

**RANCHO VENTANA RV RESORT
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
FEBRUARY 9TH, 2016**

MINUTES

PRESENT: C. Koehn, B. Macgregor, 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 75 people in attendance.
- 2.0 MINUTES OF THE JANUARY 12, 2016 MEETING MOTION 16/02/01
MOVED BY: C. Koehn
SECONDED BY: B. Macgregor
THAT the minutes of the January 12, 2016 Board of Directors meeting be approved as presented.
CARRIED.
- 3.0 COMMITTEE REPORTS
 - 3.1 ARCHITECTURAL
D. Avison presented the report. Two permits were issued; one for a shed and one for an air conditioner.
 - 3.2 MAINTENANCE
G. Hayward presented the report as follows: the roof was re-coated and is 90 percent complete. He thanked all the guys for helping – it was a big job. The drinking water dispenser tile was repaired. Water leaks – mains and irrigation leaks were repaired. The back flow valve was rebuilt and installed. The exit gate area has been prepped - the common area is ready for patio blocks. A mop holder was installed in the kitchen. There were repairs made in the washrooms.
 - 3.3 SOCIAL
R. Schmidt presented the report as follows:
Events
 - January 10th – Breakfast
 - January 23rd – Soup Night and Dance with Wild Ride
 - January 30th – Wilson Family String Band

Upcoming Events

February 14th – Valentine's Dinner and Dance

February 21st - Breakfast

March 6th – Rancho Ventana Day BBQ – sporting events with a BBQ

March 17th – St. Patrick's Day Dinner and Dance – with Radio 60

3.4 FINANCE

B. Macgregor presented the report attached as Appendix A.

3.5 COMMUNICATIONS

No report.

3.6 RECYCLING

D. Edwards presented the report. The starting balance was \$5662. There were 2 trips - \$281. and \$197. Expenditures were \$108. for a new table tennis table. Balance currently \$6,023.

4.0 PARK MANAGER'S REPORT

C. Koehn presented the report attached as Appendix B.

5.0 LETTER FROM THE CITY OF BLYTHE

A letter was received from the City of Blythe regarding high commercial water consumption – attached as Appendix C.

6.0 UNFINISHED BUSINESS

6.1 INSPECTOR OF ELECTIONS

At the last Board meeting Del Collins resigned. Replacing Del as the new inspector of Elections will be Roger Handley.

6.2 SPEED ISSUE

C. Koehn read a letter regarding this item, attached as Appendix D.

7.0 NEW BUSINESS

7.1 RESTROOMS

The restrooms will be closed every day from 5-6 a.m. for cleaning.

7.2 VOTING PROCEDURES AND CRITERIA

Procedures attached as Appendix E.

8.0 OPEN FORUM

Lot 122 – B. Marshall – Wondered why the Board did not just decide on the gazebo issue. He invited anyone interested to his lot to have a look at how the 3 foot poles didn't really interfere.

Lot 32 – C. Thachyk. – Wondered why the Board wanted to deviate from the CC&R's which made the Board responsible for making a ruling on the gazebo issue. The Board chose to put this issue out to the members as it was such a contentious issue.

Lot 181 – B. Carter – questioned other uses of the areas being discussed. He was curious why there was a vote regarding gazebos.

Lot 168 – R. Schmidt – wrote a letter to the Board and wondered why he had not received a reply. The issue he wrote about was being addressed with this vote. He also wondered why there was a difference between the 3 foot and 5 foot variance.

Lot 50 – J. Deeley – is in favor of gazebos. Has been in the Park a long time and they do not distract from the appearance of the units. More of an issue would be the netting on the golf course lots that has holes and is coming down.

Lot 32 – C. Thachyk – has been involved in the Park for a long time and knows that Fire chiefs come and go and that what is okay now with the fire department may not be okay later. She reiterated that the Board should stick with the current rules which work just fine, rather than trying to change them for the gazebos.

Lot 168 – K. Schmidt – stated that the information provided for the voting stated that the Architectural Committee was against the gazebo issue – when in fact, the Architectural Committee has stated that they have no position on the issue. That may affect the voting because of how people perceive the information given out.

Lot 132 – A. Wilson – stated that he could not find the December Board minutes on line.

