

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
DECEMBER 13, 2016**

PRESENT: M. Myers, W. Orriss, C. Koehn, P. Handley (recorder)

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:32 pm. There were approximately 22 people in attendance.

2.0 MINUTES OF THE NOVEMBER 15, 2016 BOARD OF DIRECTORS' MEETING
MOTION: 16/12/01

MOVED BY: M. MYERS

SECONDED BY: C. KOEHN

THAT THE MINUTES OF THE November 15, 2016 Board of Directors' Meeting be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison presented the report. In the past month there had been three permits, 1 lattice, 1 paint shed and 1 cement pad.

3.2 MAINTENANCE

C. Koehn read the Maintenance Report.

- The Electrical in the pool house was completed by Tom and company
- Emergency lighting in the hall has been replaced or repaired
- Battery replaced in solar street light
- Patio blocks placed in south west corner by card entrance
- Roof over the pool machinery area has been ordered and will be installed in January

3.3 SOCIAL

C. Koehn presented the report attached as Appendix A.

3.4 FINANCE

M. Myers presented the reported attached as Appendix B.

3.5 COMMUNICATION

C. Koehn presented the report attached as Appendix C.

3.6 RECYCLING

In the absence of D. Edwards and R Deeley, W. Lawson spoke on the recycling programme. The recycling depot will no longer pay for wine bottles although they will take and crush them. All other bottles and cans must have been purchased in California. If a truck with California plates is used to deliver the recycling to the plant, then \$100 of recycling material can be taken, if a truck plated outside of California is used then only \$50 of material is accepted.

4.0 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix D.

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None.

7.0 NEW BUSINESS

7.1 AGM Documents

C. Koehn advised that the AGM documents have been distributed. Those owners who have given email permission were sent an email advising that the information is available on the web site. Those who didn't give permission and are in the park received packages in their mail box and those that are not in the park had their packages mailed to them. Six were sent to Canada and ten to the US.

8.0 OPEN FORUM FOR HOMEOWNERS

Lots 129 and 180 – J. Mawhinney asked if the Board had made any decision on installing a defibrillator that she had requested at the last Board Meeting. She advised that she was willing to do the leg work to make enquiries as to what the process would be to have a defibrillator in the park. The Board will review the request and come back with a recommendation.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday January 10th at 2:30pm.

10.0 ADJOURNMENT

The meeting adjourned at 2:46pm

Warren Orriss
President

Pat Handley
Recorder

APPENDIX A

Rancho Ventana Social Committee Report December 13 2016

Social committee bank account balance is \$6,021.00

Money was donated to the ladies exercise group and in process to donating card shufflers to card room. Money has been spent on new Christmas decorations for the hall. Anyone who wishes to request money should put in writing their wishes and present it to one of the committee or drop it in the payment box in the hall.

We had a very successful Thanksgiving, thanks to all who helped and all who ate. The proceeds of the 50/50 for that night and from the Welcome Back Happy Hour were given to the Children's Christmas Fund

Our next event is Christmas dinner, please sign up and pay by December 20th.

There is a Sock Hop on Friday, December 16 and a New Years Party though they are not put on by the social committee, we urge everyone to participate.

There will be a breakfast on Sunday January 15, 2017 watch for a sign up sheet after January 1st 2017.

APPENDIX B

Strata Fees Increase for 2017

Effective January 1, 2017 strata fees will increase to \$103.00 a month, representing a \$9.00 a month increase from 2016. Almost all of the increase is attributable to the expiration of an amortization of a deficit between the reserve and operating accounts. This amortization was over a 3-year period ending in 2016, and was required as the result of a review by our accounting firm. As a result of this amortization monthly strata fees have been about \$9.00 a month lower for the years 2014-2016. Budgeted operating expenses for 2017 are \$223,955.00 or \$955.00 more than 2016 budgeted. Going forward, we do not expect any significant increases in the next few years.

APPENDIX C

COMMUNICATION REPORT FOR DECEMBER 13TH RANCHO VENTANA BOARD MEETING

- THANKS TO ALL OWNERS FOR KEEPING THEIR CONTACT INFORMATION UP TO DATE. WHEN SENDING OUT THE AGM PACKAGES ONLY SIX CAME BACK BECAUSE OF INCORRECT EMAIL ADDRESSES AND WE WERE ABLE TO FIND THE CORRECT ADDRESS FOR ALL BUT ONE.
- OVER 80% OF OWNERS HAVE PROVIDED A COPY OF THEIR DEED FOR THE OFFICE FILES. WE'D STILL LIKE TO GET TO 100% AND WE'RE WORKING ON IT.

APPENDIX D

December 13, 2016

Manager's report

As you can notice that a lot of people have left home for Christmas, please slow down we do still have walkers in the morning and in the evening hours.

Please do not go out the entrance gate when the gate is open for the wind, or any other time.

Thank you who all volunteers from the Christmas Children's fund, Social, Maintenance, and Recycling committees; Monday morning coffee folks, and our Board of Directors, you all do a great job ..

Merry Christmas to all of you ..

Yasika