

**RANCHO VENTANA
BOARD OF DIRECTORS MEETING
JANUARY 13, 2015 at 2:30
Agenda**

1. Call to order
2. Approval of minutes of meeting of December 9, 2014
3. Committee Reports
 - 3.1. Architectural
 - 3.2. Maintenance
 - 3.3. Social
 - 3.4. Finance
 - 3.5. Communications
 - 3.6. Recycling
4. Park Manager's Report
5. Correspondence
6. Unfinished Business
 - 6.1 Pool Deck Repair
 - 6.2 Maintenance Shed/ Awning
 - 6.3 Water Machine
7. New Business
 - 7.1 Electrical Inspection
 - 7.2 Speed Bumps
 - 7.3 Entrance/Exit gates
8. Open forum for Homeowners
9. Next Board Meeting Tuesday, February 10, 2015 at 2:30 Followed by the AGM at 3:00
10. Adjournment

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

JANUARY 13, 2015

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 MINUTES OF THE LAST MEETING

MOVED BY: M. Myer

SECONDED BY: B. Beblow

THAT the minutes of the December 9, 2014 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

W. Orriss presented the report for D. Avison. Approval for 2 sheds, 1 lattice and 1 shed addition.

3.2 MAINTENANCE

C. Hughes presented the report attached as Appendix A.

3.3 SOCIAL

C. Koehn presented the report for R. Schmidt, attached as Appendix B.

3.4 FINANCIAL

M. Myers presented the report. The audit and everything is good.

3.5 COMMUNICATIONS

C. Koehn presented the report attached as Appendix C.

3.6 RECYCLING

C. Koehn presented the report for D. Edwards.

Opening balance of \$4,497. Made 3 trips totaling \$596. Expenses included a TV for the hall for \$700. And a portable PA system for \$90. Also miscellaneous for \$6.00 totaling \$796. Leaving the January 13, 2015 balance at \$4,297.

4.0 PARK MANAGER'S REPORT

C Koehn presented the report attached as Appendix D.

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

6.1 POOL DECK REPAIR

B. Macgregor reported that the Board is looking into repairing the pool deck. One option would be to rip it up and re-pour; another option would be to put a rubberized material on the cement. A decision will be made shortly.

6.2 MAINTENANCE SHED/AWNING

A cost estimate is currently being done for this project.

6.3 WATER MACHINE

The water machine is up and running. More people are using the new machine and sometimes the pressure is low due to too many people using the system at the same time. The Board suggested changing up the times that users habitually get their water. This will be monitored and if the issue continues the Board will pursue usage options.

7.0 NEW BUSINESS

7.1 ELECTRICAL INSPECTION

The City of Blythe performed an electrical inspection on the Community Hall and Kitchen Facilities as a result of someone in the Park calling and stating that the electrical was not up to code. The Board is pleased to announce that the inspection results were that the facilities were 100 percent up to code. The Board was pleased with the results but concerned that the individual called the City rather than approaching the Board with the concern.

7.2 SPEED BUMPS

It is unacceptable that vehicles are still going too fast on the roadways. The Board will be purchasing 2 portable speed bumps and will be placing them randomly throughout the Park so that people realize what a disadvantage it would be to have to put speed bumps in, which will be done if vehicle speeding continues.

7.3 ENTRANCE/EXIT GATES

Issues have arisen with golf carts exiting at the Entrance Gate. It is a safety concern and vehicles are not allowed to exit at the Entrance Gate and are not allowed to enter at the Exit Gate. There are 24/7 monitors at each gate which will be checked for violations.

8.0 OPEN FORUM

Lot 154 – A. Wilson. Was unsatisfied with the response to his emails to the Board regarding meeting with them to discuss financial questions. The Board had requested that he put his questions in writing, as is protocol. Mr. Wilson did not put his questions in writing indicating that he wanted to meet with them in person instead. The Board agreed to forego protocol this once and will meet with Mr. Wilson.

