

RANCHO VENTANA
BOARD OF DIRECTORS MEETING
FEBRUARY 11, 2014

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 60 people in attendance.

2.0 APPROVAL OF THE JANUARY 14, 2014 MINUTES

MOTION 14/02/01

MOVED BY: B. Beblow

SECONDED BY: C. Koehn

THAT the minutes of the January 14, 2014 Board of Directors Meeting be approved as presented.
CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison presented the report. The committee dealt with requests for 3 lattices, the painting of 1 shed, installation of 1 park model, 1 shed, 1 cement pad, a wind door and the painting of 1 park model.

3.2 MAINTENANCE

C. Hughes presented the report which is attached as Appendix A.

3.3 SOCIAL

B. Carter presented the report attached as Appendix B.

3.4 FINANCE

M. Myers presented the report stating that preparations are being made for the 2013 audit and tax reports. He reported on the financial impact of projects as follows: the fire pit, just under \$3,000.00; the kitchen door, \$360.00; a new lawnmower, \$5,800.00; the wall project – so far \$3,100.00 has spent and it's expected to total approximately \$5,000.; spa repairs, \$1,400.00; and new microphones, \$500.00.

3.5 COMMUNICATIONS

No report.

3.6 RECYCLING

D. Edwards presented the report. The opening balance was \$4,608. Three trips were made in January for a total of \$612. which brings the balance to \$5,220. The Committee purchased a new steel power saw for \$998. leaving a balance of \$4,222.00

4.0 PARK MANAGER'S REPORT

C. Koehn read the report, attached as Appendix C.

5.0 CORRESPONDENCE

The Board received a letter dated February 3rd from 11 lot owners regarding street lighting on the corner next to Lot 144 in the common area, attached as Appendix D.

The Board also received a letter from Jack Forbes regarding street numbering attached as Appendix E. The Board will respond to both letters and these items will be on the March Board of Directors' agenda.

6.0 UNFINISHED BUSINESS

6.1 CHANGE IN ARCHITECTURAL GUIDELINES TO ALLOW VINYL PRIVACY SCREENS/FENCES.

Fifteen written comments were received – 13 yes; 2 no regarding the proposed changes that have been presented. President Orriss polled the Board members asking if any had changed their views regarding the proposed changes. All members approved the changes.

MOTION 14.02/02

MOVED BY: M. Myers

SECONDED BY: C. Koehn

THAT the proposed changes regarding vinyl privacy screens/fences be incorporated into the Architectural Guidelines.

APPROVED.

W. Orriss stated that it would take a few days to get the new copies of the Architectural Guidelines ready.

6.2 SEWER ISSUE AT LOT #1

B. Macgregor stated that the sewer problem at Lot 1 has been resolved. He noted that there is a sewer smell at various locations throughout the Park and stated that this smell is coming from Park Models that need venting at the top of the unit. The Board will look at measures to have a one-way check valve installed to alleviate the problem.

7.0 NEW BUSINESS

There was no new business.

8.0 OPEN FORUM FOR HOMEOWNERS

Lot 155 – Margaret Graham. Commented on the water pressure being so low. She hoped that something can be done about this. The Board stated that this issue is out of their hands but that they were continually contacting the City to rectify the problem. M. Myers stated that we will be getting test valves to determine what the pressure actually is.

Lot 48 – S. Byma. Thanked the Board and Committees for all the good work being done in the Park. He stated that we should be proud of what we have but had issues that he wanted to bring forward as follows:

1. Entry gate appearance – the signage should be looked at; perhaps have a welcome sign or something welcoming
2. The Clubhouse building – looks bland and unattractive – suggested having a desert design mural or something on the wall. Also stated that the office area concrete should be attended to, perhaps with coloring or doing something else to enhance the appearance.
3. Laundry Room – needs a new floor. Also should look at getting water saver units.
4. Bathrooms – need updating. The toilets should be replaced with water saving units and all the fixtures are old and need replacing.
5. Water machine – update the area and get rid of the old carpeting there.
6. Pool Shower – is disgusting. Work should be done to enhance this area.
7. Pool – the cover is working well but the side vents need to be fixed.
8. Exit Gate – should have positive signage saying “Thanks for Coming” or something similar.

The Board will look at these concerns.

