

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
ANNUAL GENERAL MEETING  
HELD TUESDAY, FEBRUARY 13, 2024**

**1.0 CALL TO ORDER:**

The meeting was called to order at 3:30 pm. There were approximately 64 people in attendance.

**2.0 PROOF OF NOTICE OF MEETING**

MOTION: February 13, 2024

MOVED BY: Jennifer Harrison, Lot 120

SECONDED BY: Sharon Davidson, Lot 207

CARRIED

**3.0 INTRODUCTION OF THE BOARD AND GUESTS**

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

**4.0 MINUTES OF THE LAST ANNUAL GENERAL MEETING**

MOTION: February 13, 2024

MOVED BY: Gerry Daku, Lot 125

SECONDED BY: Del Honeybourne, Lot 86

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

CARRIED

**5.0 OFFICER AND STAFF REPORTS**

**5.1 PRESIDENT**

Blair Macgregor read the president's report attached as Appendix 'A'. Blair indicated interest income is in excess of \$16,000.

**5.2 TREASURER**

Ursula Da Rugna read the Treasurer's Report attached as Appendix 'B' and also read the Resolution of the Rancho Ventana Homeowners Association.

**5.3 PARK MANAGER**

Yasika Casarez read the Park Manager report attached as Appendix 'C'.

**6.0 COMMITTEE REPORTS**

**6.1 ARCHITECTURAL**

Sandi Vanden Brink gave the Architectural Report attached as Appendix 'D'.

## **6.2 MAINTENANCE**

Blair Macgregor indicated that Dave Wallace is no longer head of the Maintenance Committee. Thank you Dave for all. From assisting with mowing weekly and any projects that come up. Also thank you to Stan Rumsey. Also so many volunteers. There is never an issue getting volunteers out.

## **6.3 SOCIAL**

Deb Case indicated that repairs were done to the horseshoe pit using treated wood. The repairs are quite an improvement. Deb also indicated that the committee is short zone captains this year. Please approach anyone on the Social Committee if you are interested in this.

## **6.4 COMMUNICATIONS**

None.

## **6.5 RECYCLING**

None.

## **7.0 UNFINISHED BUSINESS**

None.

## **8. NEW BUSINESS**

None.

## **9. OPEN FORUM FOR MEMBERS**

Tom Schutz, Lot 194 commented that the firepit needs about a half dozen new bricks. Blair Macgregor indicated to let Yasika know and she will contact Ace.

## **10. ELECTION RESULTS**

None.

## **11. ADJOURNMENT**

Meeting adjourned at 3:50.

Blair Macgregor  
President

## 2024 Annual Meeting President Report.

APPENDIX 'A'

The board continues to work hard to find ways to save money where ever we can. One was to look for more interest bearing bank accounts, another was to shorten the hours having the pool open for use.

Since the last AGM we have had 14 lots change hands. We believe there is another 5 in the works.

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.

For those who are not aware, we have made some personnel changes in the last month with Eli going back into retirement and the Board hiring Rudy's son, Junior, to work parttime including Saturdays and Sundays.

We have had no change to the Board for 2024. The two Terms up this year were Ursula and myself Both of us let our names stand and with no others coming forward the two incumbents are returned by acclamation.

The Board has met and we have agreed on the following Appointments for 2024

President – Blair Macgregor

Vice President - Carol Bennett

Secretary - Clara Kohn

Treasurer – Ursula Da Rugna

### Board Liaisons

Social Committee – Carol Bennett

Architectural Committee – Larry Yarham

Maintenance Committee – Blair Macgregor

Recycling Committee – Larry Yarham

Lastly, I want to say that Yasika and I are not always on the same page. I apologize to her for the times I have flipped out but I want her to know that I appreciate everything she does for our Park and I know that she has only our best interest in mind.



Rancho Ventana RV Resort Community Association Inc.

### Treasurers Report for 2023

2023 was an interesting year from the Treasury's view. Overall we are expecting at a slight overage in Expenses over Income. This was due to some very unexpected expenses, like the Natural Gas Bill that was over \$8,000 in January, a higher than usual workmen's compensation bill than expected and overall inflation on all utilities an maintenance. The overage can be covered through equity we have built over the years.

