

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
HELD TUESDAY FEBRUARY 13TH, 2024**

**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 64 people in attendance.

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

MOTION: February 13, 2024

MOVED BY: Clara Koehn

SECONDED BY: Ursula Da Rugna

THAT THE MINUTES OF THE Board of Directors' Meeting held January 9, 2024, be approved as presented.

CARRIED

**3.0 COMMITTEE REPORTS**

**3.1 ARCHITECTURAL**

Sandra VandenBrink gave the architectural report attached as Appendix "A".

**3.2 MAINTENANCE**

Blair Macgregor presented the maintenance report as follows:

- The back flow valve by the golf course gate has been repaired.
- There is a washroom issue. Please note that 'flushable' wipes are not to be flushed.
- An additional septic tank has been 'found' 5 feet underground and it was full. It took two days of digging and pumping, removal of a 90 degree and replace with a 45 degree. Clean-outs and risers have been installed. There are 13 septic tanks, not 12. Each year four tanks are pumped out. The inspectors said the tanks have never been cleaner.
- Pricing out for a new office door as existing is not secure.

- Pricing out painting exterior of building.
- Pricing out redoing the roof.
- The laundry room will be re-plumbed for easier access.
- Money from the reserve will be used to pay the bill for the plumbing (septic) repair.

### **3.3 SOCIAL**

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

### **3.4 FINANCE**

Ursula Da Rugna read the Finance report, attached as Appendix "C".

### **3.5 RECYCLING**

Wayne Lawson indicated there is new signage around the park regarding recycling. Liquor and wine bottles are now recyclable. Milk cartons, of any kind, are not acceptable. Milk cartons are to be put in the grey bin with cardboard. The Recycling Committee Report is attached as Appendix "D".

## **4.0 PARK MANAGER'S REPORT**

Yasika read the Park Manager's Report, attached as Appendix "E".

## **5.0 CORRESPONDENCE**

None.

## **6.0 UNFINISHED BUSINESS**

None.

## **7.0 NEW BUSINESS**

**7.1 AED Locations (Larry).** Larry indicated there are two new AED's for a total of three. Locations are: the Library, Lot 50 on the side of the shed, and Lot 139 on the front of the shed. Also there is a blood pressure cuff in the library. Two information seminars were held with approximately 60 people attending. The AED's are inspected once a month and documented as such. Hopefully we never have to use them. Thank you to all that supported this fundraiser. \$20.00 from 152.5 lots and \$500.00 from the Recycling Committee was raised for a total of \$3,550.00. The leftover money purchased a first aid kit for the kitchen. The instruction video is on the Rancho website as well as on YouTube.

**7.2** Tires (Motion from the Board). Blair indicated nine times a year large appliances such as stoves and fridges are free of charge to dispose of. Lot numbers and 3410 Rancho need to be indicated on the item. Also all the tires in the "put and take" have been disposed of. There was a free day to get rid of them. Carole Bennett read a motion that no more tires be deposited to the put and take. Seconded by Ursula Da Rugna. Carried.

**7.3** Rudy's email address. For firestick issues ONLY email Rudy at noerascon6@gmail.com.

## **8.0 OPEN FORUM FOR HOMEOWNERS**

- Jacqui Clearwater, Lot 17 mentioned the sign up sheets for meals are sometimes taken down 8:30 pm and put back up at 8 am. Please pay when signing up for an event. It makes a lot less work when Jacqui does not have to go to Lots to collect funds.
- Wayne Arnold, Lot 133 asked if there is a plan for an AED training session. Larry Yarham indicated it is a video that is played only and is available on Rancho website and You Tube. Wayne indicated that is sufficient. Wayne also asked for clarification regarding Flushable Wipes. Flushable wipes are not to be flushed. This applies to all units in Rancho, not just the clubhouse washrooms.
- Sandy VandenBrink, Lot 22 asked if shredded paper is recyclable. Yasika indicated that it is and can be put in a plastic bag and put in the tan trash can (cardboard). Sandy also asked how much money is in the reserve fund. Blair Macgregor indicated at January 1 there was approximately \$550,000.
- Kirt Harrison, Lot 120 installed a water pressure gauge and readings are at 38 lbs and have increased to 46 lbs. Blair Macgregor indicated the town was to provide 70 psi and it does seem to be up a bit. Blair would like to get it up to 60 psi.
- Mark Barrett, Lot 44 asked about which tire shops in town take golf cart tires. Blair and Yasika indicated any tire shop will and they charge \$12.00 per tire to dispose of them.

**9.0 DATE AND TIME OF NEXT MEETING**

The next Board of Directors' Meeting is scheduled for Tuesday, March 12, 2024 at 3:00 pm.

**10.0 ADJOURNMENT**

The meeting adjourned at 3:30 pm.

A handwritten signature in dark ink, appearing to read 'Blair Macgregor', with a stylized, sweeping underline.

Blair Macgregor  
President



## Architectural Committee Report

13 February 2024

Good afternoon

As many of you likely know, Rancho Ventana is under the jurisdiction of the city of Blythe, the County of Riverside, and the State of California. We are considered a "Special Occupancy Park", and as such follow the rules and bylaws of the City, County and State for such parks such as Rancho Ventana.

The architectural guidelines, and the rules around them, are in place to abide by City, County and State rules for "Special Occupancy Parks". Note that some of our architectural guidelines are more stringent than city guidelines especially when it pertains to setbacks.

The architectural committee is in place to help implement these rules throughout the park consistently and thoroughly. In an attempt to simplify the permit process required in Rancho Ventana for new building and or changes to existing sites and buildings, the architectural committee has spent the last year creating four additional permits. These are for Awnings and/or Awning enclosures, Lattice installation, Painting, Sheds to go along with the original Development permit. The updated architectural guidelines and the permits are available for review in the Architectural Committee Documents binder present here for your perusal. Yasika in the office has all permits available in print form. All owners have received the updated Architectural Guidelines to your email, and the permits will be on the website for review and printing on your own if you wish.

