

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

DECEMBER 9, 2014

MINUTES

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 30 people in attendance.

2.0 APPROVAL OF THE NOVEMBER 11TH BOARD OF DIRECTOR'S MEETING MINUTES

MOVED BY: M. Myers

SECONDED BY: C. Koehn

THAT the minutes of the November 11th, 2014 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison presented the report. Approval was given for one awning, one lattice and one shed painting.

3.2 MAINTENANCE

B. Macgregor presented the report for C. Hughes. Work completed since the last Board Meeting includes: repairing the outside door on the west side of the Clubhouse, building cabinet for the R/O water system, cleaning up the attic area above the kitchen, tiling the floor where the stage was moved, and temporarily installing the solar street light on the maintenance shed. As well, broken

fencing was repaired and a window was replaced in the Clubhouse. There was also work on a new pool cover; it was not closing properly and a new one has been ordered at a cost of \$6,500.

3.3 SOCIAL

B. Beblow presented the report for R. Schmidt, attached as Appendix A.

3.4 FINANCE

M. Myers presented the report. The AGM package is being prepared. He reported that the HOA fees will increase by \$10.00/month totaling \$94.00 per month.

3.5 COMMUNICATIONS

No report.

3.6 RECYCLING

C. Koehn presented the report for D. Edwards. November balance was \$4,210. Two trips were made totaling \$439.00. An updated music/karaoke machine was purchased for \$150. Leaving a balance of \$4,497.00

4.0 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix B.

5.0 CORRESPONDENCE

None received.

6.0 UNFINISHED BUSINESS

6.1 REPLY TO J. FORBES LETTER

B. Macgregor presented a prototype for street signage. Work will commence late January for this project.

6.2 SOLAR LIGHT

The solar light has been temporarily installed per the Maintenance Report.

6.3 SOLAR HEATING FOR POOL

Solar heating for the pool is not feasible on our existing roof which has a life expectancy of 1-2 years before having to be replaced. Negotiations with the company have been terminated.

6.4 MAINTENANCE YARD AWNING

The Board is currently getting quotes and this item will be carried forward to the January Board of Directors' meeting.

6.5 WATER MACHINE

The Maintenance crew did a great job getting the system up and running. It is being well used. The readings are consistently between 50 and 70 ppm's.

6.6 POOL DECK REPAIR

Repairs need to be made around the pool and the shaded areas in the near future. Research is still being done on what will work best and last a few years. It is estimated that nothing will be done this year.

7.0 NEW BUSINESS

No new business. A reminder was given that the AGM packages will be mailed out shortly. Also there are 3 Board of Director positions open for election this year.

8.0 OPEN FORUM FOR HOMEOWNERS

LOT 68 – D. Keith. Suggested having an honor system for payment of the drinking water rather than providing a free service.

LOT 195 – J. Forbes. Requested confirmation that the HOA fees would be going up \$10. Per month.

LOT 179 – L. Coates – Suggested that something be done regarding the outside shower by the pool in regards to keeping it clean.

9.0 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Tuesday, January 13, 2015 at 2:30 p.m.

10.0 ADJOURNMENT

The meeting adjourned at 2:50 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

"APPENDIX A"
BoD Mtg,
DEC. 9, 2014

Social Committee Report December 2014

Events coming up in December

Dec 13th Show and Dance with Eddie Diamond and Band

Dec 19th Children's Christmas Concert

Dec 25th Christmas Dinner

Dec 31st New Year's Eve Dance with DJ Oscar

Hall Project

Stage is almost completed

Need to find longer cables for some speakers

Complete the painting of the walls

Purchasing cupboards for hall next week

2 round tables and 16 chairs have been purchased from Ace

Other things that the committee is doing

Cleaning up the storage room up stairs

Christmas decorating in side and exterior on Thursday Dec 11

Submitted By Social Director Richard Schmidt

"APPENDIX B"
B&D Rtg.
DEC. 9, 2014

December 9, 2014

Manager Report....

I have been getting a lot of complaints of dogs using the restroom on lots. Please take your pet out to the field and clean up after them. The poop bags are provided for you.

We have been working on contact information for our database. If you have any changes please contact the office.

The AGM packet is on the web site. An email was sent to all owners with a signed email permission slip.

A Big thank you to Brenda Woodley, Carol Myers Clara Koehn, Pat Handley for all the hard you do with me.
Linda Avason
Merry Christmas and Happy New Year

Yasika