Lot 188 – P. Handley – stated that she was pleased about the pavers on the exit gate and wondered if the Board is considering doing anything about the pool area. Board replied – next year.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors meeting will be held on March 8, 2016 at 2:30 p.m.

10.0 ADJOURNMENT

The meeting adjourned at 3:00 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

"APPENDIX A"
BoD MINUTES
FEB. 9, 2016

Feb. Finance Report.

The 2015-year end is in the final stages of completion and will be sent to our Auditor in the coming weeks. Once we complete and send them I will post an unaudited report on the Web Site.

The Maintenance crew undertook the repairs on the Club House roof which we stated last month that we had a quote in excess of \$70,000.00 to do a complete reroof. The volunteer man hours for the roof repair was estimated at approx. 60 hours and material cost us about \$3000.00.

We ended last year with a \$8500.00 deficient.

4.
"APPENDIX B"
BOD MEETING
FEB 9. 2016

February 9, 2016
Managers Report

As you can see the Speed bumps are back in the park, this means that we have a lot of people going to fast in Golf carts and in cars and trucks and off road vehicles. Please slow down.

Showers hours: Rudy and John will closed down the restrooms from 5am to 6 am to clean. Please do not go in and try to take showers when they are cleaning them.

The drinking water has been producing about 110 gallons a day. Thank you all for having patient in this matter while we it going.

As weather is getting warmer now, please pay attention of scorpion, skunks and snakes in the park area and in the desert when walking pets.

Please do not walk your pets or take walks on the Golf Course. Ritchie has called to let me know that balls have almost hit several folks and golf carts, and it disrupts the golf game.

The irrigation water on the lots has been changed to Monday, Tuesday, and Wednesday for 10 min. ^{Friday} The grass area is being water on Monday, Tuesday and Saturday for 10 min. Please only wash your vehicle, sis by side or golf cart once a month and please use a bucket to wash and nozzle that shuts off the water after you rinse it off. Do not let the water run down the curbside.

When putting trash in the big blue trashcans please put it toward the back of the bin first, it seems to fill up and overflow and there is a lot of room still inside

Yasika
Park Manager



CITY OF BLYTHE

235 North Broadway / Blythe, California 92225
Phone (760) 922-6161 / Fax (760) 922-4938

"APPENDIX C"
BOD MTG.
FEB. 9, 2016

January 20, 2016

Rancho Ventura RV Resort
3410 N Arrowhead
Blythe Ca 92225

Re: High Commercial Water Consumption

Dear Water Customer,

The State of California is experiencing an unprecedented drought. In response to this the Governor has mandated that all cities must reduce their water consumption or risk fines. The City of Blythe was tasked with reducing water consumption by 32% compared with actual usage in 2013.

We are writing you today because you have been identified as one of the City's top 50 commercial water consumers. This means you are using a large amount of water for a commercial customer. We are asking for your help as we cannot meet our State mandates if you do not reduce your water usage. The City of Blythe could be fined up to \$10,000 per day if we do not meet our 32% reduction target.

To help you reduce your water usage we have outlined below water restrictions currently in effect:

- IT IS PROHIBITED TO ALLOW IRRIGATION WATER TO RUNOFF INTO A GUTTER, DITCH, DRAIN, DRIVEWAY, SIDEWALK, STREETS OR ONTO PAVEMENT OR HARD SURFACE.
- OUTDOOR IRRIGATION OF LANDSCAPED AREAS WITH POTABLE WATER IS RESTRICTED TO 15 MINUTES PER DAY PER STATION ON MONDAY, WEDNESDAY AND FRIDAYS ONLY.
- OUTDOOR IRRIGATION OF LANDSCAPED AREAS ON RAINY DAYS IS PROHIBITED.
- RUNNING WATER TO WASH ANY TYPE OF VEHICLE (INCLUDING BUT NOT LIMITED TO: AUTOMOBILE, TRUCKS, TRAILERS, BOATS, AIRPLANES, OR ANY TYPE OF MOBILE EQUIPMENT) IS PROHIBITED UNLESS DONE WITH A HAND HELD BUCKET OR A HAND HELD HOSE EQUIPPED WITH A POSITIVE SHUTOFF NOZZLE FOR QUICK RINSES.
- RESTAURANTS MAY PROVIDE WATER TO CUSTOMERS UPON REQUEST ONLY.
- EXCESSIVE USE, LOSS OR ESCAPE OF WATER THROUGH BREAKS, LEAKS, OR OTHER MALFUNCTIONS IN THE PLUMBING OR DISTRIBUTION SYSTEM FOR ANY PERIOD OF TIME AFTER SUCH ESCAPE OF WATER SHOULD HAVE BEEN REASONABLY DISCOVERED AND CORRECTED IS PROHIBITED.

