

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, FEBRUARY 8, 2022**

PRESENT: Blair Macgregor, Clara Koehn, Carol Bennett, Larry Yarham,
Ursula Da Rugna.

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 80 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: February 8, 2022

MOVED BY: Ursula Da Rugna

SECONDED BY: Clara Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held January 11, 2022 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Don Avison gave a report that there have been 5 permits since January 5. The Architectural Report is attached as Appendix A.

3.2 MAINTENANCE

Blair Macgregor gave the maintenance report. There is no Maintenance Coordinator at this time. Require a volunteer to be the Maintenance Coordinator. Please see Blair if you are interested.

The solar street light was replaced in January and seems to be working well.

Two hard wired street lights need repair. Edison has been contacted 3-4 times by Yasika.

The perimeter fence has stucco falling off, requires cleaning, crack repairs and paint. Currently, there is a crew working on the golf course fence between Lot 13 to Lot 18.

The spa repair is partially repaired. Eli was able to secure a contractor who was working at a motel pool in Blythe. It is

anticipated that the repair will be complete in two to three weeks. Approximate cost for repair is \$18,000.

Deck resealing around the pool started February 8. The work will continue after the spa is repaired.

3.3 SOCIAL

Cheryl Burke gave the report attached as Appendix B. Cheryl Burke is the chairwoman for the Social Club. Great group of volunteers. The banking officers are in the process of changing. There are captains for all zones and all events for the 2022/2023 season will take place. It was suggested a 'chicken pot pie' fundraiser be held. Could potentially raise \$1,500. Money raised goes back into Rancho. Rancho Days will be March 13. There are several activities to sign up for and hotdogs and hamburgers will be included. There is no cost for this day. Blair purchased an outdoor PA system with funds from the recycling committee and it has been tested and works great.

3.4 FINANCE

Ursula Da Rugna read the Resolution of the Rancho Ventana Homeowners Association, attached as Appendix C.

3.5 RECYCLING

Wayne Lawson read the recycling report. A speaker system was purchased for approximately \$1,000.00. Balance in the account is \$1,945.00

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None.

7.0 NEW BUSINESS

7.1 Weekend Washroom Cleaning

Blair Macgregor indicated that a young lad will be taking on the washroom cleaning. This will be after his afternoon shift, which will be between 12:00 am and 3:00 am.

7.2 Entrance Gate

There is concern about golf carts exiting the entrance gate and the possibility of a liability issue. Please use exit gate when leaving the park whether in your car or your golf cart.

7.3 Pool Deck Sealing

Blair Macgregor covered the pool deck sealing under 3.2 Maintenance.

7.4 Architectural Committee Liason

Sandy VandenBrink, Lot #22, has joined Don Avison and Gerry Vetsch on the architectural committee. As we are losing Randy Heesch, anyone else who would like to step up are welcome.

8.0 OPEN FORUM FOR HOMEOWNERS

- Del Honeybourne, Lot #86, is concerned about dog excrement not being picked up in the open field outside of Rancho. Blair Macgregor indicated bags are available for waste. Please pick up after your dogs as the open field is private property.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for March 8, 2022 at 3:00 pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:20 pm.

Blair Macgregor
President

Kathy Budd
Recorder

1. INSTALL AIR CONDITIONER
2. WIND DOOR POLY WALL
3. POLY WALL PLEXI GLASS
4. MOVE AIR CONDITIONER
5. WIND DOOR POLY WALL + SCREEN

Social Cte - Great Cte APPENDIX

to work with

- Barking Officer will be changed.
- Pleased to say that we have Captains for All Zones for 2022/23 Season

- Social Cte Fund Raiser up to
 - Jackie Charnaton 81,500.
 - Chicken Pot Pie

- Rancho Days
 - 13 March.

- A great welcome

- Thank you to Blair for the new Outdoor Sound System.

RESOLUTION OF THE RANCHO VENTANA
HOMEOWNERS ASSOCIATION

WHEREAS, the Rancho Ventana Homeowners Association is a California corporation, duly organized and existing under the laws of the State of California,


AND

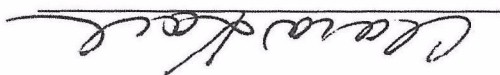
WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Services;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Rancho Ventana Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2021 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of February 08, 2022.

BY: 
Blair Macgregor, President

ATTESTED: 
Clara Koehn, Secretary

Park Manager Report

February 8, 2022

Good Afternoon,

Thank you all for slowing down in the park, as you can see the speed bumps are out and they will be in different areas in the park. Please remember to slow down on your bikes, golf carts, and trucks and cars.

Please ask if you need a permit from the office if you are redoing or adding to your lot. If you have any questions the Architectural Committee will help you in anyway and get you a solution. Please do not add to your project when you are done, let us know so you do not have to take it down and redo your project.

All irrigation bubblers, risers, water spigot on your lot is your responsibility. As it gets warmer please spray your lots for weeds and spray for ants and bugs. This will help us this summer. Please sweep up all rocks in the street and keep the gutters clean of sand and debris. Make sure to park on your lot unless you have permission for that lot owner you are parked on.

Please do not stop Rudy when he is working, we have a busy morning schedule to get finished. If you need something please come to the office and ask, I will give him the message.

The tables and chairs in the pool area have been all tighten.

It is so nice to see everyone enjoying the pickleball courts, please stack your chairs back up when you are done. Please remember to keep you dogs out of the common area of our Park. This means behind the pool area and at the pickleball, up at the office area. If the trash can is full in that area please let us know so we can take care of it.

Yasika

Park Manager