

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD MONDAY, MARCH 14, 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 30 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: March 14, 2023

MOVED BY: Clara Koehn

SECONDED BY: Carol Bennett

THAT THE MINUTES OF THE Board of Directors' Meeting held February 13, 2023 be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Don Avison indicated there is nothing to report regarding architectural.

3.2 MAINTENANCE

Blair Macgregor welcomed Dave Wallace, Lot 91. Dave Wallace has agreed to take over the maintenance committee. The maintenance report is attached as Appendix 'A'.

3.3 SOCIAL

Deb Case read the Social Committee Report attached as Appendix 'B'.

3.4 FINANCE

Ursula Da Rugna advised that the unaudited financials as at December 31, 2022 are in and approximately \$281,000 was taken into income and approximately \$265,000 are expenses. The difference will be put into the reserve fund. Interest rates are up which is good for the resort's investments. Investment interest rates have increased by 4%.

Currently there are only two or three outstanding maintenance fees.

The Union Bank has been bought by U.S. First. By Memorial Day weekend, new account numbers will be issued. By July, new debit and credit cards will be issued. Make sure the Union Bank has your correct address for mail out. If you wire money to your Union Bank account in the fall, you will have to provide the new account number. Jeannie Eisenkrein, Lot 27, indicated when she spoke with the Bank and you are able to use your existing cheques with the old account numbers. Ursula confirmed this is correct.

3.5 RECYCLING

Wayne Lawson presented the Recycling Committee Report attached as Appendix 'C'.

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

6.1 COMPLIANCE COMMITTEE

Blair Macgregor is happy to report there is a Compliance Committee in place. The Chair of the committee is Butch Beblow, Lot 178, second is Mike Baker, Lot 55 and the Board Liaison is Carol Bennett, Lot 70. Two of the three will come to look at the unit and advise what is required to bring it to standards.

7.0 NEW BUSINESS

None.

8.0 OPEN FORUM FOR HOMEOWNERS

There were no questions or discussion items during the open forum.

9.0 DATE AND TIME OF NEXT MEETING

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

10.0 ADJOURNMENT

The meeting adjourned at 3:18 pm.

Blair Macgregor
President

APPENDIX 'A'

MAINTENANCE REPORT

March 14, 2023

Dave Wallace requested volunteers to leave your name at the office if you are interested in helping. There will be a sign up sheet in the office. When a project comes up, the list can be referred to for volunteers.

One word to summarize the last month – sand. We dealt with literally 'tons' of sand this last month or so. Thank you to all the volunteers who came out and helped; without your help it would have been impossible. If we didn't get your help, we would have to hire it out and that is very costly. Thank you to the Golf Course for the use of their tractor. Thank you to Tom Schutz and Bernie Debrobertis for using their machines to haul sand as well.

We experienced some significant wind damage as well. The exit gate bent in the high winds. We were able to straighten it and reinforce with angle iron, so is good now.

We lost more shingles off the maintenance shed. That roof needs reshingled or replaced with tin soon.

The flag pole was replaced and cemented the bases.

We have experienced a lot of water leaks lately. Most of them irrigation systems. Just a reminder those are the property owners responsibility to fix, not the parks. It is mostly the bubbler caps. Lets not waste water if it can be helped.

Lastly, we will have to shut the water off to change a back flow valve over by the golf course gate. We have the replacement rebuilt and ready to install. However, we are waiting for some 2 inch dielectric unions to come to complete the rebuild. There will be an announcement prior to the water being shut off.

Social Committee Mar 14, 2023

- 188 attended Valentines Event
- 134 attended the Pancake Breakfast
- 200 Attended the Rancho Days

All events were very successful. The Social Committee has been able to purchase three new tables and six chairs for the pool area. Our goal will be to purchase a few new items each year.

We have set a deadline for residents to get their photos taken and will work on getting the photos up.

Upcoming events are St Patricks Day Dinner and Dance with 190 signed up.

Kitchen clean up slated for March 24th.

RECYCLING

STARTED YR. - 2,937.⁰⁰

TOTAL IN - 2,119.⁰⁰

SB TOT. 5,056.00

TOTAL OUT. 3,920.⁰⁰

1,136.00

BAL - 1144.⁰⁰

SCREENS - 3500.⁰⁰

GAS - 117.⁰⁰

SIGNS - 149.⁰⁰

KEYS - 8.⁰⁰

POOL NOODLES - 146.⁰⁰

3920.00

Managers Report

March 14, 2023

As we get closer to going home for the summer months you will find the "how to shut down your park model or trailer list" in the library, the mail forwarding and the 8840 forms. Please spray for weeds on your lot. If you happen to live next door to a common area, you can help by pulling the weeds and spraying for weeds. Please clean up all rocks and sand in the gutters by your lot and use ant bait for ants and spray for bugs.

If you need to have your Palm tree(s) cut back in the summer months please sign up in the office. If your palm tree is over 8 ft tall they will get trimmed back and you will be billed. Please check all of your bubblers on your lot, and make sure to adjust for summer months. If you have a broken line or broken risers, bubblers you will be billed for the work done on your lot.

Please remember there is no work to be done on your lot during the summer months and work will resume in November when the Architectural committee returns. If you have a permit to work and complete please do so by April 30th.

If our entrance or exit gates are open for any reason, please continue to enter or exit through the correct gate, if the maintenance committee directs you through the opposite gates please use with caution. Please slow down, stop and look both ways.

This has been a season full of events in our park. I would like to thank the Social Committee for doing a terrific job of the events, looking forward to next season. To all of the Captains who volunteer and all of the helpers that put on these great events this season, all of your work did not go unnoticed...the amount of people who loved the dinners and dances were amazing to see.

To all of the volunteers who helped us pick up all the sand and did work with us this year, thank you, I know you all care about our park and will continue to help us out.

I would like to thank the Board of Directors for a wonderful season, Thank you for all you do for our wonderful park.

Have a wonderful summer and see you all in October.

Yasika

Park Manager