

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
HELD MONDAY, FEBRUARY 13, 2023**

**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 70 people in attendance. Attached as Appendix 'A' is a welcome read by Blair Macgregor.

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

MOTION: February 13, 2023

MOVED BY: Clara Koehn

SECONDED BY: Ursula Da Rugna

THAT THE MINUTES OF THE Board of Directors' Meeting held January 10, 2023 be approved as presented.

CARRIED

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

Don Avison indicated there have been fifteen permits since October 1<sup>st</sup>. Five of those permits since last meeting consisting of three wind doors, one air conditioning and one pony wall. Thank you park owners for your cooperation.

**3.2 MAINTENANCE**

Blair Macgregor read the maintenance report attached as Appendix 'B'.

**3.3 SOCIAL**

Deb Case read the Social Club report for attached as Appendix 'C'.

**3.4 FINANCE**

Ursula Da Rugna read the Resolution of the Rancho Ventana Homeowners Association attached as Appendix 'D'.

### **3.5 RECYCLING**

There were no recycling committee members present. Blair Macgregor indicated up to \$400.00 per month is collected in recycling.

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

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

### **5.0 CORRESPONDENCE**

None.

### **6.0 UNFINISHED BUSINESS**

None.

### **7.0 NEW BUSINESS**

**7.1** Compliance Committee – see Appendix 'F' attached.

**7.2** 2474'g' Heating and cooking in Enclosures – see Appendix 'G' attached.

**7.3** Gas Bill – see Appendix 'H' attached.

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

- Jeannette Nadeau, Lot 158 asked if subsidies were being looked into with regards to the solar panels. Blair Macgregor indicated yes it is being looked into.
- Don Hewalo, Lot 138 questioned if we can get the whole park on internet rather than some using the park internet that is not consistent and others obtaining their own boxes that need to be returned. Get everyone on the same wavelength? Can we all have a box and add the monthly cost to the HOA fees? Blair Macgregor indicated the board will look into it one more time but Suddenlink had indicated it will still cut in and out.
- Liz Sens, Lot 15. Regarding the library-they try not to have duplicates in the library. There is a box under the table with the duplicate books – please help yourself to these.
- Lori Benson, Lot 192. Regarding the Frank and Hazel Benson Memorial Bench. Asking for permission to move the bench to the common area

beside Lot 192 from the common area beside Lot 193. The board indicated the bench can be moved.

**9.0 DATE AND TIME OF NEXT MEETING**

The next Board of Directors' Meeting is scheduled for Tuesday, March 14, 2023 at 3:00 pm.

**10.0 ADJOURNMENT**

The meeting adjourned at 3:20pm.

Blair Macgregor  
President

## 2023 February Monthly Meeting

Good afternoon, everyone and welcome to the February Monthly Board Meeting and the 2023 Annual General Meeting of the Rancho Ventana RV Resort Community Association. We want to welcome all of our new lot owners. If you have not completed the transaction, you are not *eligible* to vote this year. We will start with the Monthly meeting and right after adjournment we will start the AGM. At the Monthly Board Meetings all motions and voting are done by the Board. Any Questions or comments you have can be made at the end of the meeting during the open Forum. Once we start the AGM, unlike our monthly Board meetings when I call for someone to make a motion and when calling for a vote it is come from the floor. I will entertain any questions or comments throughout this meeting.



## **MAINTENANCE REPORT FOR Feb. 2023**

- 1) Pool pump stopped working last week due to a bad ground wire.
- 2) We had a major sewer back up in the washrooms a couple of weeks ago. It took two days to find the problem and get it rectified. We have found that our maps were incorrect in showing that all the club house drained to the north side. In actual fact the Laundry room drains to the north but the Washrooms and kitchen drain out to the south. During the summer Eli will be installing a new clean out so when we have this problem again, we can get it flowing quicker. Thanks to Rudy, Eli, and Yasika for their hard work in getting this shitty situation fixed and the major cleaning needed before we could reopen everything back up.
- 3) More of the club house lights have been changed over to LED's and we have enough new bulbs in stock to finish the changeover.
- 4) The stage lighting has also been changed to LED.
- 5) A new speaker was installed about the stage.

