

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
HELD TUESDAY DECEMBER 10, 2024**

**PRESENT:**

Carol Bennett, Larry Yarham, Clara Koehn

**1.0 CALL TO ORDER:**

The meeting was called to order at 3:00 P.M. There were approximately 31 people in attendance.

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

MOTION: December 10, 2024

MOVED BY: Clara Koehn

SECONDED BY: Larry Yarham

THAT THE MINUTES OF THE Board of Directors' Meeting held November 12, 2024, be approved as presented.

CARRIED

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

No Report

**3.2 MAINTENANCE**

Yasika indicated the following:

- The water was shut off to correct plumbing on Lot 108 and to change a valve on Lot 112.

**3.3 SOCIAL**

We had a successful Breakfast thanks to Bruce and Susie. Thanksgiving was a great success. Thank you to the Captains of the Green Zone – Angie and Bonnie. A special thanks to Kent for cutting the cupboard for the freezer for use in the kitchen. A new freezer is coming soon.

**Upcoming Events:**

Christmas supper and New Years Eve Party.

Thanks to Yasika and a special thanks to all the new Social Committee members and volunteers.

**3.4 FINANCE**

Submitted by Ursula Da Rugna and read by Carol Bennett.

My apologies not to be able to attend the meeting.

We have worked on the budget 2025 and the 2023 year end financials over the last month. You have all received a copy of the 2025 budget which included the 2023 Year End actuals as well as a Year to October 31, 2024 column.

### **Budget**

Various areas will increase significantly in 2025. The City of Blythe is increasing the water by 11%. Cable TV will go up 5% to roughly \$13.62 per month / per unit. As you probably all know insurance costs are spiraling. Interest income on our investments will go slightly down in 2025 as interest rates have come down. We therefore had to increase the monthly maintenance fees by \$5.00 or 4.2% to \$125.00 per month by unit to achieve an even budget.

### **Late Fees**

With the new Restated Collection Policy the late fees have changed. As of January 1, 2025 the late fee, after the account is delinquent for 30 days will be 10% of monthly fees or \$12.50 per month.

### **Year End 2023**

As you may have noticed we have had a Deficit of \$16,800 in 2023. This deficit is largely due to the unexpected high utility rates in the beginning of 2023 (especially gas). There is also some bad debts noted, which are maintenance fees from the 2 lots we are putting a lien on. We fully expect to recover these monies once the lots go up for auction and are being purchased. We will absorb this deficit by allocating less money to the reserve account. Looking forward however, in 2024 we should be in the black again.

For the remainder of this year and in January we will be working to have the books all up to date for Year End 2024.

Respectfully submitted  
Ursula Da Rugna  
Treasurer

### **3.5 RECYCLING**

Two loads were taken for an approximate \$118.00 and \$125.00 respectfully. The balance on the account is approximately \$2500.00

### **4.0 PARK MANAGERS REPORT**

Just a reminder that starting January 1<sup>st</sup> the Maintenance dues will go to \$125.00, so make sure you adjust your payments at your bank.

We have had a lot of questions about how they deliver packages to Rancho. USPS comes to the office every day. Donna Orriss gets the packages on the weekend and gets them out to you. UPS brown truck and FedEx takes everything to your lot during

the week, and on weekends. On Track delivers almost every evening to me at my house by 8pm. I will take them to the office in the morning. On Track person can't see lot number at night, we are his last stop. He would just leave them at the front gate not secured, so I just tell him to leave them with me.

If you use the air hose at the maintenance shop, please turn off the switch on the building in the evening.

Please slow down.

Merry Christmas

Yasika

The Board also asked that everyone use lights on golf carts and bikes at night. If the unit does not have lights, please use a flashlight. It was brought up for everyone to stop at stop signs. It was suggested that the stop signs need painting.

**5.0 CORRESPONDENCE**

None

**6.0 UNFINISHED BUSINESS**

None

**7.0 NEW BUSINESS**

Designated smoking area by pool area or your own lot.

**8.0 OPEN FORUM FOR HOMEOWNER**

Brent Morrow, Lot 18, the roof on the Club House was resealed and repaired 3 times by Mark. It needs a new roof with a cost of about \$45,000.00.

Cheryl Roske, Lot 83, Pool needs resealing inspection. This will be looked into.

Monika Woodmass, Lot 191, Everyone needs to shower before hot tub and pool use. It was stated that Rudy and Yasika are having a difficult time with oil slicks in the mornings.

**9.0 DATE AND TIME OF NEXT BOARD MEETING**

The next Board of Directors' Meeting is scheduled for Tuesday, January 14<sup>th</sup>, 2025 at 3:00 P.M.

**10.0 ADJOURNMENT**

The meeting was adjourned by Carol Bennett, Vice Presidenting at 3:12 P.M.

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Carol Bennett, Vice President

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Clara Koehn, Secretary