

Summary Notes
Rancho Ventana Board Meeting
Tuesday, February 11, 2014
(These are NOT official minutes)

Call to order at 2:30

Minutes of the January 14th meeting moved and carried

Committee Reports

3.1)Architectural: 1 shed painting, 3 lattice, 1 shed and 1 park model.

3.2)Maintenance: The new lawnmower has arrived. The spa heater has been installed. The west and north walls have been painted. The east wall will be patched and repaired.

3.3)Social : Social committee has purchased and placed the pool furniture. Soup night was well attended Horseshoe tournament was a success, the next one is being organized. The pancake breakfast was a success. Valentines coming up, already sold out. Entertainment is John Goodrum. Movie night on Sunday. Volunteer BBQ is being planned in conjunction with a horseshoe tournament.

4)Finance: The books are being prepared to go to the accountant for auditing and Income taxes. Fire pit cost was \$3,000.00, Kitchen door cost was \$360.00 and \$175.00 for a new sensor. Lawn mower was purchased for \$5800.00. The wall repair will be finished for \$5,000.00 Spa heater has been replaced. We had spent \$1,000.00 attempting to fix it, then replaced it with a new one for \$3300.00. Some equipment was purchased for the wi-fi to the tune of \$750.00 and we have new microphones for a cost of \$400.00

3.5)Communications: No Report.

3.6)Recycling: \$4608.00 beginning Feb. Added \$612.00 for a total of \$1823.00 for the current season. Purchased a saw for Rudy, and have \$4222.00 remaining.

3.7)Operations: No Report

4)Park Managers Report: Please slow down in your golf carts, and obey all stop signs. There are skunks around the park, so please don't leave any food scraps around. Please keep your pets on a leash, and pick up after them.

5)Correspondence:A letter was received from Jack Forbes re: noting the lot numbers at the beginning of each street. A letter signed by several lot owners re: lighting at the north-east end of the park.

6)Unfinished Business: New Screens passed. Sewer Issue at #1 seems to be fixed. It has been suggested that park models put a one-way check valve on their vents to minimize sewer smells.

7)New Business: None

8)Open Forum:

Graham Lot 155: Will the water pressure be repaired? Answer: It is a city problem. They had a pipe break in Mesa Bluffs, hence the water was turned off for 45 minutes today, in the whole mesa. The well at the college is still broken, so there is only one well providing water to the mesa. This well is also "low" so the pressure is reduced. Yasika will continue to call the city for repair updates.

Sid Byma – Lot 48: Many comments, beginning with a Thanks-you to the Board. We have a park to be proud of. Should the sign at the entrance say "welcome"? Should the sign at the exit gate say "come again"? Should the clubhouse be painted a fresh, colourful colour? The concrete outside the clubhouse is badly in need of repair. Can we fix the office door? The washing machines are old, should be replaced with water-saver units. The bathrooms are old and in need of up-dating with new water-saver toilets. Can we remove the carpet under the Culligan machine? The pool shower needs freshening as does the pool vent covers.

Al Wilson Lot 54: Commented that the check valve suggested for park models are not necessary, since the park models have P-traps which stop the odour from escaping. He suggested the odour was probably coming from r.v.'s. Blair answered and said he had worked beside a park model, all day, and the smell was coming from the park model.

Dennis Keith Lot 68: Dennis agreed with Blair saying he had worked at the same park model, and also knew the smell was emanating from it. He also complained about a dog problem next door.

Richard Ramirez lot 52: Does a lot owner have to be responsible for weeds on his lot, even though the lot is rented? Should he be reminded to clean it up, or have someone hired to do that?

Sid Byma Lot 48: There is a contractor hired to patch the outside of the east wall. If you live on that side, and need concrete to fix your side of the wall, he will supply it to you, on the day he is there.

Meeting adjourned.