The Reserve fund has not declined, due to much higher interest rates in 2023 on our investments it and your yearly allocation.

Oh  
For your information, the audited 2022 Financial Statement, the 2024 Budget and the Reserve Analysis are posted on our members only website.

Other areas that impacted the treasury was the switch from Union Bank to USBank, which went very well and we finally also have online access to our accounts. In addition it is now possible for our members to pay their fees through either email with Zelle or credit cards. Quite a few members are taking advantage of these new payment methods.

Another project that was implemented was the upgrade of our Quickbook software. This however, did not always go very smooth and Yasika had to spend a lot of time on the telephone with the software provider to iron things out. But we are confident that it will be much smoother from now on.

I would like to thank Yasika, Rudy, Eli and Rudy jr. for their commitment to our park, the Board of Directors and all Members of our Community for your trust in me. A special shout out to all the volunteers in this park, you are always there, be it painting walls, shovelling sand, cooking, serving, sorting recycling, covering pools, and all other big and little jobs that need to be done.

Read motion



Respectfully submitted  
Ursula Da Rugna  
Treasurer

Mangers AGM report

February 13, 2024

Hello,

I would like to thank or Board of Directors for all the hard work that you all do to keep our park running so well, It is a pleasure to work with you.

I would like to thank all of you who volunteer for the events of our park, all of the events make our park so special. Deb, Shirley, Hugg, and the rest of the crew, it was a pleasure to work with you ladies, this season.

Our recycling guys Wayne and Barry, thank you for keeping us organized. I am proud of the job that you two do, and all of Rancho keep drinking.

Architectural Team, Jerry, Mike, Sandy, thank you for all your hard work this year you made some changes and seems to be working great.

All the volunteers who come forward for our maintenance project that come and help weather we are sweeping or fixing a backflow or fixing a waterline, thank you.

We have 187 lots filled out of 210 lots as of this morning, we have as high of 190 lots.

Thank you all for the wonderful season so far...

Yasika

## Architectural Committee Report (AGM)

13 February 2024

Good afternoon

On behalf of the Architectural Committee I have the following report on committee activity in 2023 and to date in 2024.

In 2023 25 permits were issued. Most of the permits, nine, were for awnings and/or awning enclosures. Six permits were issued for painting. Four permits were issued for lattice placement/painting. Four permits for landscaping/decks. Three permits were issued for wind door installation. Two permits were issued for air-conditioning and/or heat pumps placement or installation and the last one a permit issued for a waterline drain in a shed.

To date in 2024 we have issued an additional five permits for painting, three permits for roofing, one permit for awning enclosure and one permit for landscaping/deck.

As a reminder permits are not required if you are painting, the same color, re-roofing the same material, or replacing structural elements with the identical items and placement. All other changes require a permit.

The Architectural Committee spent the last year updating the permit applications to make it simpler; such as, a two-page painting permit that can now be used for painting rather than the original six-page Development permit. Specific permits are now available for Painting, Lattice placement, Awning and/or Awning enclosures and Sheds. All other changes to lots and structures on them will require the development permit. If clarification is required, please ask.

The architectural committee is comprised of Gerry Vetsch (Lot # 7), Don Avison (Lot # 81), Mike Baker (Lot # 55) and Sandi VandenBrink (Lot # 22). Larry Yarham (Lot # 40) is the Architectural Liaison on the Board of Directors.

We are here to help with the permitting process and the implementation of changes to lots and/or structures on lots. Initial approval is done by the Architectural Committee; however, all permits are ultimately approved by your Board of Directors.

Please do your best to stay within the guidelines of the park as they are there for your safety, and for the enjoyment of all in the park.

Respectfully,



Sandi Vanden Brink  
on behalf of the Architectural Committee

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, 2023 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, 2024.

BY:  \_\_\_\_\_

Blair Macgregor, President

ATTESTED:  \_\_\_\_\_

Ursula Da Rugna, Treasurer