

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY MARCH 12TH, 2024**

PRESENT:

Blair Macgregor, 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 27 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: March 12, 2024

MOVED BY: Carol Bennett

SECONDED BY: Ursula Da Rugna

THAT THE MINUTES OF THE Board of Directors' Meeting held February 13, 2024, be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

None.

3.2 MAINTENANCE

Blair Macgregor read the Maintenance Report attached as Appendix "A".

3.3 SOCIAL

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

3.4 FINANCE

Blair Macgregor commented that with the signing authority changing, there were some policies put in place. There are now two lots in the park with liens. Ursula Da Rugna indicated the 2023 financial statements are not finalized and presented the following two motions.

MOTION: March 12, 2024

MOVED BY: Ursula Da Rugna

SECONDED BY: Blair Macgregor

THAT Any changes, such as but not limited to Withdrawals, Deposits, Authorizations, Signer Change, Closure, to the Associations Cash Deposits with First Internet Bank and LiveOak Bank have to be approved by a motion from the Board.
CARRIED.

MOTION: March 12, 2024

MOVED BY: Ursula Da Rugna

SECONDED BY: Larry Yarham

THAT Be it resolved that Rancho Ventana RV Resort Community Association Inc. hereby authorizes Guralnick & Gilliland LLP ("G&G LLP"), as our attorney and agent, to execute, record an assessment lien (to the extent the account is not brought current within the 35 day Pay-or-Lien timeline) and invoice the Association for the recording and mailing costs against: Lot 174 Tract 28248, records of the Riverside County, California.
CARRIED.

3.5 RECYCLING

None. Blair Macgregor commented that the recycling committee is doing a great job. Thank you everyone.

4.0 PARK MANAGER'S REPORT

Carol Bennett read the Park Manager's Report, attached as Appendix "C".

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

None.

7.0 NEW BUSINESS

Blair Macgregor indicated there was an unfortunate event in the park where an owner's dog bit a lady. This was unprovoked and the owners decided to sell. At no time did the board 'kick' them out. The owners were sincere and sorry the incident happened. They have since sold their lot and have left the park.

8.0 OPEN FORUM FOR HOMEOWNERS

Jacqui Clearwater, Lot 17, offered thank you to the Social Committee. Deb, Shirley and Judy will be sadly missed and she knows we can call on them if we get in trouble.

9.0 DATE AND TIME OF NEXT MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, November 12, 2024 at 3:00 pm. Blair indicated that over the summer months the board is still busy via email and phone to address any items that may come up.

10.0 ADJOURNMENT

The meeting adjourned at 3:12 pm.



Blair Macgregor
President

Maintenance Report for *MAR* 2024

APPENDIX "A"

Last month we reported about the issue we were having with the Sewer back up in the Washrooms and Kitchen. The issue was found to be another septic tank we did not know about. As most of you know we need to get CB Plumbing to assist us with locating the blockage and then in turn finding the tank. The cost of that repair was about \$10,500.00. This cost was taken out of the Reserve Fund.

Feb had two very successful events.

Valentines Dinner and Dance - first ever SOLD out event. Beautiful spaghetti dinner provided by the males in the park. Job well done gentleman.

The pancake breakfast was held Feb 26th well attended and a great breakfast headed up by Bruce & Sue Disher.

Rancho Days was very well attended and supported. Thank you to all the volunteers who made this event a huge success.

Because of the great attendance to our events and support of the 50/50 draws we have been able to replace all the metal seat chairs in the hall. A cost of approx \$1600.

The social club has completed the replacement of the chairs.

Hug McKay, Judy McKimmon & Shirley Sorrell

A huge thank you to my social club committee this season and I wish the new members Cheryl Roske, Dale Moi, and Keri along with returning members Jaquie Clearwater and Jeanette Nadeau.

Georgopoulos & Mavis Freeman

Managers Report

APPENDIX "C"

March 14, 2023

As we get closer to going home for the summer months you will find the "how to shut down your park model or trailer list" in the library, the mail forwarding and the 8840 forms. Please spray for weeds on your lot. If you happen to live next door to a common area, you can help by pulling the weeds and spraying for weeds. Please clean up all rocks and sand in the gutters by your lot and use ant bait for ants and spray for bugs.

Please sign up for Park Model inspections with me in the office, I will go in and make sure all is good inside your home and spray for bugs and weeds

If you need to have your Palm tree(s) cut back in the summer months please sign up in the office. If your palm tree is over 8 ft tall they will get trimmed back and you will be billed. Please check all of your bubblers on your lot, and make sure to adjust for summer months. If you have a broken line or broken risers, bubblers you will be billed for the work done on your lot.

Please remember there is no work to be done on your lot during the summer months and work will resume in November when the Architectural committee returns. If you have a permit to work and complete please do so by April 30th.

This has been a season full of events in our park. I would like to thank the Social Committee for doing a terrific job of the events, looking forward to next season. To all of the Captains who volunteer and all of the helpers that put on these great events this season, all of your work did not go unnoticed...the amount of people who loved the dinners and dances were amazing to see.

The office will have limited hours on Friday March 15, from 8am to 2pm, I will be gone for that day, if you have to do any payments or sign up for monthly inspection, I will be back on Monday

I would like to thank the Board of Directors for a wonderful season, Thank you for all you do for our wonderful park.

Have a wonderful summer and see you all in October.

Yasika

Park Manager