

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY NOVEMBER 14TH, 2023**

PRESENT:

Blair Macgregor, Clara Koehn, Carol Bennett, Larry Yarham,
Ursula Da Rugna (was Absent)

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 58 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: November 14th 2023

MOVED BY: Clara Koehn

SECONDED BY: Carol Bennett

THAT THE MINUTES OF THE Board of Directors' Meeting held March 14th 2023, be approved as presented.

CARRIED

Blair Macgregor welcomed all new owners to the park and explained how the board meeting works

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

No Report

3.2 MAINTENANCE

Dave Wallace, Lot 91, gave the report, highlights were the roof will need to be replaced and he has suggested that we have a reputable roofing company to come and give us a quote. He also suggested that the Maintenance shed roof need to be replaced. The Maintenance is attached as Appendix 'A'.

3.3 SOCIAL

Deb Case Lot 212, read the Social Committee Report The Funds She reported that they have a balance of \$2800.00 as well they have purchased 17 new lounges for the pool area. Social Committee Report attached as Appendix "B"

3.4 FINANCE

Clara Koehn Read the Financial Report. The Financial Report is attached as Appendix "C"

3.5 RECYCLING

Wayne Lawson Lot 114, read the Recycling report . He thanked Yasika, Eli and Rudy for getting the Recycling area painted and new signs. Recycling Committee Report filed as Appendix "D"

4.0 PARK MANAGER'S REPORT

Clara Koehn read the Park Manager's report She asked us to respect Private Property, and Please keep the gutters cleaned of sand , as well please keep your dog from barking. Park Managers report attached as Appendix "E".

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None

7.0 NEW BUSINESS

7.1

Due to large gas bills in the winter months, the pool will have new hours they will be 9:00 am to 4:00 pm if the cover is on the Spa you are more than welcome to uncover and use however, please recover it.

8.0 OPEN FORUM FOR HOMEOWNERS

Blair Macgregor asked for help for Rob Virgil Lot 56 with the Wi Fi Candis Bell lot 206, asked if the Spa hours were the same as the new pool hours, it was explained that this was not the case

Cheryl Roske lot 183 asked that we turn off the shower in the pool area.

Bob Chipchura lot 60 asked for clarification on recycling of Beer and wine bottles.

Bernie Derobertis lot 147 apologized for disruption that happened last season .

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, December 12, 2023 at 3:00 pm.

10.0 ADJOURNMENT

The meeting adjourned at 3:27pm.

Blair Macgregor
President

Clubhouse roof

APPENDIX 'A'

The roof was once again repaired and recoated in March 2023. 9 pails (45 gallons) of product and tape was applied, this was spearheaded by Mark and a group of volunteers, big thank you to everyone who helped! I was on the roof this week and it actually looks pretty good.

However We do need to look seriously at having it professionally repaired. We keep putting perfume on a pig and it will eventually catch up to us. We got a quote from Applied Roofing Services from LA last spring, price at that time was in the \$45K range, and came with a 20 warranty. I checked the references they gave us (3) in total. 2 took the time to speak with me and both highly recommend APR. They said APR honoured their warranty and were trustworthy.

Please keep in mind their price was only based on the information we gave them, dimensions, aerial photo's etc.

I think if we are serious about doing this we need to have someone from this company come out and inspect the roof to make sure we don't get any surprises. It probably wouldn't be a bad idea to get another quote for comparison. ~~How do we want to proceed on this? Comments?~~

Security Camera's

We had a new security camera installed in the fire pit area to help give us added surveillance, cost of camera and materials \$100. Thank you to Joe Ming (electrician / lot owner) for donating his time.

Outside Electrical outlets

We have only one outside plug on the north/ West side of club house. We

are currently using extension cords which have created trip hazards. Plan is to take power from the flag pole lights, run internal wires thru the fence and install a GFI at the street. This will be beneficial for our radar sign, lawn tool requirements etc. I will get a price estimate for materials before proceeding, but expect it to be no more than \$200. Labour/ install will be done by us.

Garbage and recycling upgrade

Plans are currently underway to re-vamp our garage and recycling area on the west side of the clubhouse. We are not exactly sure what we want at this point So will continue to get input and gather costs. I will get with architectural committee, board members and park management to discuss further. Would like this project completed this season.

Maintenance shed roof

Our shop roof is in dire need of repairs. We need to either re-shingle it or sheet metal very soon, it can't wait any longer. I Will collect cost estimates on both and report back. This project needs to be completed this seasonal as well.

Maintenance volunteers

We could really use some volunteers. There are always maintenance issues and labour requirements in our park. This might involve grass cutting, painting, shovelling sand who knows! We could really use some help from time to time and it would be nice to know who will help. It's because of our volunteers why our HOA fees are so low. If we can't sustain this ourselves, we will have to hire these things out, thus resulting in higher fees, it's up to us.

