

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, FEBRUARY 11, 2025**

PRESENT:

Blair Macgregor, Carol Bennett, Larry Yarham, Clara Koehn

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 54 people in attendance. Blair Macgregor read the opening remarks letter which is attached as Appendix "A".

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: February 11, 2025

MOVED BY: Carol Bennett

SECONDED BY: Clara Koehn

THAT THE MINUTES OF THE Board of Directors' Meeting held January 14, 2025, be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Mike Baker indicated the architectural committee is made up of Mike Baker, Gerry Vetsch, Sandy Vandenbrink and Brian Funke. Since the last meeting, four permits for awning enclosures have been applied for. Three are completed. Since October 31, there were a total of thirteen permits issued – eight for awnings, two for gazebos, one for a shed.

3.2 MAINTENANCE

No report.

3.3 SOCIAL

Cheryl Roske, Lot 183, indicated the functions have been good. There is approximately \$6,000 in the bank. There will be some large purchases upcoming.

3.4 FINANCE

Blair Macgregor indicated there are two lots in arrears; one has been in arrears for five years and one for approximately four years. There is a notice on title on the first lot with the lawyer working on getting the paper work done on the second lot. When these lots are

sold, maintenance fees plus late fees will be recovered. All other HOA fees are up to date.

3.5 RECYCLING

Larry Yarham indicated \$538.00 recycling income received this month.

4.0 PARK MANAGER'S REPORT

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

5.0 CORRESPONDENCE

None.

6.0 UNFINISHED BUSINESS

Blair MacGregor presented information regarding the Club House Roof replacement attached as Appendix "C".

6.1 MOTION FOR ROOF CONTRACT

MOTION: February 11, 2025

MOVED BY: Larry Yarham

SECONDED BY: Clara Koehn

THAT Option 2 for the Club House Roof Repair in the amount of \$76,100. be accepted.

CARRIED

7.0 NEW BUSINESS

7.1 SMOKING AREA

Blair Macgregor indicated our smoking policy is in line with the State of California rules. California states that the smoking regulations also refers to E-cigarettes and vaping. We have provided a smoking area on the south side of the pool patio. Please use it. The Board is dealing with numerous complaints regarding vaping in the hall at this time and we hope to resolve the issue shortly.

7.2 NEW RECYCLING PROGRAM

Blair Macgregor indicated everyone received copies of new recycling guidelines in their mailboxes and also by email. Please see Yasika for any questions. The bins are here. Many are ordering compostable bags online.

8.0 OPEN FORUM FOR HOMEOWNERS

Ron Jarrell, Lot 48, thanked the Board, Yasika and staff for the work they do to make Rancho a great place to winter. And also thank you to Clara Koehn for her exemplary service over the past twelve years.

9.0 DATE AND TIME OF NEXT BOARD MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, March 11, 2025 at 3:00.

10.0 ADJOURNMENT

The meeting adjourned at 3:15.

Blair Macgregor, President

Carole Bennett, Vice President

2025 February Monthly Meeting

Good afternoon, everyone and welcome to the February Monthly Board Meeting and the 2025 Annual General Meeting of the Rancho Ventana RV Resort Community Association. We want to welcome all of our new lot owners. If you have not completed the transaction, you are not eligible to vote this year. We will start with the Monthly meeting and right after adjournment we will start the AGM. At the Monthly Board Meetings all motions and voting are done by the Board. Any Questions or comments you have can be made at the end of the meeting during the open Forum. If you have questions or comments please step up to the mic, state your name and lot number. Once we start the AGM, unlike our monthly Board meetings when I call for someone to make a motion and when calling for a vote it is come from the floor. I will entertain any questions or comments throughout the AGM meeting.

As you can see our Treasurer is once again missing from the table.

Ursula had to go home for a medical issue. She has had her surgery and all went well. There has been a rumour going around the park that she has stage 4 Cancer. This is not true. She is continuing to fulfill her duties of Treasurer and we look forward to having her back in Nov.

Manager's report

February 11, 2025

Good Afternoon,

It looks like spring is right around the corner and the weeds will start popping up. Please spray your lot for weeds and ants, and other critters. If your neighbor is gone please be kind and do theirs.

Please slow down, this will be the start of spring vacations and children will be in the park.

Thank you all for using the new recycling program, you should have got an email with the information, and in your mailbox. If you have renters please make sure they get the information.

The recycling guys would like to ask if you cannot recycle on Monday after 4pm and please take your recycling on Tuesday morning. They do bag all the recycling on Monday evening. They have taken down 3 loads and have over 2,500.00.

The 8840 forms and the changes of address, and summarizing your park model or trailer, are all in the library.

All new owners please make sure to come in and get the information that you will need from Rancho, please bring your deed and IDs and fill out some forms. If you have changed your email or phone numbers please email me or come in and update your information.

If you have unwanted clothing, sheets, towels please put them into the green container by the ping pong tables. The bin gets taken down for the homeless folks. If you have a large load you can take them to the gas station on 7th street in front of smart and final.

Again thank you all for the help, this park is so amazing

Yasika.

Club House Roof replacement

Back ground.

Approx. 12 years ago we had a contractor come and look at the club house roof. At the time we were told that we could wait another 9 to 10 years if we were to apply a sealant coating on it every 2 to 3 years. We have applied the coating 3 times. Also, we were told that we should expect to pay about \$100,000.00 for the repairs. We started to increase the amount in the reserve fund and now have about \$85,000.00 ear marked for the roof.

3 years ago, we started to actively search out a contractor who would come to Blythe to do the repair. This year a contractor was found who not only would come to do it but also the family has 2 summer homes here. They have come to Rancho, done an inspection and given us a quote. The company, is from Riverside, Ca. and has over 40 years of experience in commercial roofing.

We were given 2 options,

1 - 10-year system. (10-year Guarantee) 1" polyurethane foam \$63,700.00

2 – 15-year system. (15-year Guarantee) 1.5" polyurethane foam \$76,100.00

Both prices are all in prices with up to 100 sq ft of extra repairs. If other areas of rot are found during the repairs the repair will be extra.