

RANCHO VENTANA
BOARD OF DIRECTORS MEETING
December 12 at 3:00
Agenda

1. Call to order
2. Approval of minutes meeting of November 14, 2017
3. Committee Reports
 - 3.1 Architectural
 - 3.2 Maintenance
 - 3.3 Social
 - 3.4 Finance
 - 3.5 Recycling
4. Park Manager's Report
5. Correspondence
 - 5.1 City of Blythe letter
6. Unfinished Business
7. New Business
8. Open Forum for Homeowners
9. Next Board Meeting Tuesday, January 9, 2018 at 3:00
- 10 Adjournment

The budget for the Financial Year 2018 has been posted on the website. Maintenance fees will increase to \$107 per month.

3.5 RECYCLING

R. Deeley advised that there had been nine trips to the recycling depot in the past month resulting in income of \$573 and giving a balance in the recycling fund of \$3,199.

4.0 PARK MANAGER'S REPORT

P. Handley read the Park Manager's report, attached as Schedule C.

5.0 CORRESPONDENCE

5.1 City of Blythe Letter

W. Orriss advised that a letter has been sent to the City of Blythe requesting that, if there isn't enough money in the budget to repave Defrain and Wells roads, they at least fill in the potholes.

6.0 UNFINISHED BUSINESS

None

7.0 NEW BUSINESS

Repair of the pool deck covered under Finance Report.

8.0 OPEN FORUM FOR HOMEOWNERS

- Barry and Anne Carter, Lot 181. Commented on proposal to install coin meters in the showers. Attached as Appendix D.
B. Macgregor replied that the proposal in the newsletter had been put forward to get feedback from the owners and all options will be considered. M. Myers advised that gas, water and electricity rates will increase by \$2,000 next year.
- Dale Honeybourne, Lot 86. The showers are excessively hot and money could be saved by lowering the hot water thermostat on the hot water heater.
- S. Wilson, Lot 154. Quite frequently the shower in the pool area will be left on resulting in a waste of water and electricity. Could a sign be put up reminding users to turn the shower off when leaving?

- M. Johnson, Lot 115. Water is running from owner's lots into the street. The Board advised that individual owners are responsible for irrigation on their lots however the office should be advised if it continues.
- R. Brandon, Lot 180. Has reported to the office on numerous occasions that the irrigation from the common area is running onto the street but nothing has been done to stop it.
- R. Brandon, Lot 180. Hasn't heard anything from the Board about the presentation he had made about purchasing an AED. W. Orriss advised that the Board had discussed this but had decided it is not in our best interest because of liability issues. R. Brandon commented that liability could now be an issue if a fatality occurs which could have been prevented if an AED had been purchased.
- J. Clearwater, Lot 17. Requested that the thermostat for hot water in the laundry room be turned down. Many people use cold water for washing nowadays and heating of the water is wasteful.
- J. Mawhinney, Lot 180. The letter sent to the Board regarding the AED had suggested that two or three volunteers be sent on a course offered in Parker on the last Friday of each month. Cost is \$70 per person and it would give them US Certification in the use of AEDs. The Good Samaritan Act precludes anyone from liability issues when giving assistance to someone in medical distress.

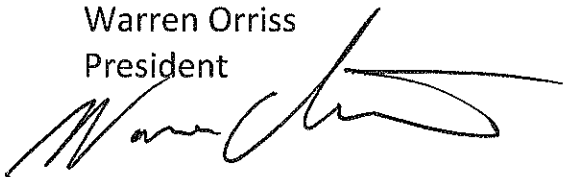
9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, January 9th, 2018 at 3:00pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:26pm

Warren Orriss
President



Pat Handley
Recorder

APPENDIX A

Maintenance report ,2017-12-31

1. Removed awning by office to be repaired (after wind storm).
2. Rebuilt and replaced back-flow preventer on lot 174
- 3, 3 replaced 2: pickets in fence along 15 ;~ fairvway
4. replaced controller for the solar street light near lot 144
5. Fixed irrigation leak lot 154.
- 6, Repaired irrigation timer lot 90
7. Repaired broken irrigation head on palm tree out side of wall

APPENDIX B

Rancho Ventana Social Committee Report - December 2017

Social Committee Bank Balance is \$4758.12 (Nov.29 2017)

The committee events so far this year are the Welcome Back Beef on a Bun with live music. This was attended by 160 people, an excellent turn out. Thanksgiving was enjoyed by a sellout crowd and the music kept everyone dancing. The response to Thanksgiving 50/50 for the Children's Christmas Fund and the silent auction was generous as always.

Notices will be going up for Christmas dinner and for New Years Eve. Watch the board to sign up and pay early. Many thanks to the dedicated volunteers that make these events successful.

The Social Committee has donated the following on behalf of the residents of Rancho Ventana:

- covers for the pool tables - \$278.20
- equipment for pickle ball set up - \$358.00
- money for equipment for Quilters - \$200.00
- roasters for kitchen (12) - \$517.16
- covers for roasters - \$35.00

APPENDIX C

Managers Report
December 11, 2017

As most of you know I have tried to get folks to stop at the only stop sign in the park. We had it painted and added a new sign ... **CROSS TRAFFIC DOES NOT STOP** ... Please slow down and watch for walkers out in our park.

When you have your car, truck or trailer washed in the park by yourself or hire someone please do it on **YOUR** own lot.

Please keep your Pets off the common area, if you rent out your lot and they have pets they need to know our pet rules of the Park, I have given out the rules of the park, **IF** they come in and register. .. so make sure they register and **KNOW** the pet rules.

Merry Christmas to all of you, Safe travels to all going home for Christmas.

Yasika

Park Manager

APPENDIX D

Open Forum Question. Barry & Anne Carter .Lot 181. Board Meeting December 11 th 2017

- Regarding the December 2017 Newsletter handed out, it is mentioned that due to rising cost of heating water, the board is considering coin operated showers.
- How much would this cost?
- What's next? a pay for paper for use of the toilets?
- How long before we would recover the cost, considering that about 10-15 owners a day use these showers.
- Considering the fact that we have all invested in the purchase of our lots, and are paying strata fees, why should we pay a user fee for facilities that are part of our common property?
- you are forecasting an increase in the budgeted cost of Gas by about \$1000.00, but a decrease in budgeted cost of electricity by the same \$1000.00 in the proposed budget for 2018.
- Could these costs not be combined for a net \$0. increase in budgeted expenses.
- your overall proposed budget for 2018 is about \$5000.00 over last years budget, and you will gain about \$10,000 with the strata fee increase.
- rather than turn our park into a KOA type campground with this coin operated shower proposal, perhaps it is time to implement a park admin. charge for rental lots paid directly to the park. I would like to suggest a fee of \$ 30-50 a month, or a seasonal charge of\$ 150.00 to 200.00 .Consider that a lot of our park manager's time is given to rental lots, especially with absentee owners. The owner would still get their revenue, as the fee would be paid in addition to the rental fee and paid directly to the park. Lots of the renters that are here for the season are only paying \$ 10.00 a day for Rv lots and \$30-35 a day for park models, to the owners of the lots for the use of our beautiful park. Where else can you go for such great facilities for that price?
- Perhaps this could offset any proposed increase in day to day cost of use of our facilities.

Thanks

Barry & Anne Carter Lot 181