

RANCHO VENTANA RV RESORT
ANNUAL GENERAL MEETING

FEBRUARY 9TH, 2016

MINUTES

1.0 CALL TO ORDER

The meeting was called to order at 3:05 p.m

2.0 PROOF OF NOTICE OF MEETING

MOTION 16/02/03

MOVED BY: P. Handley, Lot 188

SECONDED BY: R. Deeley, Lot 50

THAT proper notice of the meeting was given
CARRIED.

3.0 INTRODUCTION OF BOARD MEMBERS AND GUESTS

W. Orriss introduced the Board members and recorder – noting that a couple of members have had issues keeping them away from the meetings.

4.0 MINUTES OF THE LAST ANNUAL MEETING

MOTION 16/02/04

MOVED BY: R. Deeley, Lot 50

SECONDED BY: J. Bell, Lot 113

THAT the minutes of the February 10, 2015 Annual General Meeting be approved as presented.
CARRIED.

5.0 OFFICER AND STAFF REPORTS

5.1 PRESIDENT

W. Orriss thanked Yasika and Rudy and their families for their hard work and commitment, specifically during the summer months. It has been a different year with Stan and Mike away so much due to medical and family issues. A big thank you to Clara, Blair and Yasika for stepping up with the preparations of the Reserve Fund Statements, the Budget, and the day-to-day accounting work. Also a big thank you to all of our volunteers and especially our Committee Chairs for their time in making this an excellent year.

5.2 TREASURER

In the absence of M. Myers, B. Macgregor prepared and presented the report which is attached as Appendix A.

5.3 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix B.

6.0 COMMITTEE CHAIR REPORTS

6.1 ARCHITECTURAL

D. Avison presented the report. On behalf of himself and D. Ryan and T. Kvinlaug he would like to thank everyone for their help and cooperation during the past year. There was only a total of 8 permits issued this year. The Architectural Committee would like to ask everyone to please check to see if a permit is required before proceeding with a project to prevent any future problems.

6.2 MAINTENANCE

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

6.3 SOCIAL

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

6.4 COMMUNICATIONS

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

6.5 RECYCLING

D. Edwards thanked everyone for their participation in the recycling program. He also thanked his crew for their work.

7.0 UNFINISHED BUSINESS

There is no unfinished business

8.0 NEW BUSINESS

There is no new business.

9.0 OPEN FORUM FOR MEMBERS

- Lot 207 – S. Davidson. Reminded anyone using the hall to turn off the air conditioner when they are finished.
- Lot 195 – J. Forbes. Stated that he has been in the Park for long time and the current Board is very well suited to the job and are doing an excellent job.

10.0 ELECTION RESULT

R. Handley, Chief Elections Officer, reported that two positions became vacant and no self-nominations were received, however, the two people whose terms had expired agreed to remain for an additional term.

MOTION 16/02/05

MOVED BY: R. Handley, Lot 188

SECONDED BY: C. Thachyk, Lot 32

THAT Clara Koehn and Blair Macgregor be appointed to the Board for a two year term;
AND THAT the 2016 Board of Directors consist of the following: Stan Casorso, Clara Koehn,
Blair Macgregor, Mike Myers, and Warren Orriss.
CARRIED.

11.0 ADJOURNMENT

The meeting adjourned at 3:22 p.m.

Warren Orriss

President

Kathy Zidar

Recorder

2016 Annual General Meeting Finance Report

The Board has managed to maintain the 2016 monthly Stata fees at the 2015 rate of \$94.00 per month. This rate is made possible by all of the park's owners and volunteers.

The Maintenance Crew who we depend on for water and sewer repairs, assisting Rudy with general maintenance, Capital Work Projects such as the building of the new Maintenance shed last year, the Club house roof repair, and the paving stone laying at the exist gate this year.

The Social Committee's hard work in providing quality meals and entertainment for our enjoyment and using their surplus funds for new patio chairs and tables as well as numerous items for the club house and kitchen.

The Recycling committee not only supplies funds for a verity of projects but also helps keep our Garbage removal costs down.

The members of these committees put in many hours which would cost the Association thousands of dollars per year which in turn would mean higher monthly costs.

There has also been a large number of volunteers who are not on any of these committees but come forward whenever there is a project going on. These include some of our long term renters.

We also have volunteers that have taken on various duties such as closing the pool at night and keeping the area outside the gates clean and tidy.

So as lot owners, please remember that every time you volunteer, sweep up sand or pick up paper or branches that have blown into or around the park you are saving yourself dollars.

California Law requires all Stata's in the State to transfer funds from the Operating Account into a Reserve Fund every year. The amount transferred is a percentage of each of our Stata asset's replacement cost.

An example is the heater for the Swimming Pool.

The replacement value was \$5087 at the end of 2015, we add 2% for inflation, less the amount already in the reserve fund which was \$3226 at the end of 2015, then divide by 4 which is the estimated number of years left before we need to replace it. So this year we will transfer \$491.

At this time our Reserve Fund sits at just under \$440,000.00.