Lot 154 – A. Wilson. In regard to B. Macgregor’s statement regarding one-way valves for Park Models. Al stated that Park Models have P-traps which alleviates the odor problem and that it was the RV’s that were the culprit. B. Macgregor, having done extensive work on the issue, assured Mr. Wilson, that the odor was coming from Park Models.

Lot 68 – D. Keith. Confirmed B. Macgregor’s statement that the odor was coming from Park Models. He also had a concern about the next door neighbor’s dog being loose in the yard doing doggy business which is cleaned up but unappealing. A letter had been sent to the lot owners and the renters relaying the concern.

Lot 52 – R. Ramirez. Noted that some lots are not being looked after, with weeds running wild. If the owners are not here (even if they are renting the lot out) they should have someone spray and look after the lot.

9.0 NEXT BOARD MEETING

The next Board of Directors meeting will be held at 3:00 on Tuesday, March 11, 2014.

10.0 ADJOURNMENT

The meeting adjourned at 3:00 p.m.

W. Orriss
President



K. Zidar
Recorder

"APPENDIX A"
BOD MTG.
FEB. 11, 2014

Maintenance report for Feb.2014

Since last meeting

- 1.bought Rudy a new lawn mower
- 2.repaired 2 irrigation leaks
3. new spa heater installed
- 3.repaired and painted perimeter wall at north end of park
5. repair to the rest of the perimeter wall to begin next week,with a contractor doing the worst parts.

Social Committee Board Report February 2014

- Just before the last report, our new patio furniture had arrived, and it has been set up, and it looks good out there.
- Soup night was, once again, a tremendous success, with a sellout crowd, and some great food and entertainment.
- Another horseshoe tournament was held , with lots of fun being had by all, thanks to Bob and Sherrie for organizing it.
- The pancake breakfast was a hit, with not much left over, and gallons of Saskatoon berry syrup consumed.
- This Friday night is our Valentines soiree, with pasta and salad, music by Johnny Goodrum. This event is now sold out.



- This Sunday is the second horseshoe tournament of the year. With another movie night being held in the evening.
- Coming soon, will be the volunteer's appreciation BBQ, combined with another horseshoe tournament., then St Patrick's day dinner and dance with Oscar O'Gamez. Look for the signup sheets, soon to be posted.

