

**MINUTES OF THE RANCHO VENTANA
HOMEOWNERS ASSOCIATION
ANNUAL GENERAL MEETING HELD ON FEBRUARY 21, 2017**

1.0 CALL TO ORDER

President W. Orriss called the meeting to order at 2:55pm. There were approximately 47 people present.

2.0 PROOF OF NOTICE OF MEETING

MOTION 17/02/2

MOVED BY: D. Honeybourne, Lot 86

SECONDED BY: H. Eisenkrein, Lot 27

3.0 INTRODUCTION OF BOARD MEMBERS AND GUESTS

W. Orriss introduced the Board members and recorder.

4.0 MINUTES OF THE LAST ANNUAL GENERAL MEETING

MOTION 17/02/3

MOVED BY: D. Mapson, Lot 124

SECONDED BY: J. Eisenkrein, Lot 27

THAT the minutes of the February 9, 2016 Annual General Meeting be approved as presented.

CARRIED

5.0 OFFICER AND STAFF REPORTS

5.1 PRESIDENT

W. Orriss noted that many residents who have been coming to the park for many years are no longer able to come because of aging or illness. The good news is that there are new people coming each year and they are enjoying the park and some are purchasing lots or park models. He thanked Yasika and Rudy for the work they do not only when we are here but in the summer months. The Board has been shorthanded again this year with Mike and Stan being unable to spend the whole winter here, however there are many helpers to share the load and he thanked the committee chair people and their volunteers for all they do. He hopes everyone enjoys the park as much as he does.

5.2 TREASURER

M. Myers said that he had missed a portion of the winter because of family commitments. He thanked the volunteers, the staff and the Board for their help.

5.3 PARK MANAGER

C. Koehn read the Park Manager's report attached as Appendix A.

6.0 COMMITTEE CHAIR REPORTS

6.1 ARCHITECTURAL

D. Avison presented his report attached as Appendix B.

6.2 MAINTENANCE

C. Hughes thanked the board liaison Blair Macgregor for all of his help during the year and all those that helped on the projects completed in the park.

B. Macgregor presented his report attached as Appendix C.

6.3 SOCIAL

R. Schmidt presented his report attached as Appendix D.

6.4 COMMUNICATIONS.

C. Koehn read the communications report. The Communications Committee has been carrying out its duties without the need for meetings. Ursula Darugna continues to put together the newsletter, Pat Handley keeps the website events up to date and Rob Virgil looks after the website and wifi problems as needed. With that in mind, it was decided to dissolve the committee, with the people involved still carrying on the necessary work.

6.5 RECYCLING

D. Edwards reported that income for the season to date is \$1,478 and expenses \$1,129. He thanked his helpers Rick Deeley, Wayne Lawson, Del Honeybourne and Brian Zerr.

7.0 UNFINISHED BUSINESS

There is no unfinished business.

8.0 NEW BUSINESS

There is no new business.

9.0 OPEN FORUM FOR MEMBERS

- Lot 178 – S. Beblow. Commented on the locking of the door to the storage area making it difficult for the ping pong players to access their equipment. Could the door be left unlocked with a note asking people not to take the chairs. The Board will talk to the Social Committee.
Also the flooring in the pool area badly needs replacing. B. Macgregor advised that they have a company from Phoenix coming to have a look at the pool flooring this week.
- Lot 124 – D. Mapson. Reminded everyone to wear pink tomorrow as it's "Stop Bullying Day".
- Lot 188 – P. Handley. Asked when the clubhouse exterior will be painted. B. Macgregor advised that the Board felt that this is too big of a job for volunteers so they are getting quotes and hope that the job will be done during the summer.
- Lot 188 – R. Handley. Asked if there had been any further discussion about pickleball courts being placed in the park. B. Macgregor said no further action had been taken but if anyone was

willing to put together a committee to investigate the possibility, it would be much appreciated.

- Lot 15 – L. Sens. Thanked R. Schmidt for implementing a new way to reserve tables for social events.
- Lot 178 – B. Beblow. Thanked the Board for all their work.

10.0 ELECTION RESULTS

R. Handley, Chief Elections Officer, reported that three positions became vacant and no self-nominations were received. However, the three people whose terms had expired agreed to remain for an additional term.

sales.

MOTION 17/02/04

MOVED BY: R. Handley, Lot 188

SECONDED BY: L. Avison, Lot 81

THAT Warren Orriss, Mike Myers and Stan Casorso be appointed to the Board for a two year term.

