

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
HELD TUESDAY, JANUARY 10, 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 20 people in attendance.

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

MOTION: January 10, 2023

MOVED BY: Clara Koehn

SECONDED BY: Carol Bennett

THAT THE MINUTES OF THE Board of Directors' Meeting held December 13, 2022 be approved as presented.

CARRIED

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

There are not a lot of permits that have gone in. Will probably get busy now.

**3.2 MAINTENANCE**

Blair MacGregor read the maintenance report – see Appendix 'A' attached.

**3.3 SOCIAL**

Carol Bennett advised the Sock Hop was well attended. The next function will be Soup Night with the band Wild Ride.

**3.4 FINANCE**

Ursula Da Rugna indicated the year end numbers are being worked on. Regarding the delinquent maintenance fees, there are 12 units over 3 months (representing 6% of total units).

**3.5 RECYCLING**

No report. Blair MacGregor indicated there are limited funds in the recycling as blinds were purchased for roughly \$3,500.00. The blinds are by tables outside the hall doors.

**4.0 PARK MANAGER'S REPORT**

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

**5.0 CORRESPONDENCE**

Guralnick & Gilliland, LLP has recorded and mailed assessment lien to owner of Lot 92. See Appendix 'C' attached.

**6.0 UNFINISHED BUSINESS**

None.

**7.0 NEW BUSINESS**

Nominations are closed for board positions. There were three positions open and Carol Bennett, Larry Yarham, and Clara Koehn let their names stand. Therefore, there will be no elections.

**8.0 OPEN FORUM FOR HOMEOWNERS**

None.

**9.0 DATE AND TIME OF NEXT MEETING**

The next Board of Directors' Meeting is scheduled for Monday, February 13, 2023 at 3:00 pm.

**10.0 ADJOURNMENT**

The meeting adjourned at 3:10 pm.

Blair MacGregor  
President

## MAINTENANCE REPORT FOR Jan. 2023

- 1) We continue to have water leaks caused by tree roots breaking the water lines.
- 2) The entrance gate needed repairing again due to it being pushed open by people when their remotes do not work or they forget the code. When it is pushed open there is a small plastic gear that gets broken and needs to be replaced.
- 3) The material needed to reseal the club house roof has been ordered and this project will be happening in the next 2 to 4 weeks.
- 4) The entrance gate Wifi has been down for a few days and with our main repairman away we have been working with him over the internet to find the problem.

5) BACK FLOWS Rebuild - by gate (rusted)

Respectfully submitted,

Blair Macgregor

Managers' report

January 10, 23

I would like to thank all of you for keeping the clubhouse all picked up after every event, exercise ladies, craft ladies, card folks. Thank you Social Committee for organizing all of this.

When using the pool area please put back all of the noodles standing up so they dry properly. Please put all chairs back how you found them.

Do not walk through the lots. This front row is always being walked through and we are having complaints.

Please do not exit through the entrance gate!

We have had a lot of rain for us this year, and you will need to start spraying you lot for weeds. I see that some of the three foot easements are being used for storage. Please keep this area free and clear.

Please make sure to keep the rock and sand out of the gutters.

I would like to thank the Recycling Committee, Wayne Lawson and Barry Bell, you two men go above and beyond, Barry also continues to keep our put n take all cleaned and organized.

Please when you recycled your items take the items out of your bags and put in each recycling bin.

If your car is parked other than your own lot please make sure you have permission.

Yasika

## Compose

Inbox

Starred

Snoozed

Important

Sent

Drafts

## Categories

Less

Chats

Scheduled

All Mail

Spam 7

Trash

Manage labels

Create new label

## Labels

[Imap]/Drafts

Board of Directors

Converge Credit C... 4

covid-19

Desert Fire

INBOX/Gmail

Clara Koehn

Darcy Patterson

Delete forever

## Monthly Report

Trash x Board of Directors x

**Melissa Platt**

to me

Good morning,

The assessment lien has been recorded and mailed to the owners. If you receive payment please forward

Thank you

**Melissa Platt****Guralnick & Gilliland, LLP****A Full Service Community Association Law Firm Providing Practical Solutions****GURALNICK & GILLILAND, LLP**

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If you would like to attend our 37<sup>th</sup> Annual Legal Update being held on Jan  
Miller at 760-340-1515 or [Victoriam@gghoalaw.com](mailto:Victoriam@gghoalaw.com).

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ASSESSMENT COLLECTION  
DEPARTMENT

PLEASE REFER TO FILE: 01-176

December 9, 2022

Board of Directors  
Rancho Ventana RV Resort  
4410 N. Arrowhead Blvd.  
Blythe, CA 92225

**RE: STATUS OF DELINQUENT ACCOUNTS -**

**This report contains information through December 9, 2022. Any event occurring after December 9, 2022 will be contained in the next month's report.**

**ACCOUNTS IN COLLECTION:**

• LOT/UNIT:	92
OWNER:	Hunt
DATE OF ASSESSMENT LIEN:	12/06/22
DATE OF NOTICE OF DEFAULT:	

**COMMENTS:** Validation notice sent to owners on 03/30/22. Pay or lien letter mailed to owner on 05/12/22. **Assessment lien and letter mailed to owner on 12/08/22. If payment is not received by 01/13/23, then we will proceed with the collection process.**

End of Report.