Lot 179 – L. Coates. Thanked the board for agreeing to re-tile the outdoor shower by the pool. She also asked that confirmation be made that the pool is reserved for Water Aerobics daily from 10-11 or 11-12 depending on the time of the year, to clear up some misunderstanding concerning this matter. And lastly, she asked if it was possible to not have the lawnmower cut grass near the pool during the scheduled Water Aerobic time as it makes it very difficult to hear the music.

Lot 183 – C. Collins. Suggested that the Sandwich Board or similar communication method be re-instated near the Library door to inform people of upcoming events. It should be waterproof and be monitored and updated. The Board will contact the Social Committee regarding this matter.

Lot 129 – J. Mawhinney. Stated that Yoga Sessions are held twice a week in the Hall and asked if a sign could be posted on the door to not disturb as it is very distracting and makes it difficult to follow the DVD.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors Meeting will be held on Tuesday, February 10, 2015, at 2:30 p.m. followed by the Annual General Meeting. W. Orriss stated that there will not be a Meet the Candidates meeting as there are 3 vacancies and 3 people filling the openings and they will be appointed by acclamation at the AGM.

10.0 ADJOURNMENT

The meeting adjourned at 3:00 p.m

Warren Orriss

President

Kathy Zidar

Recorder

APPENDIX A
BOD MTG.
JAN 13, 2015

Maintenance report Jan. 13, 2014.

- new pool cover installed, and the covering over the pool cover also redone
- water leak from the hot water tank repaired, and new distribution pump installed
- base for the solar light prepared, and the post ordered
- the construction of the new horseshoe pits is well underway, thanks to Bob Windsor and company
- Several irrigation leaks repaired
- the post and rail replaced, northwest corner of club house

APPENDIX B
BoD MTG.
JAN. 13, 2015

Social Committee Report January 2015

Events

Jan 17th Soup night and Dance

Feb 14th Valentines Dinner and Dance

Mar 1st Rancho Ventana Day

Mar 17th St Patrick's day

Projects

Purchase two more long tables needed by the quilting women

Need to find longer cables for some speakers

Complete the painting of the walls in hall

Cupboards for hall purchased and installed

New TV installed with a raffle on the old TV winner to be drawn of Soup Night

Submitted By Social Director Richard Schmidt

COMMUNICATION REPORT FOR JANUARY 2015

On checking our records we find there are still a large number of owners who haven't supplied the information that is required by California law, this includes proof of age, permission to send information electronically and a copy of the lot deed. So we have again sent letters to those owners asking that they supply the required information.

The calendar was printed and is available in the library. If you have anything you would like to see on the calendar or in the news items on the reverse side, please see Ursula or Pat at least five days before the end of the month.

APPENDIX D
BoD MTG
JAN. 13, 2015

January 13, 2015
Manager's report

Please slow down on the golf carts, remain on the correct side of the road and stop at all stop signs. I see a lot of folks not doing this, and almost having an accident.

No Dogs allowed on the golf course, do not take them for a walk on the golf course or for their break. You need to clean up after your pets out in the desert area, we provide bags and trash cans for you.

There will be a new guide on the T.V. It will start on the night of the 20th of January, it will upgrade, reboot and when it comes back up it will have picture as before. Customers can select "GUIDE" on the remote and it will pop up. This guide will provide 24 hours of programming.

It is gratifying to see so many residents using the fire pit. However, unless you have a handicap flag on your cart, please do not drive your golf cart on the grass.

Please note maintenance dues are now \$94.00 a month, due on the first of the month.

Please wash off in the outdoor shower before you enter into the pool or spa. Please consume your snacks on the table provided not in the pool or spa.

Thank you for supporting our social committee events, they do a great job. Please remember to sign up in advance. Bingo will start this Sunday January 18th at 7pm.

Thank you to all of the Maintenance Committee for all their work. It makes our Park one of a kind.

Yasika
Park Manager