"APPENDIX B"
AGM - FEBRUARY 16
09

February 9, 2016

AGM Report
Manager Report

It has been a great year, Thank you all for the great year. Thanks for all the volunteers, Monday Morning Coffee group, Maintenance crew, Recycling crew, Flowers gals and guys, Architectural committee our fantastic Social Committee.

Board of Directors, Warren, Blair, and Clara, the three of you have stepped up and got things done. Thank you for helping me get through this year, it was even more learning experience, and I am truly blessed to have this great job

Yasika
Park Manager

2016 Annual Maintenance Report

Major projects completed by the Maintenance crew in the past year have been;

The New Maintenance Garage,

The Block wall around the front recycling area,

The Cabinet for Drinking Water

and the Club House Roof Repair.

We would like to thank all of the members of the Maintenance crew and all the other volunteers that have come forward in the past year to help with repairs and maintenance.

Once again The Board would like thank Cyril Hughes for organizing the Maintenance Crew and assisting on all repairs in the Park.

Social Committee AGM 2016

"APPENDIX D"
AGM - FEB 9/16

Events

Nov 13th Welcome back to Rancho Ventana **attendance was 147**
Nov 26th USA Thanksgiving **attendance was 164**
Dec 12th Santa Dance your Socks off bad Radio 60 **attendance was 77**
Dec 25th Christmas dinner **attendance was 113**
Dec 31th New Year Dance music done by Barry Carter **attendance was 68**
Jan 10th Breakfast **attendance was 100**
Jan 23th Soup night and Dance with Wild Ride **attendance was 145**
Total 814 Last year 928

Jan 30th Wilson family String Band attendance by donation **estimated attendance was 120**

Upcoming Events

Feb 14th Valentines Dinner and Dance
Feb 21st Breakfast
Mar 6th Rancho Ventana Day BBQ sporting events with a BBQ at 4Pm Free
Mar 17th St Patrick's day Dinner and Dance with the band Radio60

Financial Balance

As attached

Purchases and changes at Rancho Ventana hall and kitchen

As attached

Social Committee for 2016 – 2017

Bob Hawes, Sue Bowie, Kathy Zidar, Richard Rameriz, Donna Clovette. Sherry Morrisette, Maureen Lough

New Members: Elaine Bothner

Members Leaving: Richard Schmidt, Davine Hughes, Paul Staley and Noranna Haywood

Submitted By Social Director

Richard Schmidt

Capital expenditures March 1, 2015 to February 04, 2016

Decorations	\$ 250.93
Hall pictures & Clock	\$ 439.00
Patio Furniture	\$ 505.18
Computer	\$ 411.95
Kitchen Supplies	\$ 728.06
Total	<u>\$2,335.12</u>

Opening Bank Balance February 4th 2015

\$5,798.62

Closing Bank Balance February 4, 2016

\$5,041.10

COMMUNICATION REPORT FOR FEBRUARY 2016 GENERAL MEETING

- THANKS TO URSULA FOR PREPARING THE MONTHLY EVENTS CALENDAR, JUST ONE MORE FOR THIS SEASON. IT SHOULD BE AVAILABLE FOR PICK UP IN THE LIBRARY BY MARCH 1ST
- INSTRUCTIONS FOR RECYCLING AND WASTE DISPOSAL HAVE BEEN UPDATED AND POSTED ON THE BULLETIN BOARD
- CALENDAR FOR THE WEBSITE IS UP TO DATE WITH THE EVENTS WE HAVE BEEN INFORMED OF. ANYONE WISHING THEIR EVENTS TO BE PUBLISHED ON THE WEBSITE OR THE CALENDAR SHOULD GIVE THE INFORMATION TO YASIKA AND SHE WILL PASS IT ON TO THE COMMUNICATION COMMITTEE.
- THERE WAS A PROBLEM WITH THE WIFI AT THE BEGINNING OF THE SEASON WHICH MEANT THAT THE SECURITY CAMERAS WEREN'T WORKING. ROB VIRGIL CURED THE PROBLEM BY REPLACING AN ETHERNET SWITCH. 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.
- UNFORTUNATELY THIS DIDN'T CURE THE PROBLEM WITH THE TOWER ON THE MAINTENANCE SHED AND ROB FEELS THAT THIS IS EQUIPMENT MALFUNCTION. SUE SITES ARE LOOKING AT WHETHER THE EQUIPMENT CONCERNED IS UNDER WARRANTY.
- WELCOME LETTERS HAVE BEEN SENT TO NEW OWNERS. THE LETTERS INCLUDE A REQUEST FOR INFORMATION REQUIRED BY CALIFORNIA LAWS. THERE ARE STILL SEVERAL OWNERS WHO HAVE NOT PROVIDED A COPY OF THEIR LOT DEED. WE WILL BE CONTACTING THESE OWNERS BEFORE THE END OF THE SEASON.
- THE DATABASE HAS BEEN BROUGHT UP TO DATE WITH CHANGE OF OWNERS AND CHANGE OF OWNER INFORMATION.