CARRIED

11.0 ADJOURNMENT

The meeting adjourned at 3:15pm

Warren Orris
President

Pat Handley
Recorder

APPENDIX A

AGM Managers report
February 21, 2017

I would like to welcome all the new lot owners to our Park since the last AGM They are Larry and Joann Yarham lot # 40, Mark and Trish Barrett lot # 44, Rob and Gail Virgil lot # 56, Torn and Marilyn MacLean Lot # 68 Tomas Butcher Lot # 174 Ron and Pat Prior lot #211, Curtis and Judy Rogers Lot # 105, Ted and Bonnie Parks Lot #111, Terry and Marj Merwin Lot #125 and the three that purchase a extra lot this year Joann MaWhainney and Robert Branden lot # 180, Ed and Yvonne Brennen # 152, David and Jacqui Clearwater lot #101

I would like to thank all the residents of Rancho Ventana it has been a great season with all of you. To my Board of Directors Warren, Mike, Blair, Mike, Stan, Clara, thank you for this wonderful job, it has been a pleasure working with all of you.

Maintenance crew, Blair and Cyril, Tom and Bob, Ernie, thank you, and all the great men that have worked hard and did a lot of improvements for our Park. The Men who volunteer to close the pool cover thank you Ernie, Roger, Del and Del, Butch, Rick and Dennis.

Recycling crew thank you all for the many trips each week, Don, Del, Rick, Brian, Wayne and all the residents that keep them so busy, our park shines because of all of you.

Social Committee, Richard, Sue, Barry, thank you and all of the social committee for working so hard on all the events, it keeps getting better and better every year.

Clara and Pat, thank you for all the help in the office again you make my job so easy. Deb Thornton, thank you for taking on the job for cleaning up all the files in our back room and getting me more organized and keep me on the right track ...

Wendy and Linda, thank you for all the children's Christmas fund, to all the ladies for shopping for them and Mary for all the children's blankets you make all summer for them, you make me proud to be a part of this Park.

Yasika
Park Manager

Appendix B
ARCHITECTURAL COMMITTEE

We are here to help lot owners make improvements to their lots and staying within the rules of the park. So please don't hesitate to talk to anyone of us. At this time they are:

Don Avison

Del Ryan

Terry Kvinlaug

We would like to thank everyone for their help and cooperation last year

Thank you to all the volunteers who help keep the park clean and in working condition

Appendix C

2017 Annual Maintenance Report

During the summer a number of projects were completed:

A new front gate controller was installed. The old controller had been giving us problems for a couple of years.

Our staff changed two water valves that had been giving us problems. They also painted the Kitchen, the table/chair storage room and the inside of our recycling area.

Major projects completed by the Maintenance crew and our many volunteers in the past year have been;

The New Roof over Pool/Spa pump area, Moved the blue canopy from the Pool/Spa pump area to the smoking area, Rewired all electrical in Pool/Spa pump area, Rewired the electrical on the patio canopies, Paving stones installed on both sides of exit gate, Paving stones installed on south end of Club House,

We would like to thank all of the members of the Maintenance crew and all the other volunteers that have come forward in the past year to help with emergency repairs and maintenance. We rely on the various expertise of our owners to assist us in keeping our park maintained and keeping the costs down. All the projects the maintenance crew completed cost us for the material only. There was no labor cost for these projects.

We must also mention that we have a number of renters that have assisted with projects this past year.

The Board would like to thank Cyril Hughes for organizing the Maintenance Crew for our projects and assisting on all repairs in the Park. His contribution to our park is invaluable.

Appendix D

Social Committee AGM 2017

Results from the Events

March 2016	St. Patricks Day	167 attended
November 2016	American Thanksgiving	170 attended
December 2016	Christmas Dinner	112 attended
January 2017	Breakfast	73 attended
January 2017	Soup Night	148 attended
February 2017	Valentines	143 attended

Total 813

Capital Expenditures March 1, 2016 to February 20, 2017

March 2016	Decorations	\$80.18	
	Kitchen Supplies	\$82.63	
November 2016	Exercise equipment	\$129.60	
	Christmas Lights	\$152.07	
	Pool Noodles	\$112.77	
December 2016	Decorations	\$310.22	
	Christmas Lights	\$364.85	
	Kitchen supplies	\$82.63	
	CardRoom	\$31.00	
January 2017	Pool Table	\$3360.	
	Table clothes	<u>\$182.64</u>	
Total			\$3888.59

Social Committee for 2016 - 2017

Richard Schmidt, Sue Bowie, Pat Handley, Barry Carter

Submitted By

Richard Schmidt