

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

PRESENT:

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 46 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: November 12, 2024

MOVED BY: Ursula Da Rugna

SECONDED BY: Larry Yarham

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

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Sandra Vanderbrink indicated the updated architectural guidelines are completed. The new guidelines are available on the website.

Please use the new forms which are available at the office. The new forms are simpler; for example, if you are changing your paint color, a one page application is all that is required to be filled out. Repairs, and no changes to materials or location does not require a permit. Currently, there have been 6 permit applications consisting of awnings, extension of a shed and paint.

As a reminder, CC&R Sec 274, which was brought to the owners attention last year, that heating and cooking appliances are not to be inside a California room. This is California Law and Rules.

3.2 MAINTENANCE

Yasika indicated the following:

- Rudy and others fixed the front gate (new bearings).
- The laundry room has new water lines, paint and new floor.
- Light on the corner by green space that was knocked down has been fixed.

- Drinking water spigot is stationary. Do not try to move it. New filters in place, so fresh and ready to go.
- Roof coating still in process.

3.3 SOCIAL

No report. Carole Bennett indicated that there are two functions in November, the Welcome breakfast which was last Sunday and Thanksgiving coming up.

3.4 FINANCE

Ursula Da Rugna advised the 2023 year end is expected to be final this week. Credit card company will be raising the fees. Only ten credit card payments were processed all season. Therefore, credit cards will no longer be accepted. Payments can be made using Zelle, cheques or cash. Ursula is working on the 2025 budget and it should be out by end of the month.

3.5 RECYCLING

Larry Yarham indicated the recycling is being done this year by Barry Bell and Brian Nakai. Rudy had two loads for a total of \$111.00 and \$168.00. There is a little over \$2,000 in account. One or two more volunteers would be helpful as it's a lot of work.

4.0 PARK MANAGER'S REPORT

Yasika read the Park Manager's report which is attached as Appendix "A".

The Board reiterated to the members that the Park Manager's personal time should be respected and if there are issues outside of regular office hours the members should contact a Board Member. Also Rudy is paid an hourly wage for working in the park. Do not contact him on park time regarding fire sticks.

5.0 CORRESPONDENCE

None.

6.0 PROPOSED OPERATING RULE CHANGE – COLLECTION POLICY FOR DELINQUENT, REGULAR, SPECIAL, REIMBURSEMENT AND EMERGENCY ASSESSMENT

Ursula Da Rugna indicated that according to the State of California rules, we have found out our collection policy is not up-to-date. Therefore the lawyer has drawn up a new policy. On October 12, the new policy was sent to everyone and as there were no questions or correspondence back, we are going ahead with the new policy. The late fees will be higher than the current \$10.00 being charged. The new fees have not been implemented yet.

Ursula Da Rugna made the following motion:

Motion:

To approve the Proposed Operating Rule Changes in regards to Restated Collection Policy for Delinquent Assessment as communicated to all members on October 12, 2024.

Moved by: Ursula Da Rguna, Treasurer

Seconded by: Larry Yarham

All in favor – unanimous

7.0 LOT 174 – ASSESSMENT LIEN APPROVAL

Ursula Da Rugna made the following motion:

Motion:

To approve an Assessment Lien and Authorization to Lien Delinquent Homeowner Lot 174 Tract 28248, records of Riverside County, CA.

Moved by: Ursula Da Rugna, Treasurer

Second by: Larry Yarham

All in favor - unanimous

8.0 LOT 92 – AUTHORIZATION OF NOD

Ursula Da Rugna indicated the executive approved Notice of Default regarding Lot 92 on the last Executive Meeting November 7, 2024.

9.0 UNFINISHED BUSINESS

None.

10.0 NEW BUSINESS

A general discussion was held in regards to the new CR&R garbage disposal rules. The Park Manager and the Board were able to answer the members questions, especially as it pertained to which items belong to what area. Examples are large appliances and furniture go to CR&R; mattresses go to Dobbs; golf cart tires are to be returned to tire shop for a fee.

11. OPEN FORUM FOR HOMEOWNER

Susan Blixhaven, Lot 80, mentioned walking at night she has noticed there are cars parked by the entrance gate, around 10 pm. She is concerned they may be doing drug deals. Yasika indicated there would be additional monitoring by Blythe police department.

Sally Spurill, Lot 6, asked whether there has been any change in traffic going in and out of showers and restrooms in the club house. Larry Yarham reiterated according to our Rules and Regulations (HOA By- Laws, pg. 4, Recreational Vehicles (b), all units must be self contained. The purpose of the restrooms and showers are for club house events, guests in

the park or emergency situations. There is a cost to all members of the usage of the facilities. Coin operated showers are not feasible to install. Mark Barrett, Lot 44, suggested water reduction heads on showers.

Sharon Davidson, Lot 207, shared their experience with going to CR&R for disposal. It is a simple process, easy to find, no problem with being a Canadian citizen.

12.0 DATE AND TIME OF NEXT BOARD MEETING

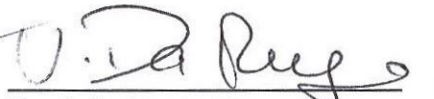
The next Board of Directors' Meeting is scheduled for Tuesday, December 10th, 2024 at 3:00.

13.0 ADJOURNMENT

The meeting adjourned at 3:42.



Carole Bennett, Vice President



Ursula Da Rugna, Treasurer

Manager report

November 12, 2024

Welcome back everyone.

As you can tell we will have a very busy season. I need you to please to remember the rules of the park. Do not walk thru the lots. I think most will say that we have permission to do it, This just invites more to do it as they see you doing it that it is ok, it is not. Please slow down on your bikes and golf cart and in your vehicles. If you need the rules of the park I can give them to you or you can get on the members page and you can find them on there. Office hours, are from 8am to 3pm. I do get to my office at 7am, to get ready for the day. This is not to hand out packages, or get copies. If you have an emergency I will help you.

Our Laundry room has been redone this summer. We had a new floor, painted and new water lines installed. The front gate had new bearings put in so the loud noise when closing is gone. We also installed a new light at the corner of the pit. We are looking to install new LED

The pool area, if you use that area please clean up after yourself. Put your lounge chair back, clean up the table area, put the umbrellas down. If you use the spa please cover it properly. If you don't know how to ask we can have folks show you.

We have areas up to advertise in the library laundry room, breezy way and by the drinking area, if you would like to advertise please ask and I can get it up or give you some help.

We will no⁴ be accepting credit cards at Rancho. The fees have gone up to high yearly and to the owners.

Please remember that USPS comes to the office, UPS and FEDEX delivers to your lot and On trac I don't know why he delivers at the exit gate or entrance gate. Please get your information on tracking to see how it is being delivered to you.

My personal messenger. Most know that I go to sleep at 8pm, I do look at my messages incase my family needs us. Please do not use my personal messenger to ask if you have packages or to give your key to your renter. Please use the Rancho email for things of that nature. If emergency I will response to help.

Our Social Committee and everyone who volunteers, A big Thank you, you guys rock, and this is why I so enjoy watching everyone come and enjoy our Park, we do have a lot of events going on and will be a great season.

Yasika