

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, MARCH 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 2:59 pm. There were approximately 27 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: March 8, 2022

MOVED BY: Clara Koehn

SECONDED BY: Carol Bennett

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

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

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

3.2 MAINTENANCE

Blair Macgregor gave the maintenance report. The spa repair cost is just shy of \$20,000. The Maintenance Report is attached as Appendix B.

3.3 SOCIAL

Carol Bennett gave a report. Rancho Days are Sunday, March 13th with all games. Reminder that there is a dance at 7:00 pm. Everyone is welcome.

3.4 FINANCE

Ursula Da Rugna advised that Rancho Ventana RV Resort is now able to accept all credit cards. A merchant fee will be charged back to lot owner at 3.75%.

The treasurer, Ursula Da Rugna brought forward the following motion.

MOTION: March 8, 2022

MOVED BY: Ursula Da Rugna

SECONDED BY: Carol Bennett

TO UPDATE OUR POLICY to apply late fees from first month on, after an account has been in arrears for three months or longer.

CARRIED

3.5 RECYCLING

Wayne Lawson read the recycling report attached as Appendix C. Balance in the account is \$2,354.00.

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

None.

8.0 OPEN FORUM FOR HOMEOWNERS

- Jacqui Clearwater, Lot #17, on behalf of the Social Committee stated that if you are uncomfortable attending the dance without a mask, please wear one. Come, enjoy, and have a good time.
- Joanne MaWhinney, Lot #180 wants a reminder for October 2022 to have a half hour or one hour workshop for the AED machine in the library. Blair Macgregor agreed and also indicated that there are new paddles and the AED machine is being kept up to date.
- Narda Finlayson, Lot #47, asked if E-transfers would be available for payment. Ursula Da Rugna indicated the bank does not accept E-transfers.
- Donna Mapson, Lot #124, is concerned about the "Put and Take" being a disaster. Stuff in there should be in the garbage. Answer: Rudy has been gone for the last week and a half. The "put and take" is usually cleaned out once a week. California license plates are required in order to take the trailer to the dump. Larry Yarham also stated that the "put and take" is full due to numerous places changing hands and also the garage sale in the park.
- Dave Wallace, Lot #91, is concerned about the dog excrement outside the park. The odor is bad outside the park. It is disgusting, and brings flies into the park. Also dogs are being walked along the golf course. He is sure the golf course does not allow dogs to be walked on the course.
- Jacqui Clearwater, Lot #17. Is anything being done about the orange cat that is running free? Is anyone feeding it in the park?

9.0 DATE AND TIME OF NEXT MEETING

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

10.0 ADJOURNMENT

The meeting adjourned at 3:15 pm.

Blair Macgregor
President

Kathy Budd
Recorder

MARCH 2022
ARCHITECTURAL COMMITTEE

1. WATER + DRAIN LINE TO SHED

2. DESTINATION TRAILER

3. PONY WALL

4. WIND DOORS

MAINTENANCE REPORT FOR March 2022

- 1) Edison has finally come in and repaired the street lights that were not working.
- 2) We have completed the repairs on the Golf Course Fence from Lot 1 to Lot 24. Thanks to Dave Wallace and his crew. There was approximately 400 hours of volunteer time. We will be looking at working on another section of that fence next year.
- 3) As you can see the Spa repairs have been completed. We are just waiting for the finish to cure. We expect that we will be turning on the heater and having it open for use sometime after the 15th.
- 4) We had a crew that completed the resealing of the pool patio surface. Thanks to Mark Barrett and his crew for doing this job. Approximately 40 hours of volunteer time.
- 5) We have started phase 2 of replacing more of the outside lights on the club house. We are removing the old lights and replacing them with LED lights which will use about 90% less power. Thanks to Brain ~~Gibbins~~^{GIDDENS} and his crew for taking on this project.
- 6) The Front gate has had some switches replaced and we hope this solves the problem of it not opening all the time with the remotes.
- 7) Last week the exit gate bottom bearing fell out. Eli along with a volunteer replaced both upper and lower bearing.

Respectfully submitted,

Blair Macgregor

AMOUNT LAST MEETING - 1945.00

SPEND - 66.00 - FUEL + DAYS

AMOUNT - 3-8-22 - 2,354.00

TRIP'S - TOTAL 409.00

SPEND - FUEL + DAYS - 69.00

Managers' Report

APPENDIX D

March 8, 2022

It has been another great year. I have put the directions in the library for Suddenlink along with the mail forwarding, 8840 forms, and how to summarize your place.

As you all get ready to leave please take the time to get your lot sprayed for weeds and ants. If in a park Model or 5th wheel please spray and put out mouse and rat poison in your sheds and under your Park Model and in side. Please sweep up the rock and dirt out of the gutter, make sure you have your bubblers adjusted for summer watering. This is the time YOU need to change out your bubblers and make sure they are working correctly.

We need to all slow down as we have spring break visitors and little ones in the Park visiting.

The time will change this weekend so spring forward your clocks one hour, we will be the same time as Arizona MX

Thank you all for volunteering in our Park. To Monday morning coffee, to the Recycling guys, The Morning ladies exercising groups, Maintenance guys, tree trimmers, Pickle ball courts folks, Rob Virgil-our web page guy. YOU ALL MAKE OUR PARK BEAUTIFUL. I thank you...

Safe travels and see you all next season.

Yasika