

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
ANNUAL GENERAL MEETING
HELD TUESDAY, FEBRUARY 11, 2025**

1.0 CALL TO ORDER:

The meeting was called to order at 3:16 pm. There were approximately 54 people in attendance.

2.0 PROOF OF NOTICE OF MEETING

MOTION: February 11, 2025
MOVED BY: Cheryl Roske, Lot 183
SECONDED BY: Sue Wilson, Lot 154
CARRIED

3.0 INTRODUCTION OF THE BOARD AND GUESTS

The board consists of Blair Macgregor, Ursula Da Rugna, Larry Yarham, Carol Bennett and Clara Koehn. Guests are Park Manager – Yasika Casarez, Recording Secretary – Kathy Budd.

4.0 MINUTES OF THE LAST ANNUAL GENERAL MEETING

MOTION: February 11, 2025
MOVED BY: Pat Rath, Lot 94
SECONDED BY: Sharon Davidson, Lot 207
THAT THE MINUTES OF THE Board of Directors' Meeting held February 13, 2024 be approved.
CARRIED

5.0 OFFICER AND STAFF REPORTS

5.1 PRESIDENT

Blair Macgregor read the President's report attached as Appendix 'A'.

5.2 TREASURER

Blair Macgregor indicated the State of California states that Strata parks must have a reserve fund for replacement of any asset they have. As of December 31, 2024 our reserve fund was at \$564,615.06. Last year we made \$22,375.14 in interest. Interest is used to increase the reserve fund. The roof repair of \$76,100 comes from the reserve fund. Once the audited year end is done, it will be posted on the website and our membership will be notified by email.

Blair Macgregor also read the Resolution of the Rancho Ventana Homeowners Association.

5.3 PARK MANAGER

Yasika Casarez read the Park Manager report attached as Appendix 'B'.

6.0 COMMITTEE REPORTS

6.1 ARCHITECTURAL

Mike Baker indicated the Architectural Report is the same as reported in February 11, 2025 board meeting.

6.2 MAINTENANCE

None.

6.3 SOCIAL

Cheryl Roske provided a summary of Event income and expenses and a summary of Capital expenses January to December 2024 attached as Appendix 'C'.

6.4 COMMUNICATIONS

None.

6.5 RECYCLING

Larry Yarham indicated between February 2024 and January 2025, \$3,000.00 was brought in. Tires for truck and trailer were purchased. Blair Macgregor mentioned that recycling helps the park.

7.0 UNFINISHED BUSINESS

None.

8.0 NEW BUSINESS

None.

9.0 OPEN FORUM FOR MEMBERS

None.

10.0 ELECTION RESULTS

None.

11.0 ADJOURNMENT

Meeting adjourned at 3:30.

Blair Macgregor
President

2025 Annual Meeting President Report.

Your board continues to work hard to find ways to save money where ever we can.

Since the last AGM we have had 12 lots that have changed hands and with another 3 pending.

Thank You to Yasika, Rudy and Jr. for keeping our park in excellent shape during the summer. The work the three of you do in the park year- round makes life easier for all of us, especially the Board. I also would like to thank Eli for his continual support when Rudy and or Jr. have not been able to make it to work and also for his help all summer.

We have had one change to the Board for 2025. There were three Terms up this year, They were Carol Bennett, Larry Yarham and Clara Koehn. After 6 - 2 year terms (12 years) Clara has decided to step down. Clara's time and dedication to our park has been incredible. She will be missed at our meetings but fortunately we do know where she lives.

Both Carol and Larry have let their names stand for another term as well as Ron Jarrell. With only two of the three incumbents and Ron Jarrell running for the 3 positions there was no election. We welcome Ron to the Board. Ron's term starts immediately at the conclusion of this meeting.

The Board has met and we have agreed on the following Appointments for 2025

President – Blair Macgregor

Vice President - Ron Jarrell

Secretary - Carol Bennett

Treasurer – Ursula DaRugna

Board Liaisons

Social Committee – Carol Bennett

Architectural Committee – Larry Yarham

Maintenance Committee – Ron Jarrell

Recycling Committee – Larry Yarham

Managers' report

AGM report

February 11, 2025

Hello,

Thank you, Cheryl, for all you do for the Social Committee, you have a great group of folks that has done a great job this season. Thank you all who helped in the social committee each Captain and their crew has done incredible dinners/ dances.

Wayne, Barry, Brian, Recycling guys thank you for all you do to keep our recycling organized and keeping us all up to date were everything goes.

Jerry, Mike, Sandy Architectural thank you for all the work to keep our park staying in our guidelines and current.

To my board of Directors, and welcome Ron Jarrell. We have had a lot of things thrown our way this year, but yet we have kept it all together. Thank you to Clara who will be leaving. As most of you know Clara has been with me for 12 years. She is my everything. She has watched my boys grow up, got me threw my dad passing away, and now my grand girls growing up. I have no words and how grateful I am to you.

Thank you all for the help and having a great park. Many of you do a lot of work and it is appreciated.

Yasika

YEAR END EXPENSES

EVENT	DATE	ATTENDANCE	EXPENSE TOTAL INCLUDES BAND	BAND	PROFIT	50/50
BREAKFAST	1/14/24	118X\$10=\$1180	\$404.75		\$775.25	
SOUP NIGHT	1/21/24	140X\$15=\$2100	\$1755.16	\$800	\$344.84	\$290
VALENTINES	2/14/24	195X15=\$2925 3 GUESTS \$30	\$1963.85	\$500	\$961.15	\$630
BREAKFAST	2/25/24	88X10=\$880	\$367.02		\$512.98	
RANCHO	3/3/24	202 5 GUESTS \$35	\$850.98		FREE EVENT	
ST PATRICK	3/17/24	169X15=\$2535	\$2562.15	\$1000	LOSS \$27.15	\$370
BREAKFAST	11/10/24	103X10=\$1030	\$557.57		\$472.43	
THANKS GIVING	11/28/24	166X20=\$3560 BAND 4 (\$40)	\$1223.01	\$500	\$2366.99	\$710
CHRISTMAS	25/12/24	135X10=\$1350	\$883.00		\$467.00	

**EXPENSES CAPITAL JANUARY TO DECEMBER
2024**

BALANCE AS OF END OF DECEMBER 2024 \$5480.11

Picket Balls	\$ 89.18
CrockPot	\$ 97.85
Repair of Horseshoe pit	\$ 678.24
Totes 2	\$ 17.20
Xmas tree storage bag	\$ 25.00
Misc (kitchen, office,	\$ 126.21
Skillet	\$ 65.24
Folding Chairs	\$3262.19
Ladder Tossing Game (returned)	\$ 132.32
Crib Board Pegs	\$ 29.34
Cover For BBQ etc	\$ 20.58
Freezer	\$ 628.28
Ladder Balls	\$ 173.96
Freezer Thermonitors	\$ 10.86
Candles Luminairs Glove	\$ 187.33
More Bags	\$ 19.56
Tablecloths	\$ 140.04
Iron	\$ 92.12
Solar Umbrellas	\$ 105.16
Propane	\$ 90.30
Raffle Tickets	\$ 49.90
Exercise Bands	\$ 36.96

TOTAL \$ 6077.79

RESOLUTION OF THE RANCHO VENTANA
HOMEOWNERS ASSOCIATION

WHEREAS, the Rancho Ventana Homeowners Association is a California corporation, duly organized and existing under the laws of the State of California,

AND

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Services;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Ranch Ventana Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2024 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the meeting of February 11, 2025.

BY: _____

Blair Macgregor, President

ATTESTED: _____

Ursula Da Rugna, Treasurer