

**RANCHO VENTANA RV RESORT
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
MARCH 8, 2016**

MINUTES

PRESENT: S. Casorso, C. Koehn, B. Macgregor, W. Orriss, K. Zidar (recorder)

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:35 p.m. There were approximately 50 people in attendance.

2.0 MINUTES OF THE FEBRUARY 9TH, 2016 BOARD OF DIRECTORS MEETING

MOTION 16/03/01

MOVED BY: B. Macgregor

SECONDED BY: C. Koehn

THAT the minutes of the February 9th, 2016 Board of Directors Meeting be approved as presented.

CARRIED.

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison presented the report. There were 2 lattice permits issued.

3.2 MAINTENANCE

C. Hughes presented the report as follows: finished the roof on the clubhouse; bricking at the exit gate; solar lamp pole constructed; repaired wall – lots 7 & 8; cleaned patio and repaired patio furniture for Rancho Days; repaired water heater in the kitchen; repaired sink drain in kitchen; repaired speaker system in clubhouse.

3.3 SOCIAL

K. Zidar presented the report. Social Committee is in good shape financially – Rancho Ventana Day was a huge success; new members are still required; St. Patrick's Day Dinner and Dance to be held March 17th; kitchen clean-up day on March 18th at 10:00 a.m.

3.4 FINANCE

B. Macgregor presented the report attached as Appendix A.

- 3.5 COMMUNICATIONS
There is no report.
- 3.6 RECYCLING
D. Edwards presented the report. Beginning balance of \$6,023. Three trips made: \$260., \$189., \$237., totaling \$686. for the month. Expenses of \$161. For 2 new tires for the mule and \$800. For the patio bricks for exit gate, and \$37.00 for miscellaneous items. Closing balance is \$5,711.
- 4.0 PARK MANAGER'S REPORT
C. Koehn presented the report attached as Appendix B.
- 5.0 CORRESPONDENCE
None.
- 6.0 UNFINISHED BUSINESS
 - 6.1 LAMP POST
Per the maintenance report the lamp post is finished and now we are just waiting for the extension truck to put it up - should be done by the end of the week.
- 7.0 NEW BUSINESS
 - 7.1 PALM TREE TRIMMING POLICY
There were a couple of issues this year regarding the trimming of palm trees. Our by-laws state that palm trees must be trimmed at least once a year. A sign-up list will be available in the Office for anyone who wishes to take advantage of the service being provided during the summer to take care of the trees. The price last year was \$45. Per tree. If trees are not trimmed and the Board has to call in someone to trim the trees, then the homeowner will be charged the regular charge which is substantially more than the rate charged during the summer.
 - 7.2 MAINTENANCE LOCKDOWN
Unfortunately, some of the maintenance equipment that has been lent out has not been returned and items have gone missing the Board has decided that the doors for the maintenance equipment will be locked and the equipment will not be accessible to homeowners. This does not include ladders, which are in the electrical room (no extension ladders) and wheel barrows.
 - 7.3 SUMMERIZING YOUR HOME
A check list for summarizing your home is available in the Office
 - 7.4 8840 FORMS
The Board suggests that the Canadians fill out these forms which are available in the Office

7.5 VOTE RESULTS

The vote results re: Gazebos being able to be placed in the 3 foot set back follow:

YES – 50 votes

NO - 87 Votes

Effective next season, the CC&R's will remain the same and gazebos will not be allowed in the 3 foot set back.

MOTION 16/03/02

MOVED BY: B. Macgregor

SECONDED BY: S. Casorso

THAT the ballots from the Gazebo vote be destroyed.

CARRIED.

8.0 OPEN FORUM

Lot 196 – D. Edwards. Stated that all his regular helpers would be leaving and he needed people with trucks to help with the recycling for the next couple of weeks.

Lot 86 – D. Honeybourne – Asked how often the security cameras are checked during the summer. He also asked if the gate in the north east corner is locked during the summer. The Board responded that they weren't sure how often the cameras were checked but that our cameras are being re-programmed so that they are being taped over during longer periods of time. They also advised that Yasika would be living in the Park this summer as added security. The gate is locked all summer.

Lot 168 – R. Schmidt – Stated the streetlight by lot 167 goes on and off – has been reported but it is still doing it. Board responded that it has reported this to Edison.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Director's Meeting is scheduled for Tuesday, November 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 MTG.
MARCH 8, 2016

March Finance Report.

Update on overdue accounts – Over all our Stat fees are being kept current.

As of this morning we have 8 lots in arrears between 5 and 8 months.

We have 1 lot that is in arrears over 18 months and we are dealing with the owner to bring it current.

It amounts to about \$7000.00

The list changes monthly with only a few that seems to be on the list every time.

"APPENDIX B"
BOD MEETING
MARCH 8, 2016

March 8, 2016
Manager's report

As it is getting time to leave please make sure that you have picked up your address change form, 8840, and how to summarize your Park Model forms, they are in the library. Please make sure to spray your lot for ants and weeds.

If you have cable boxes in your Park Model and leave your 5th wheel or trailer on the property you can leave the boxes in your home.

If you would like me to look after your Park Model or property please sign up with me in the office.

Have a great summer

Yasika