

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, JANUARY 14, 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 28 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: January 14, 2025

MOVED BY: Clara Koehn

SECONDED BY: Carol Bennett

THAT THE MINUTES OF THE Board of Directors' Meeting held December 10, 2024, be approved as presented.

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Blair Macgregor indicated there are no new permits this month. Any work currently being done are from previous permits.

3.2 MAINTENANCE

Blair Macgregor indicated that regarding the roof of building, the board is seriously looking for a quote. The company that is coming to provide a quote have summer homes here in Blythe, so hopefully the quote will be a couple weeks. There are no other big projects anticipated this year.

3.3 SOCIAL

Jeannette Nadeau, Lot 158, provided the social club report. The Christmas and New Years events went over well. A new freezer was bought for the kitchen. Upcoming events include soup night, including a band, on Monday; a sock hop; and February 1 there will be an impersonator.

Jacqui Clearwater, Lot 17, indicated there is approximately \$5,000. in the social club account.

3.4 FINANCE

Blair Macgregor read the Treasurer's report, which is attached as Appendix "A". He also indicated that the laundry room was also painted. The reserve fund at the end of 2024 is approximately \$564,000. The roof repair should be just under \$100,000 – Rancho Ventana have the funds to pay for this.

Lot 174 – Authorization of NOD

At the last Executive Meeting, January 8, 2025, the Executive approved Notice of Default regarding APN: 821-236-014, records of Riverside County, CA, Lot No. 174.

3.5 RECYCLING

Larry Yarham indicated there is approximately \$2,000 in the account. New tires were purchased for truck and trailer. Blair Macgregor offered thanks to the recycling committee for all their work.

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 indicated that the resealing of the pool deck is scheduled for this summer.

7.0 OPEN FORUM FOR HOMEOWNER

Don Mann, Lot 161 suggested removing the special "effects" from microphones. It was hard to understand. Blair Macgregor indicated that they are actively looking at a new P.A. system as the existing is 15 years old.

Joe Russell, Lot 163, asked regarding HOA fees, when does the \$5.00 per month increase start? January 1, 2025 the increase is effective.

Jeannette Nadeau, Lot 158, asked if the kitchen flooring would be replaced? Blair Macgregor indicated not this year. The laundry room was a priority. However, it is on the list to do.

Jacqui Clearwater, Lot 17, asked to have the cooler wiring to be looked at. Blair indicated he is the liason for the Maintenance Committe and to talk to him after the meeting.

8.0 DATE AND TIME OF NEXT BOARD MEETING

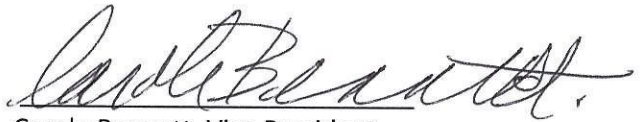
The next Board of Directors' Meeting is scheduled for Tuesday, February 11, 2025 at 3:00, followed immediately by the AGM.

9.0 ADJOURNMENT

The meeting adjourned at 3:13.

A handwritten signature in black ink, appearing to read 'Blair Macgregor', written over a horizontal line.

Blair Macgregor, President

A handwritten signature in black ink, appearing to read 'Carole Bennett', written over a horizontal line.

Carole Bennett, Vice President

Treasurer's report
Open Board Meeting
January 14, 2025

Good afternoon,

As most of you know I had to go home due to medical reasons.

While I am away I will be working with Yasika and the Board remotely, as we do throughout the summer.

We are actively working on Year End 2024. The final documents will be ready to submit to the Accountant in February.

The two major expenditures from our Reserve accounts were the repair of the "unknown" septic tank by the club house last spring and the re-plumbing and new floor in the laundry.

Please note, that the monthly fees are now \$125 and the late fees are \$12.50 per month. The late fees will be assessed after the account is 30 days in arrears, ie. if the account is 60 days overdue the late fee is \$25.00.

I wish you all a wonderful season.

Respectfully submitted

Ursula Da Rugna

Treasurer

January 14, 2025

Manager's report

Good Afternoon,

We are pretty full now in the park. I just want to thank you all for volunteering for all the events and working so hard.

The put n take area has been very clean thank you for respecting that area and keeping it clean. If you still need information as to what goes to the trash, recycling, or to the maintenance trailer please come and see me in the office.

Please remember to give Ursula updates to events on the calendar her email is on the calendar of events or let me know.

Have a great day

Yasika

Park Manager