

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, DECEMBER 10, 2019**

PRESENT: Warren Orriss, Mike Myers, Clara Koehn, Carole Bennett,
Larry Yarham, Pat Handley (recorder).

1.0 CALL TO ORDER: The meeting was called to order at 3:00 pm. There were approximately 31 people attending.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: 19/12/1

MOVED BY: Mike Myers

SECONDED BY: Clara Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Don Avison gave the report. Approval has been given for painting of one park model, one concrete laying, 1 screening/wind door/pony wall and one wind door.

3.2 MAINTENANCE

Blair Macgregor gave the report attached as Appendix A.

3.3 SOCIAL

Sue Bowie gave the report attached as Appendix B.

3.4 FINANCE

Mike Myers advised that the budget has been approved by the Board. Maintenance fees will increase to \$109 from January 1st, 2020.

3.6 RECYCLING

The report was given by Wayne Lawson. The balance in the recycling account is \$2,472. Four trips have been made to the recycling depot giving an income of \$465, \$222 has been paid out for a grab bar for the pool and \$20 for gas for the truck.

4.0 PARK MANAGER'S REPORT

There is no report this month but Clara said she knows Yasika would want to say "Everybody Slow Down!!"

5.0 CORRESPONDENCE

None

6.0 UNFINISHED BUSINESS

None

7.0 NEW BUSINESS

None

8.0 OPEN FORUM FOR HOMEOWNERS

- Sue Wilson Lot 154 and Ursula Da Rugna Lot 43 had some questions on the budget which Mike Myers was able to answer for them.
- Sue Wilson Lot 154 questioned whether we needed internet throughout the park with most people having their own internet. Answer – Internet is needed for the office and the security cameras, before discontinuing wifi throughout the park, the owners would have to be polled.
- Pat Handley Lot 188. There are a number of paint cans in the "put and take", if someone will loan a truck these can be taken to the Hazardous Waste collection on Saturday December 14th. Jim Dentray from Lot 74 offered his vehicle

Pickle Ball Court Fundraising Comments

- Roger Handley Lot 188 asked what the Board's position would be if the pickle ball court fundraising didn't meet its goal, would the Board help with any shortfall?

Answer - When the group had made the presentation to the Board, the Board had indicated they may make up a small shortfall.

- Sue Wilson Lot 154. Shouldn't the cost of the pickle ball courts be taken from the reserve fund.

Answer – The reserve fund is for repair and replacement of park structures and equipment. Any expenses such as a pickle ball courts would be a capital expenditure.

- Carol Bennett Lot 70. Other parks have imposed an assessment for pickle ball court construction, could we do the same.

Answer – This could have been done but the fundraising group had indicated that they wished to raise the funds.

- Margaret Graham Lot 155. If donations are received from people outside of the park, would they be allowed to use the pickle ball courts.

Answer - A donation had been made by someone from Mesa Bluffs who collects empty beer bottles, he had made the donation from the proceeds. Owners would be allowed to bring guests to play.

- Jeannette Nadeau Lot 158. If an assessment was made, how would that impact those who had already donated?

Answer – At this time it isn't anticipated an assessment will be made but prior donations would have to be taken into consideration if this route were taken.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for January 14, 2020 at 3:00pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:22pm



Warren Orriss
President



Pat Handley
Recorder

Maintenance Report for Dec. 10. 2019

1. A number of volunteers assisted in repairing the fire hydrant on lot #2. This hydrant had been broken for over a year. We had no luck finding a contractor to come and fix it so once again we found it necessary to do it ourselves. We still need to cut the concrete roadway and dig up the valve that shuts that hydrant off should it fail again. This is planned to be done in the coming weeks.
2. As I said in my report last month, we will once again be applying a sealer to the club house roof. This project will be done in January by our volunteers at a cost of about \$3000.00. The major rain down pour during the Thanksgiving dinner caused the roof to leak above the Card Room. That leak was located and it has been patched.
3. We are still looking for a couple of Volunteers to oversee the stucco fence project that we hope to do this season. There are a number of areas where the stucco is falling off and we need someone to lead a group to remove all the loose stucco. We would then get a separate group to replace the stucco and a third group to repaint the entire fence.
4. During one of our wind storms one of the flag poles broke and blow over. A new pole has been installed.

Respectfully submitted,

Blair Macgregor

APPENDIX B

Rancho Ventana Social Committee Report - December 2019

Social Committee Bank Balance is \$4,066.19 (Dec. 9, 2019)

The committee event for November was US Thanksgiving that was attended by 159 people, everyone enjoyed the dinner and dancing to the band Radio 60. Thanks to Cheryl Roske and her crew for all their work.

A Sock Hop with music by Maxine will take place on Friday Dec 13 and more are coming. This is a free event and there will be door prizes, so come on out in your best tacky tourist get up and have a great time. There will be more Sock Hops in January and February. Watch for the sign up sheets.

The upcoming event planned is Christmas Dinner, This will be put on by Section 1 under Captain Jacqui Clearwater. This is only dinner, no dancing and Santa will be there, so if you have children coming let Jacqui know. Anyone wishing to help please contact her at Site # 17 and she will put you to work.

Don't forget to sign up for New Years and bring in 2020 with your Rancho friends. Jeanette Nadeau & Cheryl Burke will Captain this event, watch for the sign-up sheet.

Coming up in January is our Soup Night January 18, we still need a captain from this zone to head this event, everyone is willing to help we just need a head up this event.

A donation for the building of the multi-purpose court has been made.

We have purchased 3 new umbrellas for the pool area. Thanks to all who participate in our events and make all these donations possible.

