

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY JANUARY 9TH, 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 45 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: January 9, 2024

MOVED BY: Ursula Da Rugna

SECONDED BY: Clara Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held December 12, 2023, be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Sandra Vanderbrink advised the committee is working on simplifying/updating the paperwork required for permits. It has been provided to the Board for review. Not a lot going on regarding Architectural other than lots of painting. Blair Macgregor added that it appears to be a simpler process for permits.

3.2 MAINTENANCE

Blair Macgregor advised the park will be having a water outage for approximately two hours while they repair the back flow valve, near the golf course exit gate. A rebuilt valve will be installed. The time will be posted a few days in advance and should be either next Wednesday the 17th or Wednesday the 24th.

3.3 SOCIAL

Jacqui Clearwater read the Social Committee Report, attached as Appendix "A", and thanked all the volunteers. Thank you to Kent Walker for building the two sets of corn hole games. The social club is requesting that bleach not be used for cleaning the table cloths any longer. There are three jugs of pre-made solution consisting of

peroxide, dish soap, alcohol, etc to be used. Bonnie Edgar will monitor when new solution will be needed to be made up.

3.4 FINANCE

Ursula Da Rugna indicated the year end is currently being worked on.

There is one lot that is two years in arrears. Started procedures to put a lien on the lot. There has been no response from the owner.

With the changeover from Union Bank to US Bank, a new business savings account has been setup. The interest rate is 4.5% which is better than previous.

3.5 RECYCLING

Wayne Lawson indicated there were four trips made in January for recycling. People are learning how to sort and recycle.

Disbursement are \$134.00 for new trash/recycle units. Thank you to Eli for finding them. \$135.00 paid for gas for Eli to pick up the containers. \$500.00 has been donated from the Recycling Committee towards the purchase of defibrillators.

4.0 PARK MANAGER'S REPORT

Yasika read the Park Manager's Report. See report attached as Appendix "B".

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

6.1 Pool Cover.

Blair Macgregor indicated the pool cover got ripped and the pool was not covered for the month of December. Most of the repair cost was under warranty. The bill for repair was under \$400.00 and felt this was pretty good as the company came from the coast to do the repairs. As we had a mild December it cost \$4,500. to heat the pool, compared to last December at approximately \$8,000. The pool cover will be open on the pool from 9 am to 4 pm daily.

7.0 NEW BUSINESS

7.1 Staffing.

Blair Macgregor read notes regarding staffing which are attached as Appendix "C". As Junior has now been hired, when you see him welcome him on board. Also a big round of applause was offered to thank Eli for his help.

8.0 OPEN FORUM FOR HOMEOWNERS

Bob Ingersoll, Lot 34, asked if the motor was OK on the pool cover. Blair Macgregor indicated yes the motor is OK. The company who repaired the cover brought new fabric and hand stitched it into place.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, February 13, 2024 at 3:00 pm, followed immediately by the Annual General Meeting.

10.0 ADJOURNMENT

The meeting adjourned at 3:18 pm.

Blair Macgregor
President



Untitled.pages

**Social Club Report for Jan 2024**

We have had three big events Thanksgiving in late Nov, with 161 attending

Christmas dinner 155 attending.

New Years Eve 100 attending.

Our bank account stands at \$4,000.

We have completed the following and have spent approx. \$930.00 *(see below)*

Next Events include Pancake breakfast on Jan 19th. Just \$10.00 for sausages, pan scrambled eggs.

Soup night Jan 20th, music by Cassandra Long

Thank you to each and everyone who steps forward to volunteer to help make these they would not happen without you.

| | |
|------------------------|-----------------|
| 2 SETS CORN HOLE | \$192.26 |
| 3 TREE CONTAINERS | 75.00 |
| Candles for luminaires | 48.00 |
| Mixers for kitchen | 195.47 |
| Table cloths | 59.99 |
| Side tables for pool | 359.96 |
| TOTAL | \$930.68 |

Managers Report

January 9th, 2024

Good afternoon everyone.

Thank you all for the wonderful gifts and all the cards we are truly blessed to have a wonderful community who cares.

Pets, keep your pets off of the common areas of the park, which includes the grass, club house, pool area, and all common rock areas. Do not walk your pet on the golf course.

If you are driving at night please use your lights in the park whether you are in a car or golf cart or bike, please slow down. If you have no lights on your golf cart use a flash light.

If you use the club house for any type of event you are to leave it as you found it. That means you put away all your tables, chairs and pick up trash and empty out the trash cans and sweep and pick it up, a broom and dust pan are provided in the table and chair area. Same goes for the pool area, if you turn chairs around or move them they go back as you found them. Pick up your trash and put your recycling in the proper bins. All tables and chairs that are in the clubhouse must stay in the clubhouse and all patio furniture must stay out of the clubhouse area.

When the entrance or exit gate are opened we do this for high winds or if we are cleaning the gate areas. Do not go out the entrance gate and do not come in the exit gate. This is very dangerous.

If you use the spa and open up the cover please make sure to roll the cover and keep the two pins the back of the cover. Make sure that you recover it and put the pins back in, this helps with the cost of heat and keeping it clean.

This is all of our homes/community. We all need to keep the common areas of our homes neat and clean for the next events. Please treat Rancho as such.

Our Social Committee puts on wonderful events for us and we have had great help picking up and putting away and cleaning up after each event. I thank you all for all you do. Please remember all our committees are made up of volunteers.

Yasika

7.1 STAFFING

In Nov. the board received notice from Eli that he planned to retire once more and spend more time with his 3 granddaughters. For the last two years we have been paying Eli for 24 hours a week. At times he puts in a lot more hours than that and we can not go back to just having Rudy doing of maintenance. Also for the last 7 to 8 years we have been paying for the washrooms and laundry room to be cleaned on weekends. For the last 3 years the person doing that cleaning has been one of Rudy's sons. We have hired that son, "Junior" to start work on Jan. 15th. He will be working 25 hours a week which will include working both Saturdays and Sundays in order to continue to clean washrooms and any other issues that arise on the weekends.

At this time the board wishes to thank Eli from all his support over the past years.

We would also like to remind our owners that if you require Rudy due to a Rancho issue, please see Yasika in the office. If you are wanting him to do work on your lot or you need to discuss an issue with your fire stick, please ask Yasika to send him a message to stop by your lot after he finishes work. There are days when we lose an hour out of his work day.