Respectfully submitted,

Blair Macgregor

## Social Club Report Feb 2023

Thank you to past chair person Cheryl Burke.

Thank you to event captian's Cheryl Roske and Sue Bowen for Thanksgiving, 167 in attendance

Thank you to Gerry and Brenda Daku who headed up Soup night with 150 in attendance.

Huge thank you to all the people who have stepped up to volunteer to help at these events.

Both events very successful.

Upcoming events include, Valentines Day Dinner and Dance headed up by Blair McGregor and Crew, tickets are sold out  
Pancake breakfast headed up by Dennis Nagy on Feb 19th  
Sock Hop Feb.24th music by Maxine Tadman.

Cheryl Burke will be at Valentines Dance from 4:30 - 5:00 to take owners pictures. There is currently 50 photos up, 20 more photos in the works. Leaving 130 lot owners who need to have their photo's taken to have this project complete. We would encourage everyone to have their photo taken asap.

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RESOLUTION OF THE RANCHO VENTANA  
HOMEOWNERS ASSOCIATION

WHEREAS, the Rancho Ventana Homeowners Association is a California corporation, duly organized and existing under the laws of the State of California,

AND

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Services;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Ranch Ventana Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2022 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the meeting of February 13, 2023.

BY: 

Blair Macgregor, President

ATTESTED: 

Ursula Da Rugna, Treasurer

Managers' Report

February 13. 2023

Good afternoon,

We are pretty close to being full in the park. This means a lot of use in the pool area. When using the pool area please put back your chair and pick up the area that you use. Please pick up the restroom area too, keep the floors cleaned and mopped.

Please start spraying your lots for weeds and for ants. Keep your lots neat and tidy and the sand and debris out of the gutter area.

A new bike rack will be put in by the back pool area for pickle ball players and swimmers. Please do not ride up to the office area and parked your bikes by the library and office. You can park by the back door laundry room door or out front by the parking lot.

I have put out the 8840 forms in the library next to the ,monthly calendar, I will also put the close down sheet of your lot and Park model , trailer.

If you want to rent out your lot or unit please advertise on our web page. It is \$5.00 a month, it is worth the price to advertise, I direct all phone calls to our page. Lots of folks looking to rent or to purchase in our beautiful park.

Yasika



## **Compliance committee**

This year the Board has been very busy with requests to approve units that are being sold when the unit is older than 10 years. The Board has decided to put together a committee to do the first inspections and approval. This will allow anyone who has been disapproved to come to the whole board to state their case.

If you are planning on selling and your unit, weather it be an RV or park model that is older than 10 years will need to have a preapproval. You will need to give the committee 2 weeks to reply.

We are looking for 2 volunteers to come forward to sit on this committee along with one member of the board. If you are interested please leave your name with Yasika at the office.

It has been brought to the Board's attention that there is a section in our C, C & R's, section 2474 that states **"Heating and cooking appliances or facilities shall not be installed or used within an awning enclosure."** This is a California Regulation and as such the park will not be policing this rule.

That being said we want our members to be aware of this rule and that it can be a health safety issue due to a build-up of Carbon monoxide if you are not providing adequate ventilation.

**Symptoms of carbon monoxide poisoning.**

Early **symptoms** of exposure to CO, even after only breathing it for a short time, include: Dull headache; Shortness of breath during mild exertion; Weakness or fatigue; Dizziness; Continued exposure to CO may result in: Nausea or vomiting; Visual disturbances, such as blurred vision; and difficulty concentrating. Long exposure to CO can be fatal.

## Gas Bill

Just a little information as to our lastest Natural Gas Bill we received. Dec. bill was \$4800.00, Jan bill was \$8800.00. The gas usage was only up about 15%. That being said the Board is starting to look at ways to cut the usage. The biggest usage is the Pool and Hot Tub. Next winter we are planning to not open the pool at 7 am when we lose the most heat. We are looking at the possibly of setting a minimum temp. before it can be opened and having it close as soon as the sun goes down. We have also started looking at the possibility of installing solar power and changing the pool heaters from gas to electricity. These are all just planning at this stage but we want everyone to know that we can not continue to pay these high costs. We will need to find ways to save.