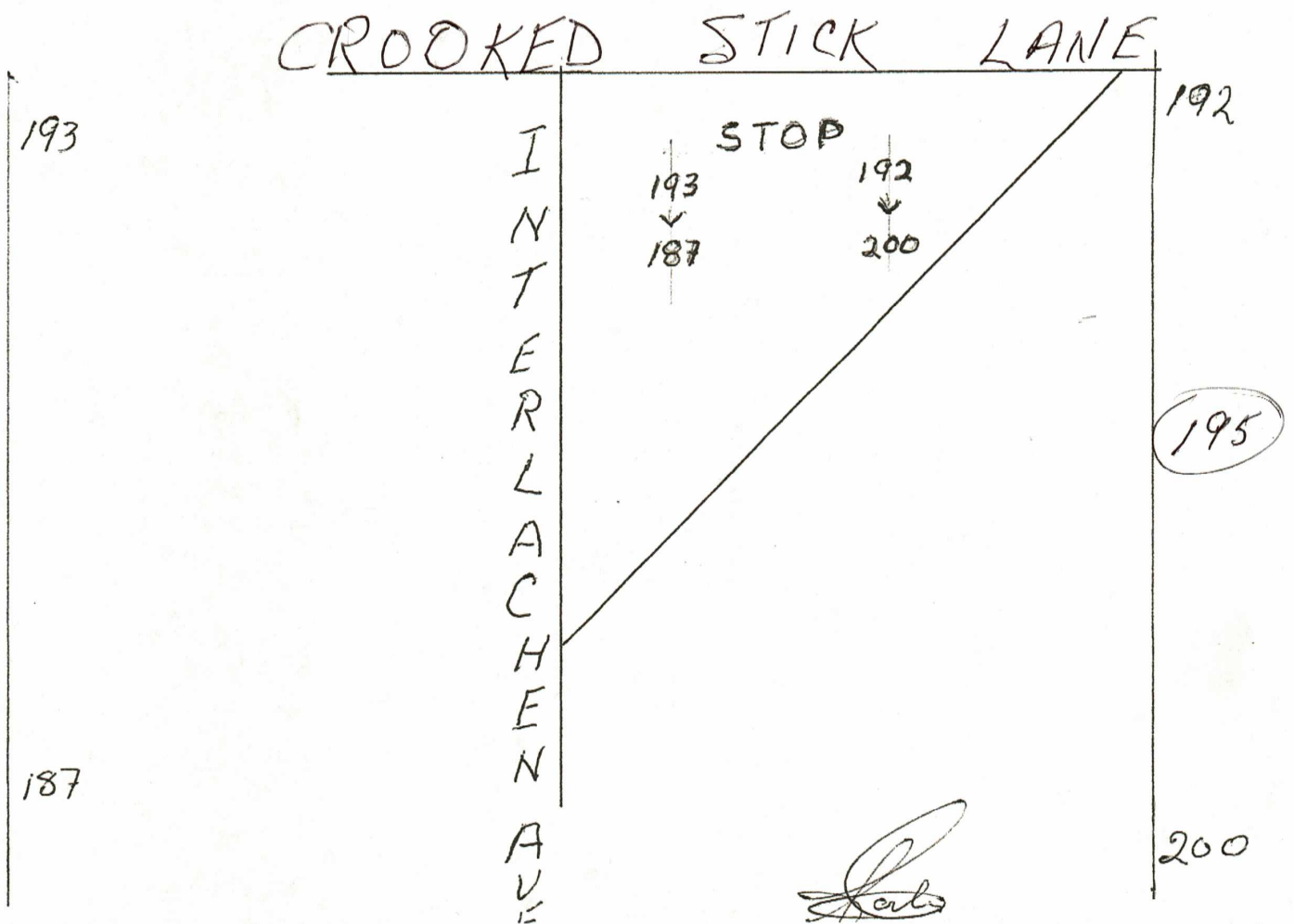
"APPENDIX E
BOD MTG
FEB. 11, 2014

TO: THE BOARD

FROM: JACK FORBES

SUBJECT: UNIT NUMBERING

FROM THE BEGINNING EVERY BOARD HAS "CONSIDERED" STREET NAMES AND UNIT NUMBERING SYSTEMS BUT HAVE FAILED TO FIND ANYTHING ACCEPTABLE. I CAN LIVE WITH NOT KNOWING THAT I LIVE ON "INTERLACHEN AVE" BUT WOULD LIKE TO KNOW WHAT UNIT NUMBERS ARE ON IT IF I AM LOOKING FOR A PARTICULAR NUMBER. HENCE MY VERY INEXPENSIVE SUGGESTION TO INCORPORATE THEM IN THE "STOP" ALERT AT THE END OF EACH STREET.

