

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
ANNUAL GENERAL MEETING
HELD TUESDAY, FEBRUARY 8, 2022**

1.0 CALL TO ORDER:

The meeting was called to order at 3:25 pm. There were approximately 80 people in attendance.

2.0 PROOF OF NOTICE OF MEETING

MOTION: February 8, 2022

MOVED BY: Rob Virgil, Lot #56

SECONDED BY: Cheryl Burke, Lot #209

CARRIED

3.0 INTRODUCTION OF THE BOARD AND GUESTS

There were two vacancies and two people applied. The new board consists of Blair Macgregor, Carol Bennett, Clara Koehn, Ursula Da Rugna, Larry Yarham.

4.0 MINUTES OF THE LAST ANNUAL GENERAL MEETING

Clara Koehn read the minutes from the February 11, 2020 annual general meeting. Donna Mapson, Lot #124, requested the Open Forum reference to Suddenlink contract be removed as she did not state this.

MOTION: February 8, 2022

MOVED BY: Bob Nadeau, Lot #158

SECONDED BY: Sharon Davidson, Lot #207

THAT THE MINUTES OF THE Board of Directors' Meeting held February 11, 2020 be approved with the above mentioned change.

CARRIED

5.0 OFFICER AND STAFF REPORTS

5.1 PRESIDENT

Blair Macgregor gave a report saying that during the 2020/2021 season there were only 15 homeowners and 15 renters in the park. Mike Myers retired in November 2021 and his wife passed away late November. Warren Orris retired the end of December. Mike and Warren have been on the board for 14 years of continuous service - since 2007. The accountant failed to file with the IRS and Mike and Warren had a mess to deal with. They were able to recover all the money back to the organization.

The reserve fund has been steadily increasing every year.

In January, Eli Casarez was hired to help Rudy. Eli has helped out as a volunteer previously, not only in the winter season, but also in the off season.

The new board has assigned positions as follows:

President – Blair Macgregor

Vice-President – Carol Bennett

Secretary – Clara Koehn

Treasurer – Ursula Da Rugna

Liaison for the Social Committee – Carole Bennett

Liaison for Maintenance Committee – Blair Macgregor

Liaison for Recycling Committee – Larry Yarham

Liaison for Architectural Committee – Larry Yarham

5.2 TREASURER

Ursula Da Rugna indicated final banking would be set up tomorrow, February 9, 2022. Ursula is checking into a Point of Sale (POS) system and hopefully next fall it will be in place.

The resort does not have a contract with Suddenlink and prices currently are really cheap. New contract has been sent and we can expect fees to go up a bit.

The unaudited financial statements are on the homeowners' website. The balance sheet shows the reserve accounts. For example, roof, kitchen. December 31, 2021 financial is not finalized yet. The resort is doing very well.

Blair Macgregor indicated there is \$550,000. in the reserve. The spa repair will cost approximately \$20,000. The roof will need repaired within the next five years and will cost approximately \$100,000. The money is there to pay for the repairs.

5.3 PARK MANAGER

Clara Koehn read the report attached as Appendix A.

6.0 COMMITTEE REPORTS

6.1 ARCHITECTURAL

Don Avison gave the Architectural Report attached as Appendix B.

6.2 MAINTENANCE

Blair Macgregor indicated there is no annual report for maintenance. Hoping for a new coordinator.

6.3 SOCIAL

Cheryl Burke introduced the volunteers of the social committee. They are: Deb Case, Huguetta McKay, Jacqui Clearwater, Shirley Sorrell and Cheryl Burke.

6.4 COMMUNICATIONS

None.

6.5 RECYCLING

Wayne Lawson read the recycling report attached as Appendix C. With the warmer weather, there will likely be more recycling money collected. Thank you to Barry Bell for helping out. Reminder that wine bottles are not recyclable as there is no tax collected. Please crush beer and pop cans and plastics as much as possible.

7.0 UNFINISHED BUSINESS

None.

8. NEW BUSINESS

Donna Mapson, Lot #124, asked how do we get pictures on the wall. Cheryl Burke responded that she is the person looking after the photos and an email will be sent out with dates for photos to be done. Pictures will be taken by the pool.