Thank you in advance for your quick attention to this matter and for helping the City of Blythe reduce water consumption. Should you have any questions; or would like an audit of your account with recommendations please give us a call at 760-922-6161.

Sincerely,
City of Blythe Utility Department

6.2

"APPENDIX D"
BoD MTG.
FEB. 9, 2011

Speed issue

The Office Manager and the Board continues to see and get complaints regarding speeding of vehicles and golf carts in the Park. As most of us in the Park do not move as fast as we once did The Board is concerned that sooner or later someone will be hit by one of these vehicles. The Board feels that in order to start to send letters to the offenders we need to have a way of knowing the actual speed which these vehicles are going.

We have ordered a portable Radar Speed Display for the park which will show the speed limit and your speed. Once it is set up everyone on the street will know your speed and it is hoped that they will report to the office the time, date and the speed that is registered on the sign. If we still have a speed issue and the volunteer reporting doesn't work, we can have the radar sign equipped with an automatic camera.

The Board hopes that this is the last time we will be discussing the Speed Issue at our Board Meetings.

"APPENDIX E"
BoD MTG.
FEB. 9, 2016

RANCHO VENTANA RV RESORT COMMUNITY ASSOCIATION, INC.

Board Of Directors Elections

The Schedule of Notice to Owners -AGM, stipulates the required documents, and the dates for their distribution to the Association Members:

Sixty (60) days prior to the AGM, to be included in the AGM Packet:

- The Notice of Present Board Members and Open Positions
- The Self Nomination Form (posted on-site and on Website)
- The Notice of Date for Candidates Open Forum, (which is usually held approximately one month prior to the AGM).

Forty-five (45) days prior to the AGM:

- The Self Nomination Forms returned to the Association Office

Whenever there are more self-nominated candidates than there are open board of directors positions, an election will be held.

The Inspector of Elections is responsible for overseeing that the Association is in compliance with all controlling Civil and Corporate Codes.

Thirty-seven (30 + 7) days prior to AGM:

- Record Date for voting eligibility

Voting eligibility of Members is established by:

- A list of any Members in arrears on payment of Maintenance Fees is printed for use by the Inspector of Elections.
- Members having had their voting privileges revoked due to rules violations, are also ineligible to vote.

Ballots, envelopes and instructions are prepared for mailing/delivery:

- The list of Members is checked to determine those not in residence in the Park.

December 10, 2013

DEC. 10, 2013

Re: Palm Tree trimming policy

Our Architectural Guidelines (revised March, 2012) Article V Section #5 covers this item, and says:

- 5) All trees/shrubs located on an Owner's lot, belong to the Owner.
- a) All plantings must be maintained so that they do not endanger persons or property
 - b) Fruit trees/shrubs shall be pruned as necessary to maintain a pleasant appearance and not encroach onto adjoining Lots or Common Areas
 - c) Palm trees must be pruned a minimum of once a year.
 - d) If an owner is unable, or decides not to prune their trees/shrubs, an arrangement must be made through the park manager for the work to be done, and billed to the Lot Owner.
 - e) The Park reserves the right to prune any trees/shrubs that become unsightly or dangerous and bill the cost to the Lot Owner.

For years Rancho Ventana has, in August, contracted with a local contractor for the trimming of our tall common area palm trees (over 12 ft. to the lowest fronds) and the removal of the trimmings.

We strongly suggest that all Lot Owners with tall palm trees sign up at the office to have their tall palm trees pruned at the same time as our common area trees.

The cost would be charged to the Lot Owners account.

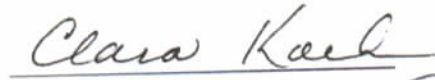
Warren Orriss



Mike Myers



Clara Koehn



Butch Beblow



Blair Macgregor

