

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

PRESENT:

Blair Macgregor, Carol Bennett, Larry Yarham, Ron Jarrell

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 34 people in attendance. Blair Macgregor welcomed everyone indicating this is the last meeting of the season. But not for the board – the board continues to communicate over the summer months. Also, welcome to Ron Jarrell as a new board member.

2.0 APPROVAL OF AGENDA

MOTION: March 11, 2025

MOVED BY: Ron Jarrell

SECONDED BY: Carol Bennett

THAT ONE ADDITIONAL AGENDA ITEM be added to the agenda as 7.3 Pool Update.

CARRIED

3.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: March 11, 2025

MOVED BY: Carol Bennett

SECONDED BY: Larry Yarham

THAT THE MINUTES OF THE Board of Directors' Meeting held February 11, 2025, be approved as presented.

CARRIED

4.0 COMMITTEE REPORTS

4.1 ARCHITECTURAL

Mike Baker, Lot 55, indicated since last meeting, three permits have been issued; one for paint, one site plan and one new shed. Since October, sixteen permits were issued and thirteen completed.

4.2 MAINTENANCE

Rob Jarrell read the Maintenance Report attached as Appendix 'A'.

4.3 SOCIAL

Cheryl Roske, Lot 183, indicated Rancho Days was successfully attended by 208 participants. Upcoming events are: March 15th

hotdogs at the firepit; March 17th St Patricks Day; March 23rd Movie Night; March 24th Kitchen cleanup. There is a balance of \$4,903.99 as of February 2025. The Social club summary of expenses is attached as Appendix 'B'.

4.4 FINANCE

Blair Macgregor indicated there has been no major changes since Ursula left last month. She has had her operation and is doing great. She has continued to work with Yasika to get the paperwork ready to go for the audit. Yasika will be delivering everything to the accountant in the next couple of weeks.

4.5 RECYCLING

Cheryl Roske indicated the four pop up tents were purchased for \$450.00 with recycling funds. The fall budget for the social club includes buying a box to store the tents in and they will be available for use.

5.0 PARK MANAGER'S REPORT

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

6.0 CORRESPONDENCE

None.

7.0 UNFINISHED BUSINESS

7.1 ROOF UPDATE

The roof has been completed with a 1.5 inch polyurethane foam with acrylic coating as at Saturday, March 8th. The roof will be inspected by a third party representative to ensure proper material installation. There is a 15 year warranty ensuring leak free. The roof will be inspected once a year. Total cost \$76,100.00.

7.2 CLARIFICATION OF THE LENGTH OF TRAILERS, FIFTH WHEELS AND MOTORHOMES

MOTION: March 11, 2025

MOVED BY: Larry Yarham

SECONDED BY: Carol Bennett

THAT SECTION C-6 OF THE ARCHITECTURAL GUIDELINES for Lot Owners be reworded and add Section C-6A as follows:

C-6. Owners and renters may reside in park models commercially manufactured as fully self contained, Class A or Class C Motorhome, which are minimum length of 24 feet and ten years of age or newer or have been board approved.

C-6A. Travel trailer or 5th wheel trailers with a minimum box length of 24 feet and ten years of age or newer or have been board approved.

CARRIED

7.3 POOL UPDATE

The pool cover requires a new bushing, which should arrive in three to five days. The pool will remain uncovered until the repair is completed.

8.0 NEW BUSINESS

None.

9.0 OPEN FORUM FOR HOMEOWNERS

Jacqui Clearwater, Lot 17, asked to please pay when signing up for functions. It is difficult having to go lot to lot to collect the money. She also asked if plastic bags should be used in the kitchen pails for composting. Yasika Casarez indicated clear, compostable bags are preferred and using bags will help with the odor.

Penny Baker, Lot 55, indicated that the vegetable/fruit bags you use when purchasing same are compostable and fit the kitchen pail. All three grocery stores have the same type of compostable bags you can use.

Jo Russell, Lot 163, asked if there are compostable bags in the kitchen that will be used for functions. Cheryl Roske indicated next year there will be compostable bags.

10.0 DATE AND TIME OF NEXT BOARD MEETING

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

11.0 ADJOURNMENT

The meeting adjourned at 3:20.

Blair Macgregor, President

Ron Jarrell, Vice President

Maintenance Report
3-11-25

On 2-11-25 the Riverside County Department of Environmental Health conducted an unannounced required inspection of the pool and Spa at the resort. There were several very minor discrepancies noted which were remediated immediately by Yasika and staff.

However, they did, once again mention minor etching and chipping in the shell (inner lining) of the pool. Within the next few years the pool will have to be re-plastered. This is a major project which will require finding someone willing to accomplish it and will cost a substantial amount. Money is being set aside to do this project.

An update on the roof project will be provided later in the agenda, but we need to acknowledge the prep work done to facilitate the new roof.

There was some plumbing, condensation drain repair, and electrical relocation that was our responsibility to perform.

All of this work was done by skilled park volunteers with savings of approximately \$5,000 to the association. We should thank these volunteers led by Dave Wallace, Stan Rumsey, and Joe Ming.

On the 13th and 14th of this month, volunteers will prep and repaint the outside west wall. (Along the entrance roadway). Well spend approximately \$1500 for materials. Once again volunteers will save the association several thousand dollars if we were to hire it done..

To the extent paint is left over, we can provide it to lot owners along the road to paint the inside walls, which is the lot owners responsibility.

20 volunteers are required at 8:00 AM on March 12, 2025 for painting the wall.
It is the volunteers in the park who help keep the association fees low!

Respectfully submitted,
Ron Jarrell, board liaison for maintenance.

A copy to be provided to the clerk for attachment to the meeting minutes.

SOCIAL

BALANCE END OF JANUARY 2025	\$6904.60
FEBUARY 2025	
TAPE CARTRIDGES (PICTURES)	24.84
UTILITY CART	43.42
COMPUTER	543.74
PICKLE BALLS	32.61
TABLES	2609.99
CORN HOLE BAGS	<u>28.26</u>
TOTAL	3282.86
Total	5114.47
BALANCE AS OF FEBRUARY 2025	4903.99

MARCH 2025

Rancho Days

Managers Report

March 11, 2025

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 John and Cheryl, and 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 was amazing to see. Thank you to Mark and Kari for being in charge of the chairs for all of the events you did a great job with your crew.

Thank you to the Maintenance crew who helped with the Club House new system and the outside wall and the new cover to cover the pool and all the help that I need around the park, it has been a whirlwind year and I could have not done it without you.

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

Have a wonderful summer and see you all in October.

Yasika

Park Manager