

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
DECEMBER 8TH, 2015**

MINUTES

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

There were approximately 30 people in attendance.

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:30 p.m.

2.0 MINUTES OF THE LAST MEETING

MOTION 12/01/15

MOVED BY: B. Macgregor

SECONDED BY: C. Koehn

THAT the minutes of the November 10th, 2015 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

The report was presented by D. Avison. Two permits were issued – one for the repainting of a shed; and the second for the installation of a drain pipe for a washer and dryer.

3.2 MAINTENANCE

The report was presented by C. Hughes. Several items were dealt with as follows: repaired the fence around the retention pond; cleaned the street drains around the park; repaired pot holes in road near lot 144; repaired light under patio canopy; repaired wall around east side recycle area; repaired front cover on utility trailer and installed new lights; and built a wall around the west side recycle area.

3.3 SOCIAL

The report was presented by R. Schmidt, attached as Appendix A.

3.4 FINANCE

The report was presented by B. Macgregor, attached as Appendix B.

MOTION 12/02/15

MOVED BY: B. Macgregor

SECONDED BY: C. Koehn

THAT the 2016 budget be accepted as presented,
CARRIED.

3.5 COMMUNICATIONS

No report.

3.6 RECYCLING

The report was presented by D. Edwards. Starting balance was \$5,913. The committee collected \$208., \$115., \$32., and spent \$65. For flowers for the grounds, \$485. To replace the music mixer in the Hall, \$30. For supplies and \$500. For the exterior wall leaving a closing balance of \$5,184.

4.0 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix C.

5.0 CORRESPONDENCE

Correspondence was received from J. & D. Allen, Lot 47 requesting approval to rent their lot for a 12 month period. The request was denied per the CC&R's. The letter and Board response are attached as Appendix D.

6.0 UNFINISHED BUSINESS

There is no unfinished business,

7.0 NEW BUSINESS

7.1 GAZEBOS

A number of homeowners have approached the Board regarding the placement of gazebos on their property. Gazebos are not considered a structure unless they are attached to the park model. Gazebos are not currently covered under the rules and regulations however, the Board will be sending out proposed rules changes with clarifications to homeowners regarding gazebos, which the membership will vote on. The Board has decided that current gazebos can remain where they are until the vote decision.

7.2 LICENSE PLATES

The current CC&R's state that if you leave your vehicle in the park over the summer that the vehicle must have a current California license plate. The DMV is comfortable with units left in the park as long as they have current license plates. Our rules state that it must be a California license plate. Checked with CHPS and they said they had no problem if it was a license plate out of California, as long as the plate was current. So, a rule change will be proposed at the same time as the rule change for gazebos.

7.3 SATELLITE DISHES

The CC&R's state that satellite dishes are not to be visible from the street. This was an issue when the large satellite dishes of days gone by

were used. If the CC&R's are ever changed then this will be re-vamped. For now, it is okay and the CC&R's will be left as is.

7.4 WATER MACHINE

Because the water machine has been running out of water frequently, a system has been built to double the capacity (should be up and running next week). A memo will go out to all homeowners requesting that they only fill 2 gallons at a time.

8.0 OPEN FORUM

LOT 168 – R. Schmidt. Requested clarification on gazebos. The fire department is only concerned with gazebos that attached to the building, not free standing gazebos

LOT 178 – S. Beblow. Asked what happens if the license plate was not registered or current. Will have to re-word the guidelines – a license plate is still required to be current and will still be a park regulation, not a California regulation.

LOT 32 – C. Thachyk. Suggested that a notice be put out reminding pet owners where they can and cannot take their pets.

LOT 158 – G. Walton. Bought a new trailer 2 years and had to prove that it was in Canada.

LOT 144 – P. Wagner. Asked about the light for the corner. This is in the process of being done

LOT 178. B. Beblow. The Board has spent a lot of time doing their job and he thanked them for doing such good work.

9.0 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Tuesday, January 12th, 2015 at 2:30 p.m.

10.0 ADJOURNMENT

The meeting adjourned at 3:10 p.m.

Warren Orriss

President.

Kathy Zidar

Recorder.

Social committee report

Nov 10 2015

Upcoming events

Nov 13 Beef on the Bun Dinner attendance 147 people

Nov 26 Thanksgiving dinner attendance 164 people

Upcoming Events for December

Dec 12 Santa Dance your Socks Off Radio60 Band

Dec 25 Christmas Dinner

Dec 31 New Years Eve Party

Financial Statement \$4800

Buying a new computer and printer

Sound system: New sound mixer was installed however there were issues with the speakers not working properly this has been fixed.

Submitted By

Richard Schmidt

The 2016 budget has been put together and will be included in the package that will be sent out tomorrow to those who get the info by mail and it will be available on the Web site for everyone else within the next two days.

The Budget will show the 2014 Actual expenses, the 2015 Budget, the 2015 expected expenses to year end and the 2016 Budget. This will allow you to see the last 2 years as well as next year's budget all on one page.

The 2016 expenses have increased by approx. \$12,000.00. This is due to increase costs such as;

Accounting costs	1400
Cable Television	4000
Workers Compensation (WCB)	4000
Permits	2000
Repairs & Maintenance	1000
Trash Removal	2000
Water (City)	1000

The good news is that we have been able to reassess the amount needed to be transferred into the Reserve Fund and therefore we will be keeping the Stata fees at the existing rate of \$94.00 per month for another year.

At this time I make a motion to accept the budget as presented.

APPENDIX C
BoD MTG.
DEC 8, 2015

December 8, 2015

Manager's report

Please make sure when you use our restrooms, library, laundry rooms will you make sure you close the doors and turn off lights.

When you take any electronic fridges, washer, dryer etc please set aside so Rudy can take to the dump and put it in the right place.

Merry Christmas to all..

Yasika

APPENDIX D (i)
BOD MTG.
DEC 8, 2015

November 6, 2015

To The Board of Rancho Ventana HOA:

We own Lot 47 in the park and it is currently rented to Rick Patterson. He would like to continue renting the lot for 12 months a year. Is this a possibility according to the CCRs? It is possible that Mr. Patterson may decide to buy the lot.

Thank you for your review and consideration,

Janet & Dan Allen

11080 Aster Street

Ventura, Ca 93004

Janet's Cell # 805-794-3932

November 11, 2015

Janet and Dan Allen

11080 Aster St.,

Ventura, Ca 93004

Dear Janet and Dan Allen

Thank-you for your query as to the renter on your lot, staying for the full year.

Unfortunately, our CC&R's state that the park season is October 1st through April 30, for rentals.

If an owner wishes to stay longer, he/she is permitted, however that period cannot be longer than 9 months.

Please find, attached the page of the CC&R's which outlines this.

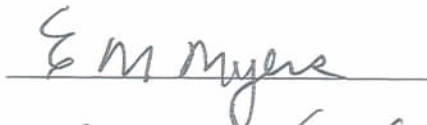
Thanks for your understanding.

Rancho Ventana Board of Directors

Warren Orriss



Mike Myers



Clara Koehn



Blair Macgregor



Stan Casorso

