOURNMENT

The meeting adjourned at 2:50 p.m.

W. Orriss
President

Kathy Zidar
Recorder