

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, JANUARY 11, 2022**

PRESENT: Blair Macgregor, Clara Koehn, Carol Bennett, Larry Yarham,
Ursula Da Rugna.
Kathy Budd (recorder).

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 32 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: January 11, 2022

MOVED BY: Carol Bennett

SECONDED BY: Clara Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held December 14, 2021 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Don Avison gave a report that there is nothing new this month. Expecting lots for next month.

3.2 MAINTENANCE

Larry Yarham gave the maintenance report. New street lights on maintenance shed and by retention pond are on a trial run basis. Showers have been fixed. Remaining showers to be fixed when parts arrive. Special thanks to Eli Casarez, Gord Sorrell, Dave Wallace for their volunteer work. Regarding Lot 101 - things are moving along and the lot will be cleaned up.

3.3 SOCIAL

Cheryl Burke gave the report attached as Appendix A. Special recognition to Kim Heesch on behalf of the Social Club for a job well done and best wishes on their new adventures.

3.4 FINANCE

Ursula Da Rugna gave a report indicating Rancho Ventana RV Resort is in stable financial position. The reserve fund is approximately \$500,000. The bank reconciliation is still to be completed. Year end

numbers will be at next AGM meeting. For information purposes ¼ of owners pay their fees one year in advance, 5% are in arrears. U. Da Rugna is looking into a possible Credit and Debit card system. She will also check if E-transfer payments are a possible payment option.

3.5 RECYCLING

Wayne Lawson read the recycling report attached as Appendix B.

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

5.1 C. Koehn read a letter from Warren Orris.

The President, Warren Orris, has resigned effective December 31, 2021. The Board of Directors has appointed Blair Macgregor, Lot 88, to act as interim President, until next AGM.

6.0 UNFINISHED BUSINESS

Nothing to report.

7.0 NEW BUSINESS

7.1 Cable Boxes and HDMI cords

Blair Macgregor indicated that HDMI cables have not been turned in and effective immediately there will be a \$5.00 deposit for HDMI cable and box. This will not affect most of the lot owners.

7.2 Spa and Pool Repair

Larry Yarham indicated still waiting for a quote for inside of spa and perimeter.

7.3 Weekend Washroom Cleaning

Larry Yarham indicated the board is trying to find someone to clean the bathrooms on the weekends. As owners, try to keep the washrooms cleaner. This is a paying position or possibly a volunteer may be interested in stepping forward. A quick calculation estimates approximately 84 hours over the season to clean washrooms on the weekends. Rudy has been off for a week and Yasika has been cleaning the washrooms during that time and also on the weekends.

7.4 New Office Hours

Office hours effective immediately have been changed. The new hours are 8:00 a.m. to 3:00 p.m.

7.5 Meeting Minutes

Meeting minutes will now be posted as a draft on the website within 3 or 4 days of Board of Directors meeting.

8.0 OPEN FORUM FOR HOMEOWNERS

- Donna Mapson, Lot #124, asked if a posting could be made indicating who the new owners are. Ursula Da Rugna indicated Yasika has a list that can be accessed anytime. Ursula will be updating the November 2021 list in the next 2 or 3 weeks.
- Joanne MaWhinney, Lot #180, indicated the clothes and bedding that is collected near the water station is either delivered to the Thrift Store in Blythe, or the Salvation Army in Quartzsite. Please put the items in a bag and do not leave loose. Joanne M does not have a car this year, so anyone who wants to volunteer to drive would be appreciated. Joanne M also expressed that the 'put and take' (Lot 210) needs cleaning up.

9.0 DATE AND TIME OF NEXT MEETING

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

10.0 ADJOURNMENT

The meeting adjourned at 3:25 pm.

Blair Macgregor
President

Kathy Budd
Recorder



Social Committee // Board Meeting 3:00 pm 1/11/2022

2 messages

Kim Heesch <lets gokimbo1@gmail.com>

Tue, Jan 11, 2022 at 8:56 AM

To: cheron1@live.com, Rancho Ventana <ranchoventanarv@gmail.com>

New Social Committee Members have been welcomed to the committee and New Roles have been assigned.

The committee now consists of:

Chairwoman- Cheryl Burke

Secretary - Judy McKimmon

Treasurer - Jacqui Clearwater

Deb Case

Shirley Sorrell

Jeannette Nadeau

Dan Cornwell

Departing member - Kim Heesch

Just a reminder that the Dinner/Dances have been cancelled for this season.

Bands have been rescheduled for four of the five events for next season (2022/2023)

We are looking for leaders in each Zone in the resort to fill the Captain's role for each of the Dinner/Dance events. (Thanksgiving, Christmas, Soup Night, Valentines, and St. Patrick's)

Monday Morning Coffee is happening each Monday through March 21, 2022

The Kitchen Clean-up will be scheduled for Thursday, March 24, 2022 @ 9:00 am.

The Picture Board Project in the Hall is resuming. Cheryl Burke is the project leader and will be communicating with the owners of the resort as to who still needs to have their pictures taken etc.

Bank Balance \$2421.57

Expenses last month - for Ice Cream and Ice that is for sale in the office. (\$62.73)

Sent from my iPad

Rancho Ventana <ranchoventanarv@gmail.com>

Tue, Jan 11, 2022 at 10:07 AM

To: Kim Heesch <lets gokimbo1@gmail.com>

Cc: "Burke, Ron and Cheryl" <cheron1@live.com>

Thanks for the update!

[Quoted text hidden]

Yasika

Clay's Industrial Supply Ltd.

RECYCLING

APPENDIX B

Tel: 780-440-0132
Fax: 780-440-4058
Web: www.clays.ca
6670 - 53 Avenue
Edmonton, AB T6B 3H8

BAL 2670.00 DEC 14

IN - 403.00 4 TRIPS

OUT - 461.00

BAL. - 2612.00

- Ridge Tools

- GAS

- AXE

January 11, 2022

Managers' report

Welcome back to everyone that went home for Holidays or just getting here. Thank you all for wearing your mask when entering our buildings, still in a mask mandated until February 15th.

If you are not feeling good please stay at home until you are good, I have it posted on Friends of Rancho were to get tested and it is free.

E-Bike riders you still have to follow the rules of the 10 miles per hour in the park. Please do not ride your bike up by the office and library area.

The Park has filled up in the last two weeks, we have a lot of new renters and 15 new owners. Thank you all for welcoming in the new owners, that is the one continuous thing that I hear "how helpful, clean, our park is"....

Want to thank all the volunteers in the park, your work does not go unnoticed.

Warren Orriss, and Mike Myers, I have been you two for a very long time. I thank you both. I will miss you two on our Board of Directors, but know that I have learned so much from you both, and wish you nothing but the best, and I know that I can talk with you two any time.

Lots of upcoming events please watch out for them...

Yasika Casarez

Park Manager