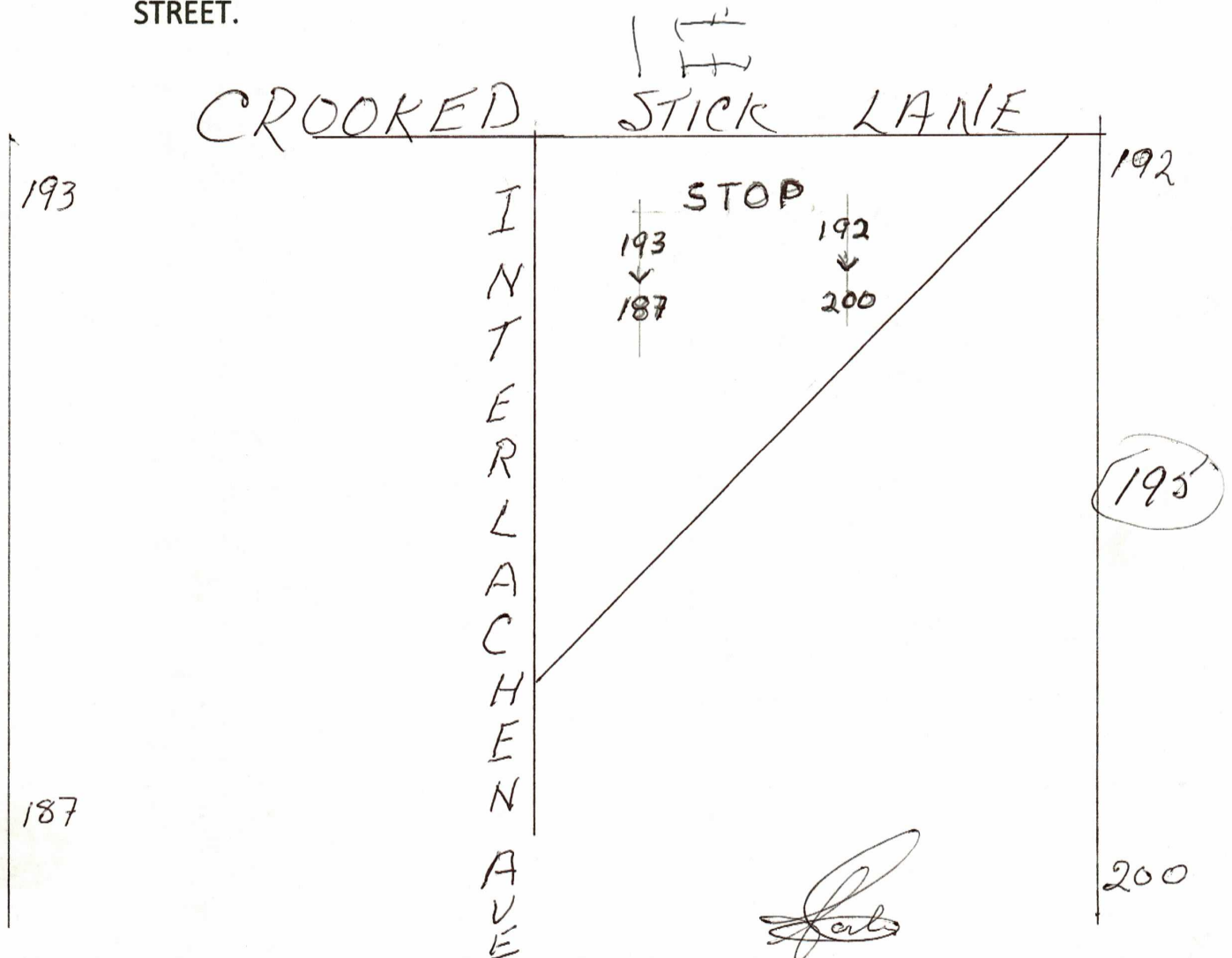


TO: THE BOARD

FROM: JACK FORBES

SUBJECT: UNIT NUMBERING

FROM THE BEGINNING EVERY BOARD HAS "CONSIDERED" STREET NAMES AND UNIT NUMBERING SYSTEMS BUT HAVE FAILED TO FIND ANYTHING ACCEPTABLE. I CAN LIVE WITH NOT KNOWING THAT I LIVE ON "INTERLACHEN AVE" BUT WOULD LIKE TO KNOW WHAT UNIT NUMBERS ARE ON IT IF I AM LOOKING FOR A PARTICULAR NUMBER. HENCE MY VERY INEXPENSIVE SUGGESTION TO INCORPORATE THEM IN THE "STOP" ALERT AT THE END OF EACH STREET.



"APPENDIX C"
BoD MTG.
FEB-11, 2014

February 11, 2014

Manager's report

I am still seeing a lot of golf carts running the stop signs and not paying attention to the traffic and pedestrians, please slow down and stop at all stop signs.

With the weather warming up please the skunks and critters will be coming out more, please keep your trash cans empty and all food put away on your lots.

I have call the City of Blythe about the water pressure in the park, They will be sending someone up to check the park again. They did have a water pipe that broke up at the golf course area, they repaired it and the water was turned back on at 12:10pm.

Yasika

FEB. 11, 2014

February 3, 2014

Board of Directors
Rancho Ventana RV Park
Blythe, Ca 92225

We are writing to request a street light on the corner next to lot #144 in the Commons area. It is very dark at night and we would appreciate having a light installed. Thank you.

Sincerely,

Verne & Penny Hageraar #144

Mike & Annette Johnson #115

Wayne & Barb Lawson 114

Doug & Elaine Barnes 111

Herman & Jeannie Eisenkreier #27

Allyson #142

Brian Woodley #146

Brent Woodley
Mary Kay Jenkins 147

Alie Case 33

Jack Bell 113