

**RANCHO VENTANA
BOARD OF DIRECTORS MEETING
FEBRUARY 13, 2018 at 3:00
Agenda**

1. Call to Order
2. Approval of minutes of January 9, 2018
3. Committee Reports
 - 3.1 Architectural
 - 3.2 Maintenance
 - 3.3 Social
 - 3.4 Finance
 - 3.5 Recycling
4. Park Manger's Report
5. Correspondence
 - 5.1 Letter from Lot 32 Bill and Carol Thachyk
6. Unfinished Business
 - 6.1 Showers
7. New Business
 - 7.1 Tax Resolution
 - 7.2 Recycle Committee Donation
8. Open Forum for Homeowners
9. Next Board Meeting Tuesday, March 13, 2018 at 3:00
10. Adjournment
11. AGM For Homeowners after a short break.

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, FEBRUARY 13, 2018**

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

1.0 CALL TO ORDER:

The meeting was called to order at 3:03pm. There were approximately 96 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: 18/02/01

MOVED BY: B. Macgregor

SECONDED BY: C. Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held January 9, 2018 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

D. Avison reported that painting for two park models and one shed had been approved.

3.2 MAINTENANCE

C. Hughes reported

- That in January the septic tank by the main gate had a blockage, backing sewage into the park model on lot #1. Repairs were done by one of the maintenance crew and a contractor.
- A major water leak in the pool pump house was repaired by park volunteers.
- Sprinkler was repaired in the common area.

B. Macgregor also gave a maintenance report attached as Appendix A.

3.3 SOCIAL

S. Bowie gave a report attached as Appendix B.

3.4 FINANCE

M. Myers advised that all paperwork for the year-end audit is with the auditor. He will contact them later this week to see if there is any other information needed.

3.5 RECYCLING

C. Koehn read the recycling report attached as Appendix C.

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

5.1 Letter from B and C. Thatchyk Lot # 32.

C. Koehn read a letter received from Bill and Carol Thatchyk attached as Appendix E.

6.0 UNFINISHED BUSINESS

6.1 Showers

W. Orriss said that, although much discussion has taken place on how to manage the cost of showers, no decision has been made and it will be left for the incoming board to deal with.

7.0 NEW BUSINESS

7.1 Tax Resolution

M. Myers read a tax resolution that needs to be brought forward on an annual basis. Attached as Appendix F.

MOTION: 18/02/02

MOVED: S. Wilson, Lot # 154

SECONDED: M. Barrett, Lot # 44

THAT THE resolution be adopted as presented.

CARRIED.

7.2 Recycling Committee Donation

M. Myers reported that the Recycling Committee had donated \$5,000 towards the 1st phase of recovering the pool deck and were now donating another \$5,000 towards the 2nd phase.

8.0 OPEN FORUM FOR HOMEOWNERS

- S. Wilson, Lot #154, 132, 134 enquired if the code on the gate had been changed yet. B. Macgregor advised that they were waiting for Cyril to return to work with Yasika on it.
- L. Sens, Lot # 15 asked if anyone was interested in the Readers' Digest books in the library, if not they will be disposed of. Also the National Geographic magazines will be disposed of along with magazines older than 2016.
- J. Forbes, Lot 195 asked about the street numbering system. B. Macgregor said that it still hadn't been decided how to handle the system. In order to place signs on the corner lots, the owners would have to be contacted for permission and he's been too busy to do that.
- Mark Barrett # 44 asked about the purchase of an A.E.D. He feels that one is needed in the park and offered to do research on what the park would need to do to shield the park from liability. The board will pass the information they already have over to him.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for March 13, 2018 at 3:00pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:28pm.

Warren Orriss
President



Pat Handley
Recorder

SCHEDULE A

- 1) Rob Virgil has been working on a new security cameras system for the park. The new cameras will activate on motion and then an alert will go to Yasika's cell phone as well as the video will be recorded. This is for security of the Park during the summer. Rob also believes he has figured out the problem with solar street. light. Parts are on order and should be here at the end of the week.
- 2) I also need to comment on the fact that our full time Maintenance Person has been off on sick leave for most of the last 2 months. We have been very lucky that John Navarro, who we pay to clean the washrooms on week-ends and when needed, would come in after being called at 4 am. We have also had a number of volunteer come forward to help. Ernie Koehn has answer the call at 5 am to come in to clean the pool and also clean the pool filters weekly. As we needed someone with a California Driver License to enter the local landfill, Yasika's husband Elie has been hauling the garbage trailer to the Dump weekly. A number of people have helped with the lawn mowing. We need to give these people a big thank you. However, the biggest thank you, needs to go to Yasika who would answer a text a 4 am saying that Rudy would not be in and would start her day right then by arranging the different people to come in and get the work done. If John was not available she would be in cleaning the bathrooms.

SCHEDULE B

Rancho Ventana Social Committee Report - February 2018

Social Committee Bank Balance is \$5,813.27 (February 12, 2018)

The committee event for January was Soup Night that was attended by 173 people and everyone enjoyed the music.

Upcoming events are Valentines, Rancho Ventana Days on March 4th, Happy Hour on March 10 with the Wilson Family, and St. Patricks Dinner on March 17th. There ~ sign up for all events soon and if you would like to help on Rancho Ventana Day there will be a sign up sheet on the board.

On March 19 there will a kitchen clean up and we need many hands to do it. We will have sign up sheet on the board with information as to time.

SCHEDULE C

February 13, 2018

Recycling committee

Open balance \$3663.00

10 trips \$ 578.00

Close balance \$ 4241.00 .

SCHEDULE D

February 13, 2018

Manager's report

To all Lot owners please start spraying your lots for weeds and for ants, if you start now and do it every month till you leave maybe we can cut down on all the weeds that grow in the summer months.

If you have rocks on your property when you drive in or off, if the rocks end up in the road or gutter please sweep them back on to your property.

I have the 8840's forms in the library, along with the monthly calendars.

Thank you all for slowing down in the park and stopping at the stop sign when you leave the park, however I have caught some folks going out the entrance gate and coming in the exit gate, please do not do this, it can be very dangerous.

When using the pool area please do not stand or kneel on our glass tabletops to open the umbrellas, please ask for assistance.

Make sure you rinse off in the shower before you enter the pool and wash off all tanning oil.

Yasika
Park Manager