Rules are in place to make the park a safe place to live. We have proven to be a tight knit community that looks after each other. Following the rules is a way to reinforce our commitment to this park and each other. We are all in this together.

Should you wish to discuss any changes to your lot and or buildings on your lot, you may contact anyone of the Architectural Committee for guidance. The members of the Architectural Committee are:

Don Avison Lot # 81

Gerry Vetsch Lot # 7

Mike Baker Lot # 55

And myself; Sandi VandenBrink Lot # 22

Our board liaison is Larry Yarham in Lot #40

Lastly, I would like to remind you that the four of us serving on the Architectural Committee, and for that matter on the Board of Directors, are volunteers; working for the owners and guests to make this the best park it can be. The members of the Architectural Committee will in no way accept abuse from those of you that feel the rules do not apply to you.

Respectably



Sandi VandenBrink  
On behalf of the Committee.

## Rancho Ventana Social Club Report for Jan/2024

Would like to thank my social club committee, Jackie Clearwater our treasurer, Jeanette Nadeau our band co-ordinator, Huggy McKay our poster girl and keeps the fridge full of ice and ice cream. My sister Shirley Sorrell who has to listen to me and help me. And to our board member Carol Bennett who keeps on top of problems that arise.

Two events held in Jan with lots of volunteers making them both successful.

Breakfast on Jan 14th with 118 people attending  
Soup night on Jan 23rd with 140 people attending  
These two events brought in a total of \$1100.

The social club puts all the profits back into our park. We have completed the pool area project now. New tables, chairs and loungers.

We have helped out with the purchase of replacement masks kits for the defibrilators.

We are now in the process of replacing the old metal chairs used in the hall with the cloth seat chairs. We have purchased 20 new ones and have ordered 20 more.

Two events coming up in Feb, Valentines day dinner/dance on the 14th which is Sold out! First time an event has been completely sold out ahead of time — Is it the mens cooking??? Or a younger crowd in park? Or both? Regardless it is wonderful to see great responses to the events the social committee puts together.

Breakfast on Feb 25th, menu includes a breakfast quiche sausages and french toast — all for only \$10.00

### Upcoming events

Rancho days on Sunday Mar 3rd. This is a free event for owners and renters in our park. Hosted by the Social Committee. Guests there is a small charge of \$5.00 We will be having five events, bocci ball, pickle ball, horseshoes, ladder ball and corn hole competitions. We are in need of a couple of volunteer yet for the ladder game? We strongly recommend that people only sign up for one event.

Something new happening this year for Rancho Days we are inviting all people who make crafts to display their stuff around the pool that day. Art in the Park we have a lot of very talented people in our park and want them to have a day to display their work. If you are interested in displaying your work contact Carol Bennett at Lot 70 by the exit gate.

St Patricks Day March 17th - last event of the year. We are able to lower the price to \$15. per person because of the great response to our events this year.

Thank you



**Treasurers February 2024 report**

- Finalized 2023 financials and will be sent to the accountant in the next few days
- We have heard back from the lot owner that is in arrears. We are hopeful we can work with the owner and get the account up to date.
- Our Cash Deposits were opened by our late treasurer Micheal Myers. I am working now on changing the signatories, which involves quite a bit of paperwork.

Read the two motions

Be it resolved that Rancho Ventana RV Resort Community Association Inc. wishes to change the single signers on the First Internet Cash Deposits No. 301256394 and 301261252. The single signatories of this account will be

Edward Blair Macgregor, President  
Ursula Silvia Da Rugna, Treasurer  
Clara Sylvia Koehn, Secretary

The controlling person will be Ursula Silvia Da Rugna, Treasurer

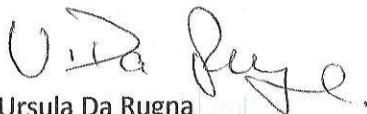
Moved by: Ursula Da Rugna  
Seconded by: Clara Koehn  
Approved: Carried

Be it resolved that Rancho Ventana RV Resort Community Association Inc. wishes to change the single signers on the LiveOak Bank deposit No. 612176300. The single signatories of this account will be

Edward Blair Macgregor, President  
Ursula Silvia Da Rugna, Treasurer  
Clara Sylvia Koehn, Secretary

The controlling person will be Ursula Silvia Da Rugna, Treasurer

Moved by: Ursula Da Rugna  
Seconded by: Clara Koehn  
Approved: Carried



Ursula Da Rugna  
Treasurer

## RECYCLING COMMITTEE REPORT

BALANCE 1439.00 FEB 13 2014

FUEL 25.00  
PRESSURE WASH 653.00  
BUST SIGNS 109.00  
# 787.00



Manager's report

February 13, 2024

Good Afternoon everyone,

Please start spraying you lot for weeds and grass, all the rain that we have had the weeds will take over your lot.

I have put out the sheet in the library for summering your lot/park model/ 5<sup>th</sup> wheel, this is just a suggestion for maintaining your lot.

The closer connection 8840 form with instruction are also in the library for you.

If you are selling your lot or park model, 5<sup>th</sup> wheel, please go and get the right information for what you are doing. Go to the DMV for the registration of the unit, or the County Assessor office for the land or a Mortgage office for the information that you will need. Please get the correct information.

Please dispose of wipes in the trash bins provided in each cubical.

Please stop at stop signs our walkers are very concern with golf cart running the stop signs and cutting across and not looking both ways. Please slow down.

Yasika