

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

NOVEMBER 10, 2015

MINUTES

PRESENT: S. Casorso, C. Koehn, B. Macgregor, M. Myers, W. Orriss, K. Zidar (recorder)

Prior to the meeting starting Bob Nadeau presented a figurine to the Board to thank them for their work.

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:30 p.m. There were approximately 40 people

2.0 MINUTES OF THE LAST MEETING

MOTION 11/01/15

MOVED BY: M. Myers

SECONDED BY: S. Casorso

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

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison presented the report. There were 2 applications received – one for a shed and one for an awning.

3.2 MAINTENANCE

There has not been a meeting but B. Macgregor presented a report as follows:

- The office was painted over the summer
- The outside shower had a product installed that should make the tile less slippery.

New Projects include:

- Locating and mapping all sewer clean-outs in the Park.
- Locating all water shut-off valves and ensuring they can be turned on and off.
- Replacing the white rock at the Exit Gate with paving stones.
- Painting the south and west outside walls of the Clubhouse.
- Finding a contractor to replace the Clubhouse roof.
- Replacing the Front Gate keypad.

3.3 SOCIAL

R. Schmidt presented the report, attached as Appendix A.

3.4 FINANCE

M. Myers presented the report. Preliminary work is in the works for next year's budget. Union Bank made a major error showing an overdraft amount of \$8,000. in our general account. We ended up closing our account and re-opening another one and are pursuing Union Bank to pay the start-up expenses (ie. New checks, etc.)

3.5 COMMUNICATIONS

C. Koehn presented the report, attached as Appendix B.

3.6 RECYCLING

D. Edwards presented the report. Starting Balance - \$5,284.

Trips made:

- | | |
|------------|--------|
| - March 19 | \$228. |
| - March 29 | \$252. |
| - April 1 | \$120. |
| - April 13 | \$120. |
| - Nov. 4 | \$ 44. |
| - Nov. 5 | \$ 65. |

Expenses - Oct. 26	\$150. (garbage can)
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- Nov. 10	\$ 50. (flowers by office)
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TOTAL BALANCE \$ 5,913.

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

There was no correspondence

6.0 UNFINISHED BUSINESS

6.1 LAP LANES

After looking at some alternatives and considering the expense versus the amount that the lap lanes would be used, the Board decided to not act on this matter at this time. People who use the pool to do laps are urged to advise the Office so that the usage can be monitored.

7.0 NEW BUSINESS

There was no new business.

8.0 OPEN FORUM FOR HOMEOWNERS

Lot 196 – D. Edwards. Asked if the fire hydrants were checked on a regular basis. Yes they are. Also mentioned was the cleaning of the septic tanks. We have 12 septic tanks and 4 are cleaned every year. We have begun to put septic tank chemicals in the tanks and that has been working well.

Lot 86 – D. Honeybourne. Spoke about speed bumps. Suggested that instead of putting out the speed bumps that bright yellow markings indicating the speed limit be painted on the roads.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Director's Meeting will be held on Tuesday, December 8, 2015 at 2:30 p.m.

10.0 ADJOURNMENT

The meeting adjourned at 2:50 p.m.

Warren Orriss

President

Kathy Zidar

Recorder

"APPENDIX B"
BOD. MTG.
Nov. 10, 2015

COMMUNICATION REPORT FOR BOARD MEETING NOVEMBER 10, 2015

- CALENDAR FOR NOVEMBER HAS BEEN PRINTED AND AVAILABLE FOR PICK UP IN LIBRARY. PLEASE CONTACT URSULA LOT 43 OR PAT LOT 188 WITH DETAILS OF EVENTS FOR THE DECEMBER CALENDAR BEFORE NOVEMBER 27TH.
- INSTRUCTIONS FOR RECYCLING AND WASTE DISPOSAL HAVE BEEN UPDATED
- CALENDAR FOR THE WEBSITE HAS BEEN BROUGHT UP TO DATE
- REPLACING AN ETHERNET SWITCH HAS THE WIFI WORKING AGAIN. WITHOUT THE WIFI, SIGNALS FROM THE SECURITY CAMERAS ARE NOT VISIBLE IN THE OFFICE. THANKS TO ROB VIRGIL FOR WORKING ON THIS AND REORGANISING AND MAPPING THE MULTITUDE OF CABLES AND WIRES IN THE OFFICE.

Social committee report

Nov 10 2015

Upcoming events

Nov 13 Beef on the Bun Dinner and dance to Buddy

Nov 26 Thanksgiving dinner and dance Wild Ride

Dec 12 Santa Dance your Socks Off Radio60 Band

Purchased 2 sets of Patio Furniture 12 chairs & 2 tables

Silent auction on the 3 sets of plastic patio furniture will be at the Welcome Back Dinner and Dance

Christmas Lights outside of hall will be hung Nov 12 8 am

Looking at bring back Wilson Family String Band Happy Hour

Coffee club started on Monday Nov 9th

Looking at purchasing a LED scrolling sign for event advertising

Looking at purchasing a new laptop for social club

Submitted By

Richard Schmidt

"APPENDIX C"
BOD MTG.
Nov. 10, 2015

November 10, 2015

Manager's Report

Welcome back to all of you, we are off to another great year here.

We need to be careful when entering and leaving the park, make sure you use the exit gate to leave and do not exit through the entrance gate, and do not let anyone in through the exit gate. Please slow down and watch out for people walking and golf carts. Folks in golf carts please slow down and when turning around please make sure you do not turn in front of cars. Speed limit is 10mph in the park.

I know a lot of people are using our drinking water, It is a 80 gallon tank and makes up to 200 gallons a day, I see a lot of folks getting 5 gallons at a time, if 16 folks get 5 gallons at a time not everyone will get water.... Be nice and share. I have called Culligan man and it is performing at a excellent rate...

If you are using the spa in the evening or on weekends and the water level is low please refill it insuring 50% of the skimmer is covered.

Yasika