

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
OPEN BOARD OF DIRECTORS' MEETING  
HELD TUESDAY, NOVEMBER 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 27 members in attendance.

**2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING**

MOTION: November 8, 2022

MOVED BY: Carol Bennett

SECONDED BY: Clara Koehn

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

CARRIED

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

Blair Macgregor indicated there are been over 24 lots that changed hands over the past year. There have been 8 permits applied for in the past two weeks. Please ask questions of the architectural committee before you start any projects.

**3.2 MAINTENANCE**

Blair Macgregor gave the maintenance report.

- The Maintenance Committee will be putting Hand Rails on both stair ways going into the pit area in December. The local electrician will put proper lighting on each stair rail.
- We plan on continuing the repairs on the Golf Course Fence from Lot 25 to Lot 60. The fencing will be pressure washed and painted. We require three different crews to complete this project.
- We also plan on once again putting another coat of sealer on the Club House Roof in order to get another three years before doing a complete re roof. The estimate to redo the roof is now \$125,000. This will be a big hit to the reserve fund. Most of the money is there to do the repair.

- We continue to have problems with the water stand pipes lots. The soil is so corrosive that the pipes are rusting off. These pipes are your responsibility. It would be a good idea to change them before they start leaking. We could put together a time to change out as many as possible so we have all the pipes dug up and we shut the park water down for an hour. Please take a look at your water stand pipe for corrosion or leaks.

### **3.3 SOCIAL**

- Cheryl Burke reported that the first social event is Saturday November 12<sup>th</sup>. There are 90 attending the Welcome Back function with the band Wild Ride playing.
- There is \$1,900.00 in the social clubs account.
- A fridge may need to be replaced this year. Blair Macgregor indicated some money can come out of reserve fund to help pay for fridge. Normally the social club pays approximately 90% of these type of expenses.

### **3.4 FINANCE**

Ursula Da Rugna advised that the December 31, 2021 audited financial statements are complete. There is an amount of \$2600. in excess revenue. The budget is in the works for next year. Regarding late fees there are two lots in arrears, one has been in arrears for two years. Maintenance fees are fairly current. HOA fees will need to be raised due to costs increasing. For example cable TV costs have increased approx. \$4.00 per unit per month. Thirty days notice to be communicated for increase.

## **4.0 PARK MANAGER'S REPORT**

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

## **5.0 CORRESPONDENCE**

None.

## **6.0 UNFINISHED BUSINESS**

None.

## **7.0 NEW BUSINESS**

**7.1** Lot 211. As some of you know, Lot 211, which backs up to the Maintenance Yard was put up for sale last season. A decision was made at the Board level that at this time we do not need to expand the Maintenance Yard. However, we feel we may need to in the future. We made an offer to purchase the lot for \$8,000.00. Our offer was accepted by the seller. We feel that if we needed to expand in the future, we would

not be able to get that lot for a reasonable price once someone had started to make improvements on it. The Board has no plans for the lot at this time other than to continue to rent it out until it is needed.

**7.2** Lot 92. Ursula Da Rugna advised the owner of Lot 92 passed away approximately two years ago. There is no estate or executor and correspondence has all been returned. Property taxes are unpaid. After five years the lot would be put up for public auction. The board wants to place a lien on the lot to recover maintenance fees in case someone other than the association buys it. Ursula Da Rugna brought forward the following motion:

MOTION: November 8, 2022

MOVED BY: Ursula Da Rugna

SECONDED BY: Clara Koehn

BE IT RESOLVED THAT Rancho Ventana RV Resort Community Association hereby authorizes Guralnick & Gilliland LLP ("G&G LLP"), as our attorney and agent, to execute, record an assessment lien (to the extent the account is not brought current within the 35 day Pay-or-Lien timeline) and invoice the Association for the recording and mailing costs against: Lot 92 Tract 28248, records of Riverside County, CA.

#### **8.0 OPEN FORUM FOR HOMEOWNERS**

- Jacqui Clearwater, Lot #17. Is there any reason why we can't have a building for men to use, for example, woodworking. There is an area for the ladies to quilt, etc. but nothing for the men. Blair Macgregor indicated it is something that can be looked at and for Jacqui to put something in writing indicating what kind of costs are involved and interest.

#### **9.0 DATE AND TIME OF NEXT MEETING**

The next Board of Directors' Meeting is scheduled for December 6, 2022 at 3:00 pm.

#### **10.0 ADJOURNMENT**

The meeting adjourned at 3:15 pm.

Blair Macgregor  
President

Kathy Budd  
Recorder