

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
ANNUAL GENERAL MEETING
HELD MONDAY, FEBRUARY 13, 2023**

1.0 CALL TO ORDER:

The meeting was called to order at 3:20 pm. There were approximately 70 people in attendance.

2.0 PROOF OF NOTICE OF MEETING

MOTION: February 13, 2023

MOVED BY: Rob Virgil, Lot #56

SECONDED BY: Susan Blixhaven, Lot #80

CARRIED

3.0 INTRODUCTION OF THE BOARD AND GUESTS

The board consists of Blair Macgregor, Carol Bennett, Clara Koehn, Ursula Da Rugna, Larry Yarham.

4.0 MINUTES OF THE LAST ANNUAL GENERAL MEETING

MOTION: February 13, 2023

MOVED BY: Don Hewalo, Lot #138

SECONDED BY: Mark Barrett, Lot #44

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

CARRIED

5.0 OFFICER AND STAFF REPORTS

5.1 PRESIDENT

Blair Macgregor read the president's report attached as Appendix 'A'.

5.2 TREASURER

Ursula Da Rugna indicated the December 31, 2022 financial statements are being finalized via phone and email. There are a few adjustments to finish up. The accountant's statements will be posted on the website in late June or early July. Ursula has enjoyed her first year and thank you to the board members for the support.

Blair Macgregor indicated there is approximately \$550,000 in the reserve fund and we are in good shape. The outstanding maintenance fees over the past few months have mostly been paid up.

5.3 PARK MANAGER

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

6.0 COMMITTEE REPORTS

6.1 ARCHITECTURAL

Don Avison gave the Architectural Report attached as Appendix 'C'.

6.2 MAINTENANCE

Blair Macgregor indicated there are a number of small projects. Thank you everyone who comes forward to help. Thank you to Dave Wallace who helps with lawn mowing once a week and if Eli needs an extra hand.

6.3 SOCIAL

Deb Case read the Social Committee report attached as Appendix 'D'. Thank you to Social Committee liaison Carole Bennett. She is a great support to the Social Committee.

6.4 COMMUNICATIONS

None.

6.5 RECYCLING

There were no recycling committee members present. Blair Macgregor requested a huge round of applause for the recycling guys. Over \$3,000.00 a year is raised recycling cans and bottles. A great committee.

7.0 UNFINISHED BUSINESS

None.

8. NEW BUSINESS

None.

9. OPEN FORUM FOR MEMBERS

- Del Honeybourne, Lot 86 commented about the excessive \$550,000 in the reserve fund. Is it a requirement by the state of California to have that much money in the reserve? Blair Macgregor indicated for every asset owned, it is valued for replacement and how long it will last. A percentage is then set aside into the reserve fund according to California laws. Ursula Da Rugna indicated if there are big repairs, we need to have a good cushion of funds.
- Mark Barrett, Lot 44. Due to rising utility costs and with solar panels being a viable option, where will they go? On the roof? If so will the roof be repaired prior to solar panel installation? Blair Macgregor indicated we are hoping to get another three years out of the roof. The roof will be repaired first, including beefing it up to support the solar

panels, then install solar panels. Mark Barrett indicated the roof repairs should be quicker than later. And he would like to spend some of the \$550,000 on the roof.

- Ron Jarrell, Lot 167 indicated he is a newcomer here. He has visited all over the west half of the United States and this is the best RV park he has ever been in. He would like to acknowledge the Board, Yasika, Eli and Rudy for the amount of work they do. Hats off. Thank you for all you do. It should be said at every general meeting.
- Narda Finlayson, Lot 47 indicated she is making Rancho Ventana towels with either a golf, pickle ball or wine bottle insignia embroidered on them. They are \$20.00 and all proceeds will go directly to the Children's Christmas Fund. Thirty-five towels have been sold already. The goal is to sell fifty which will provide a \$650.00 donation to the fund.

10. ELECTION RESULTS

None.

11. ADJOURNMENT

Rob Virgil, Lot #56, moved the meeting be adjourned. Meeting adjourned at 3:40.

Blair Macgregor
President

2023 Annual Meeting President Report.

This past year we have had large increases in some of our costs. With these increases the board has been working hard to find ways to save where ever we can.

Thank You to Yasika, Rudy and Eli for keeping our park in excellent shape during the summer. The work the three of you do in the park year round makes life easier for all of us, especially the Board.

We have had no change to the Board for 2023. The three Terms up this year were Carol Bennett, Clara Kohn and Larry Yarham. All three let the names stand and with no others coming forward the three incumbents are returned by acclimation.

The Board has met and we have agreed on the following Appointments for 2023

President	– Blair Macgregor
Vice President	- Carol Bennett
Secretary	- Clara Kohn
Treasurer	– Ursala Da Rugna

Board Liaisons

Social Committee	– Carol Bennett
Architectural Committee	– Larry Yarham
Maintenance Committee	– Blair Macgregor
Recycling Committee	– Larry Yarham

Manger's report

AGM meeting

February 13, 2023

Welcome to all of our owners, we have had a busy season at Rancho Ventana, we have had 15 properties sold that I know of, I would like to welcome them to our park.

I would like to thank all of my Board members for all the hours that you all have put in to make our season run so efficient.

Our Recycling committee Wayne and Barb Lawson and Barry and Candis Bell, thank you all for all for the work to keep us organized and all of the donation to our park and thank you all for the recycling of cans and bottles.

Our Social Committee, thank you all for the great events. Looking forward to next season.

Our Architectural committee , thank you for keeping us in line and communicating to all of us.

Maintenance Committee thank you all for of your hard work, before during and after our season open and closes. Our Park gets a lot of comments of how clean this park is.. Thank you

Thank you to Rudy and Eli without you two I could not get things done in our park. This has been a wonderful season looking forward to many more with Rancho Ventana Family.

Yasika

Park Manager

FEB 13/23 GENERAL MEETING
ARCHITECTURAL COMMITTEE

IT IS PRESENTLY HEADED BY LARRY
YARHAM FROM THE BOARD OF
DIRECTORS, COMMITTEE MEMBERS
DON AULSON, GERRY VETSCH AND
SANDY VANDENBRINK. WE WOULD
LIKE TO THANK PARK MANAGEMENT
AND ALL OUR PARK VOLUNTEERS FOR THE
WORK THEY DO TO KEEP OUR PARK IN
GREAT CONDITION.

Social Committee has \$3000. in our bank account.
We have had to purchase one new fridge for the kitchen \$600.
cost. We are currently looking at purchasing two new lounge
chairs at approx \$550. and two new tables for pool area at \$300.
each These are replacing the glass top tables which have broken
in the past due to wind.