

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

JANUARY 12, 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 2:34 p.m. There were approximately 20 people in attendance.

2.0 MINUTES OF THE LAST MEETING

MOTION 01/01/16

MOVED BY: C. Koehn

SECONDED BY: B. Macgregor

THAT the minutes of the December 8, 2015 Board of Directors Meeting be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Ryan presented the report. One awning was completed.

3.2 MAINTENANCE

C. Hughes presented the report attached as Appendix A.

3.3 SOCIAL

N. Hayward presented the report. There were approximately 100 people for the breakfast. Soup Night will be held January 23rd – Wild Ride will be playing. The Wilson Family Band will be performing (by donation) for a Happy Hour on January 30th. There will be a Movie Night starting at 7:00 p.m. on Sunday, January 17 – The Second Best Exotic Marigold Hotel.

3.4 FINANCE

B. Macgregor presented the report. 2014 – posted actual audited report on the website. Just starting to get the 2015 stuff together to go to the auditor. The 2015

budget was approximately \$15,000 over budget – caused mostly by increases in electricity rates, garbage pick up rates and cable vision rates being increased. There are funds to cover it and the Board has made changes to the budgeting process to ensure that in the following years that any surplus or deficit will be part of the proposed budget.

3.5 COMMUNICATIONS

C. Koehn presented the report attached as Appendix B

3.6 RECYCLING

D. Edwards presented the report. Opening balance was \$5,184. Four trips were made - \$115., \$33., \$186., and \$199. For a total of \$535. Expenses totaled \$55. Leaving a total of \$5,662.

4.0 MANAGER'S REPORT

There was no report.

5.0 CORRESPONDENCE

5.1 LETTER FROM D. COLLINS

D. Collins sent a letter relinquishing his position as Inspector of Elections, attached a Appendix C.

6.0 UNFINISHED BUSINESS

6.1 2014 FINANCIALS

B. Macgregor covered this in 3.4.

6.2 DRINKING WATER

C. Hughes covered this in 3.2

6.3 LIGHT STANDARD

Looking at finding a new source for the pole. T. Schutz has been helping. Project should be completed by this time next month.

7.0 NEW BUSINESS

7.1 ROOF UPDATE

The Board had a roofing company in from Palm Springs to inspect the Clubhouse roof. The roof ended up being in better shape than was thought. Some cracks need to be sealed up and an elastic membrane can be put over the roof giving us approximately another 10 years life. The cost would be approximately \$3,000. The contractor

estimated the cost of replacing the roof at between \$80,000. and \$100,00.
Consequently the reserve fund will be adjusted to cover this cost in the future,

7.2 SPEED BUMPS

Unfortunately, a few near misses make it necessary to put the speed bumps out again.
They will be moved once a week or so and the Board is still looking at other options.

7.3 BOARD POSITIONS

No one submitted a self-nomination form to cover the 2 vacancies on the Board.
However, Blair Macgregor and Clara Koehn have agreed to stay on for another 2 year term. Consequently, there will no election required.

8.0 OPEN FORUM FOR HOMEOWNERS

Lot 188 – P. Handley. Stated that the outside of the Clubhouse is beginning to look tired; the whole pool area also isn't looking as good as it did. B. Macgregor replied that the Clubhouse was set to be painted this year but that a lot of time has been taken up with the roof and until that has been completed the painting will have to wait. Hopefully the painting will be done in March, but if not, it will be November.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting will be held on Tuesday, February 9, 2016 at 2:30 p.m. It will be immediately followed by the AGM.

10.0 ADJOURNMENT

The meeting adjourned at 3:50 p.m.

Warren Orriss
President

Kathy Zidar
Recorder

MAINTENANCE REPORT JAN.2016

- culligan put in another water tank and also a demand pump, everything seems to be working fine
- repaired several irrigation leaks
- repaired lights in laundry room
- repaired 1 pool pump, and replaced 1 for the spa
- filled cracks in the east wall recycle area in preparation for painting
- replaced timer for compressor at maintenance building

COMMUNICATION REPORT FOR JANUARY 2016 MEETING

- Calendar for January has been printed and distributed, website calendar of events has been updated
- New computer purchased for the office for use by the board members. It has been set up and networked to the other office computers.
- Wifi tower on the maintenance shed is still not working. Rob Virgil is trying to figure out what is wrong with it.

"APPENDIX C"

BOD

JANUARY 12, 2016

December 7, 2015
896 Islington Cres.
Comox, BC V9M 3R6

Warren Orriss, President
Rancho Ventana

Re: Inspector of Elections

This is to advise that I must relinquish my position of Inspector of Elections. This is due to personal reasons, mainly my medical situation that is causing extensive costs for medical coverage. Due to the fact this problem recently occurred, our attendance at the park this winter for any length of time is tenuous. In case there will be an election this season, it would be in the best interests to have a replacement appointed.

I would like to take this opportunity to thank you, the present and past directors and homeowners for their assistance over the past few years. I would be remiss if I didn't say a special thank you to Yasika and her helpers for all their hard work when elections were necessary.

Sincerely,


Del Collin
#183