

Rancho ventana Board Meeting
December 8, 2015
These are NOT official minutes

Meeting was called to order at 2:30

In attendance were Warren Orriss, Clara Koehn and Blair Macgregor

Absent were Mike Myers (his mother has some health problems) and Stan Casorso (waiting for surgery)

Approval of the minutes of Nov. 10, 2015, moved and accepted.

Committee Reports:

Architectural - Don Avison said there have been 2 permits issued. 1 shed painting and 1 drain pipe install.

Maintenance - Cyril Hughes said the fence at the retention pond has been repaired, drains around the park cleaned, pothole fixed by 144, light under the canopy replaced, wall at the east side recycle area repaired, cover for the utility trailer fixed, and a wall built for the west side recycle area.

Social - Richard Schmidt said there were 164 people for Thanksgiving dinner. The next event is Radio 60 for the "Dance your Socks off" on Dec. 12, There will be a Christmas dinner, New Years eve will be a party, no outside entertainment. The committee has \$4800.00 in the bank. That will purchase a new computer and printer. The Recycle Committee bought the new mixer for the hall, and a loose wire has fixed the speaker on the west wall.

Finance - Blair did the budget and asset report in Mike's absence. The budget has gone up by \$12,000.00, due to increases in cable vision, worker's compensation, permits, maintenance, trash collection and city water. The reserve fund has changed by the same amount, due to the removal of several items that have been written off, for example the golf cart that we no longer have, but have been funding. Blair made a motion to accept the budget, seconded and passed. The AGM documents will be on the web in the next 2 days. The packets will be mailed tomorrow to those without e-mail. Our maintenance dues will remain at \$94.00 for 2016. Warren thanked Blair for his hidden talent in stepping up to the plate!

Communications - Pat Handley has added some items to the web calendar, Ursula is working on the January calendar.

Recycling - Dom Edwards said they have \$5184.00 in the bank. They have purchased flowers, a mixer for the hall, supplies and bought the materials for the west side recycling area wall.

Park Manager's Report - Clara read Yasika's report. Please turn off all the lights in washrooms and other areas when you leave. Please put any electrical appliances and electronics aside, in the maintenance yard, not in the trailer, so that Rudy can sort them to the correct area at the landfill. She wished us a Merry Christmas.

Correspondence - Clara read the letter from lot 47 asking if their renter could remain in the park year round. She also read the Board's response, which was "no".

No "Old Business"

New Business:

Gazebos are not considered a "structure" so they do not constitute a hazard in the 3 ft. side set-back. we will re-word the guidelines, after a vote from the residents, as to whether they should be allowed in the 3 ft. or not.

License plates must be from the state or province that your unit is registered in, and must be current. If you have a California plate on your unit, and do not keep it current, if/when you sell, the purchaser may be held responsible for the yearly fees, a fine and interest, up to the current date, according to the DMV.

Satellite Dishes as noted in the CC&R's are not to be seen from the road. This wording will also be amended since the rules were written when satellite dishes were 8 ft across!

Drinking water tank has been ordered in hopes that it will double the amount of water being filtered. Please stick to the 2 gallon limit, though, until we see if there is a sufficient increase in the out-put.

Open Forum:

Richard Schmidt asked to clarify the vote for the gazebo issue....Warren said it was a mailout ballot and mail in vote, not to be voted on today. Every owner will get a letter about that..

Don Avison commented that awnings may not be attached to lattice, since that makes it a permanent structure, which is not allowed in the 3 ft.

Al Wilson asked for the 2014 financials to be posted on the web. He also asked for a cash box for the water. Answer is "no". The board has made a decision to provide free drinking water.

Sharon Beblow asked what the consequences would be for not complying with the licensing requirement.

Richard Schmidt suggested each rv owner should supply a photocopy of their current registration to the office.

Carol Tatchyk asked if the office could put a notice in everyone's mail box about where people need to take their pets to do their business.

Greg Watson mentioned that he had to prove his rv was back in Canada, before the DMV would accept his California plates back.

Penny Wagner asked when the light would be installed at her corner. Blair said the light is here, we just need the pole, which has been a small problem. The first company that we ordered it from, burned down this summer, the second merchant left town for personal reasons, hopefully the third time is a charm.

Butch Beblow complimented the Board for their service, noting it is a volunteer job and takes many hours of work, and to keep up the good work.

Meeting adjourned at 3:10

