

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
MARCH 14, 2017**

PRESENT: W. Orriss, M. Myers, B. Macgregor, C. Koehn, S. Casorso, P. Handley
(recorder)

1.0 CALL TO ORDER

W. Orriss called the meeting to order at 2:30pm. There were approximately 23 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: 17/03/1

MOVED BY: M. Myers

SECONDED BY: C. Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held on February 21st, 2017 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

No report.

3.2 MAINTENANCE

C. Hughes gave the report, attached as Appendix A.

3.3 SOCIAL

N. Hayward gave the report. St. Patrick's Dinner Dance will be on March 17th and end of season kitchen clean up will be on March 23rd at 9am.

3.4 FINANCE

M. Myers gave the Finance report. Reserve Account balances are Everbank - \$179,021.81, One West Bank - \$155,010.50, Union Bank - \$133,352.57. The One West Bank Operating Account CD is \$44,927.26 and the Union Bank operating account checking is \$66,321.01.

3.5 CORRESPONDENCE

None

3.6. RECYCLING

D. Edwards gave the report. There had been 6 trips to the recycling depot for a total income of \$527. Expenses of \$150 were for two

sets of horseshoes and ping pong bats and balls. Balance in the account is \$7,165.

4.0 PARK MANAGER'S REPORT

C. Koehn read the report attached as Appendix B.

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None.

7.0 NEW BUSINESS

7.1 EXPENDING RESERVE FUNDS

B. Macgregor advised that the pool patio area is in need of repair and advised how funding could be covered. Attached as Appendix C.

MOTION: 17/03/02

MOVED: B. Macgregor

SECONDED: C. Koehn

THAT: Rancho Ventana proceed with the installation of the Rubber Stone product around the pool deck area only at this time, with the monies coming from the reserve fund.

CARRIED

8.0 OPEN FORUM FOR HOMEOWNERS

Lot # 142 – G. Hayward asked which part of the pool area would be resurfaced. He was told that the resurfacing would be from the drainage channel on the west side of the pool to the fence on the east side and from the fence on the north side to the drainage channel on the south side.

Lot # 119 – G. Graham thanked the Board for all of the work that they do in running the park so well.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, November 13th, 2017 at 2:30pm.

10.0 ADJOURNMENT

The meeting adjourned at 2:47pm

APPENDIX A

MAINTENANCE REPORT FOR MAR. 14,2017-03-13

i.Cut the roadway and installed a drain and catch basin for lots 56 and 180 to alleivate water pooling when it rains

2.Patched and recoated problem areas on the club house roof.

3. Rewired and replaced irrigation timer lot # 1

APPENDIX B

March 14,2017
Manager's
report

When you leave your lot please spray your lot for weeds and ants. Please make sure to redirect your mail. The summer checklist is in the library to shut down your Park Model.

If you have a tall Palm tree the list is in the office to sign up.

Owners if you **rent** out your lot next year please make sure to let your renters know that they need to check in at the office, park on the lot they rent, keep the lot clean, free from weeds, Please let them know the rules of the Park and we will give them the rules of the park when they check in. If you need to get it cleaned up make please make arrangements with the office.

Please leave the cable box with the office (remote, coax, HDMI cord, plug) if you leave your 5th wheel or live in a Park Model you can keep it for the next season.

The gate code will be changed for the summer months and starting in October 1st 2017 the gate code will change and a email will be sent out to the owners.

If you park on another lot other than your own, please have the lot owners inform the office that you have permission to do so Please make sure that you park all your vehicles on your lot, if you need permission to park in the parking area please contact the office for a permit to park. (If doing construction on your lot, or company ect. ..)

We have a lot of grandchildren in the park for the month of March, please slow in your car, truck or golf cart.

Please wipe up the bathrooms floors when you go in to use the restroom while swimming, and dry the toilet seat when done in the restrooms.

Thank you, all for another great season,

Have a great summer..

APPENDIX C

Spending Reserve Funds

Over the past 4 years the Maintenance Crew along with the Strata Board have been actively looking at options for repairing the patio / patio deck covering that has been flaking and getting worse each year.

Our research looked at other paint-on surfaces, however we have been told that the existing surface is flaking due to the concrete base and that any other paint-on material will do the same. We have found a rubber based covering for the patio / pool deck area. The cost is much higher per sq. foot however it can be laid over any surface including gravel and will not lift.

The need to repair the pool deck area has become a more urgent issue with our last inspection from the Riverside County, Dept. of Environmental Health.

The cost for the pool area only will cost approx .. \$45,000.00 which is more than we have allocated in the Reserve Fund for the deck replacement.

The Restated Bylaws for Rancho Ventana State;

4.13 - "The Board may reallocate monies in the Reserve Account for different specific line items of major components which the Association is obligated to repair".

"reallocation is based upon a written finding by the Board of Directors, which explains the reason for the reallocation and includes the opinion of a professional."

Therefor the Board of Directors will reallocation of \$30,000.00 from R1290 - Streets & Curbs to R1230 - Patio Flooding.

At this time I would like to make a motion" That Rancho Ventana proceed with the installation of the Rubber Stone product around the pool deck area only at this time with the monies coming from the reserve fund".