9. OPEN FORUM FOR MEMBERS

- Narda Finlayson, Lot #47, asked about incorrectly parked vehicles and asked why the board is not consistent with the bylaw. She has seen five other vehicles with wheels parked on the road since being asked to move their vehicle. Blair Macgregor indicated they will look into it.
- Jacqui Clearwater, Lot #17 asked for clarification on whether wine bottles were put in recycle or in the garbage. Answer: Put them in the tan colored Blythe recycling bin.
- Bob Nadeau, Lot #158, asked about the decrease in HOA from \$109.00 down to \$106.00 per month and why not keep it at the \$109.00. He asked for a motion to be made to keep it at \$109.00. As the budget is already approved a motion cannot be made. Ursula Da Rugna indicated that California law says we cannot make too much money. Extra money has to be given back to members.
- Liz Sens, Lot #15, asked if there is a bylaw from years ago that allowed only 1 vehicle and 1 golf cart per lot. Is it in effect? Blair Macgregor indicated he has never seen it in writing.

10. ELECTION RESULTS

None.

11. ADJOURNMENT

Rob Virgil, Lot #56, moved the meeting be adjourned. Meeting adjourned at 3:47.

Blair Macgregor
President

Kathy Budd
Recorder

Park Manager's report

AGM

February 8, 2022

I cannot tell you all how many times that I hear how wonderful our park is, how clean it is, that we have nice folks who are very helpful to all of the renters and to new lot owners. Thank you to all of the wonderful volunteers in our Park, It is so nice to belong to a wonderful community.

Thank you to the Maintenance group, all of you men and women who work all winter to keep our park looking great. I have so many I can not remember all of you by name and all that you have done. It has been a great season to have you all back.

The Architectural Committee, Don, Randy, Jerry, thank you for all the positive input to our park, You guys go above and beyond.

The Social Committee, I thank you for all you do for our park. Next season I know will be better.

The Recycling committee, Wayne, Barry thank you, you two work so hard to keep those areas clean, and emptied out only to be refilled again and again.

Best wishes to Randy and Kim Heesch, thank you both for all of your volunteering in the social committee and architectural committee you guys will be missed in the park.

Rob Virgil, thank you keep our web page, WIFI cameras, my computers, all going all season and even in the summer months I can count on you to be there when I have questions.. Kathy Budd, thank you for stepping in and helping me in the office on the computers and doing the recording at our meetings.

To all of the new owners, Please come in and ask questions, get your permits if you change anything on your lot. The Architectural Committee will help you out in any way.

Eli and Rudy, thank you for all the early morning meetings you two keep me running.

I would like to thank my Board of Directors, Blair, Larry, Carole, Ursula, Clara, and Mike and Warren, without your support and hard work, all of the hours you have volunteer to keep our park going and keeping me inline..... I thank you...

Yasika

Park Manager

AGM

GENERAL MEETING FEB 8/2022
ARCHITECTURAL COMMITTEE

DIFFERENT CLASSIFICATION OF RV PARKS
REQUIRE DIFFERENT RULES FROM STATE,
COUNTY AND CITY, PLUS INDIVIDUAL PARK
RULES. IT IS IN THE BEST INTEREST OF OUR
PARK AND ~~LOT~~ OWNERS TO OBTAIN PERMITS
BEFORE MAKING IMPROVEMENTS.

THANK YOU TO ALL THE LOT OWNERS FOR
YOUR PATIENCE OVER THE LAST TWO YEARS

I WOULD LIKE TO THANK RANDY HEESH AND
GERRY VETSCH FOR ALL THEIR WORK

ANYONE LOOKING FOR ASSISTANCE FROM
ARCHITECTURAL COMMITTEE CAN CONTACT
GERRY VETSCH; DON AVISON; SANDRA
VANDENBRINK

APPENDIX C

Reaping

AXE - 49.⁰⁰
 SPEARHEADS - 1,022.⁰⁰
 FUEL - 20.⁰⁰
~~R~~ - ~~125.~~⁰⁰
 BAGS - 27.⁰⁰
 TOTAL 1,118.⁰⁰

LAST MTG 1-11-22 2637
 IN - 252.⁰⁰
 OUT -

BALANCE - 1945.⁰⁰



BAL. NOV. 30TH

1,103.⁰⁰

THANK BARRY

START - 3063.⁰⁰

END - 1945.⁰⁰

1,118.⁰⁰