If you are interested in helping out, please sign up at the office with Yasika. I would like to have a meeting with Blair and this group once it's formed.

Lastly, I will be going home in early December for approximately 6-8 weeks to have some minor hand surgery. If you are able to pitch in and help out where needed it would be much appreciated. It's a big job to maintain this park and more hands make less work!

That's all for this report, any questions/ comments?

Social Committee Report for Nov 2023

We currently have in the bank a total amount of \$2,800.

We have purchased 17 new loungers, thanks to Eli who found us a deal on 7 which allowed us to be able to replace some of the old ones around the pool. We are also going to replace the pads on four chairs in the smoking area of the pool or replace the chairs with different ones. We are pricing out new covers for the pool tables, a new clock and thermometer for the pool area.

Welcome back Pancake breakfast a success with 110 people attending. Headed up by Bruce and Sue Disher and many volunteers everyone attended enjoyed a great breakfast. Good job everyone and awesome to see new faces (and old) helping out

Social Committee is trying to get the picture wall completed. Cheryl Burke will take your picture and info at anytime, drop by and see her at Lot 209. She will also be available at the upcoming Thanksgiving dinner to take pictures. We encourage everyone new and old owners to be on the picture wall. Thank you Cheryl for all your effort into making this happen so far. Lets' all work together to get this project completed.

Thanksgiving Turkey dinner on Nov 23rd Happy Hour 4:30 dinner at 5:30 Live music supplied by The Blue Reys.

Silent Auction taking place that day as well and the line up of donated items is looking awesome. Make sure to come out and support the Blythe Children's Christmas Fund. Auction items will be available for viewing and bidding at 3:00 till after dinner. All proceeds will go to the Children's Fund.

Social Committee is looking for new members. A great way to be involved in our wonderful winter life here at Rancho. You will meet lots of new people and have some fun. If you are interested please contact any one of the social club members who's names are on the back wall or let Yasika know and she will pass your name and lot number on to us.

We are anticipating a very active and enjoyable winter with lots of events on the calendar.

Thank you

Deb Case Lot 212

Blair

APPENDIX 'C'

Treasurer Report
Board of Directors Meeting
November 14, 2023

- Our Accountant had some staffing issues and they were not able to start on our year end 2022 until mid October. We should get the final audited year end statements for December 31, 2022 shortly
- Over the summer we have upgraded the accounting system. With this newer version we are now easily able to process on line payments. If you like to pay your dues online please ask Yasika for an invoice. She will email it to you and the invoice will have a link to credit card payments. Please note that we will add a 3% credit card charge fee to every invoice.
- Also with the USBank we are now able to receive payments, or make payments, via email by using USBanks app Zelle. If you like to email your payments to us please send it to payranchorv@gmail.com and make sure you will put your name and lot number in the Memo space
This will only work if you use Zelle from any US institution. It will NOT work from a Canadian Bank.
- With the change over from Union Bank to USBank we finally have online banking access (welcome to the 21st century!!). The upgraded accounting system is automatically interacting with our bank account, which makes many transactions a lot easier.
- The budget for 2024 will be posted on our website at the end of November. *Dec 15*
- We will communicate to you the increase in maintenance fees at the end of November. As you all experience, everything has gone up quite a bit, especially utilities; therefore in order to not have to dip into our reserve funds we will need to raise the maintenance fees more than last year. However, we feel we are still very competitive comparing to other parks in in Southern California and Southern Arizona. *next meeting. Dec 12*

Respectfully submitted
Ursula Da Rugna

100 14 2023

BALANCE - 1,881.00

WE HAVE MADE 2 TRIPS TO RECYCLER

THIS SEASON.

WOULD LIKE TO THANK YASIRA, ELI AND

BUDY FOR WORK TO RECYCLER LOCATIONS

IN PARK. THEIR WORK IS VERY MUCH

APPRECIATED

ANY SUGGESTIONS TO IMPROVE OUR

RECYCLING ARE GREATLY APPRECIATED

Starting Bal. 1672.00

7 174.00

1846.00

GAS -70.00

GAS -25.00

80.00

1881.00

Manager's report

November 14, 2023

Welcome back, it is so nice to see the park fill up and seeing all of you.

I know some of you have permission to walk through your friends lots. Please do not walk through the lots without permission, they are private property. Please walk around and stay on the streets to get to your destination. We have had to fix irrigation bubblers that get kicked and broken.

When cleaning please do not just leave the sand in the streets, please pick it up. Clean your gutters on the street and be helpful do the neighbors too. Make sure to spray for weeds.

Barking dogs, if you have dogs please keep them from barking continually. Please be respectful to your neighbors and our community.

Bathrooms please flush all matter down the toilet. Turn off lights, close the doors to library and restroom.

⇒ lowflow toilets

Yasika