

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, DECEMBER 13, 2022**

PRESENT:

Clara Koehn, Carol Bennett, Larry Yarham, Ursula Da Rugna.

1.0 CALL TO ORDER:

The meeting was called to order at 2:57 pm. There were approximately 27 members in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: December 13, 2022

MOVED BY: Clara Koehn

SECONDED BY: Ursula Da Rugna

THAT THE MINUTES OF THE Board of Directors' Meeting held November 8, 2022 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Larry Yarham does not have an architectural report but stated the air conditioner has been moved at Lot 102.

3.2 MAINTENANCE

Clara Koehn read the maintenance report – see appendix 'A' attached.

3.3 SOCIAL

No committee report. Carol Bennett advised the Christmas dinner has been cancelled due to lack of participants.

3.4 FINANCE

Ursula Da Rugna indicated that \$1,400.00 in maintenance fees has been received from 1998. TV cable fees are approximately \$4.00 more per month - 10.50 per month per unit which is a good deal. The monthly maintenance fees will increase to \$111.00 per month. We want to keep the increase in fees a little low and increase the fees again next year. The reserve is in good standing and we won't put as much in the reserve this year. The budget is on the website.

3.5 RECYCLING

None.

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None.

7.0 NEW BUSINESS

7.1 Lien from August 8, 2000 has been paid in full.

8.0 OPEN FORUM FOR HOMEOWNERS

- Bob Parkinson, Lot 3, had a question as to where air conditions are to be placed. There are paper copies of Architectural Guidelines in the office or also available on the Rancho Ventana website.
- Butch Beblow, Lot 178, acknowledged how much the Board of Directors do for the park. Hats off to the Board.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for January 10, 2023 at 3:00 pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:09 pm.

Carol Bennett
Vice-President

MAINTENANCE REPORT FOR Dec. 2022

- 1) The Hand Rails on both stairways into the pit area have been installed
- 2) New stage lighting has been installed.
- 3) As I reported last month, we will be putting another coat of sealer on the Club House Roof in order to get another 3 years to 5 years before doing a complete reroof.
- 4) In January we will be continuing the changing of the florescent lights to LED lights in the main club house.

Respectfully submitted,

Blair Macgregor

Manager's report

December 13, 2022

If you put large items in the put and take area, make sure to put your name and lot number on that item, they need to know an address where they come from. There is no extra charge for this.

The two washing machines in the laundry room will be removed and will be replaced; they cannot get parts for them.

When entering the office area please wear a mask.

I am looking into putting a dog trashcan on the third walk thru gate. The cigarette cans have been removed as they were being used as a dog trash can and were broken.

Please do not open the irrigation bubblers outside the fence on the Palm trees; they are set for the winter months.

If you have problems with your irrigation on your lot, it is your responsibility to fix it.

A big thank you to Dave Wallace and Eli, the handrails to the pit area, and painting on the steps, has made a big difference.

Thank you for all the volunteers in the park, with all of you doing so much, our Park is beautiful.

Merry Christmas to all...