

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

PRESENT:

Blair Macgregor, Carol Bennett, Larry Yarham, Ron Jarrell, Ursula Da Rugna

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 24 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: November 11, 2025

MOVED BY: Ursula Da Rugna

SECONDED BY: Ron Jarrell

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

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Larry Yarham, Lot 40, indicated there were a few permits taken out for minor work.

3.2 MAINTENANCE

Ron Jarrell, Lot 48, provided the Maintenance Report attached as Appendix "A". Also included is a two page report with details of staff duties that go on over the summer months attached as Appendix "B".

Blair Macgregor indicated the pool deck will be sealed in three to four weeks. The area will be sectioned off with ribbon. The project will take a week or so to complete.

3.3 SOCIAL

Jacqui Clearwater, Lot 17, presented the Social Club Report attached as Appendix "C".

3.4 FINANCE

Ursula Da Rugna, Lot 43, indicated the 2024 audited financial statements have been received. The budget can now be done and will be posted no later than December 1, 2025 on the website.

Update regarding Lot 92. There is a lien on the property by Rancho Ventana Community Association, Inc. It has now come up to auction and there are no bids. Rancho will own the lot by the end of the month for an approximate cost of lawyer fees and back taxes. At the next meeting, it will be decided what will be done with the lot.

Ursula Da Rugna presented the following two motions:

MOTION: November 11, 2025
MOVED BY: Ursula Da Rugna, Treasurer
SECONDED BY: Ron Jarrell

WHEREAS Clara Koehn is no longer a member of the Board of the Directors for the Rancho Ventana RV Resort Community Association, Inc. and should no longer have signing authority for the Association's Bank Accounts.

BE IT THEREFORE resolved that Clara Koehn's signing authority of the US Bank Accounts, Nos. XXXXXXXXXXXX (checking) and XXXXXXXXXXXX (savings) be revoked.

APPROVED AND CARRIED

MOTION: November 11, 2025
MOVED BY: Ursula Da Rugna, Treasurer
SECONDED BY: Ron Jarrell

WHEREAS the Secretary of the Board of the Directors for the Rancho Ventana RV Resort Community Association, Inc. has single signing authority.

BE IT THEREFORE resolved that Carole Bennett will have single signing authority for the US Bank Accounts, Nos. XXXXXXXXXXXX (checking) and XXXXXXXXXXXX (savings).

APPROVED AND CARRIED

3.5 RECYCLING

No report available, however, Yasika Casarez indicated the last load of recycling brought in \$128.00. Larry Yarham added to please flatten boxes in the recycling bin.

4.0 PARK MANAGER'S REPORT

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

5.0 UNFINISHED BUSINESS

None.

6.0 NEW BUSINESS

6.1 ADDRESSING ITEMS ON THE AGENDA

Ron Jarrell indicated owners need opportunity to address agenda issues rather than waiting until the open forum after decisions have been made. Please let Kathy Budd, recording secretary, or Yasika Casarez know prior to the start of the meeting of your name, lot number and agenda item. They will in turn let the chairman know, so the board can address the agenda item when it comes up.

7.0 OPEN FORUM FOR HOMEOWNERS

Bob Ingersoll, Lot 34, mentioned that lights are out in some areas of the park and he realizes that it is an SCE problem. He mentioned the College has purple lights. Wouldn't want to see all bright white lights in Rancho, just lit enough at night to see where you are walking. Yasika will contact SCE. Also the new light post on the corner by his lot was lit up mid October but now is not. Blair Macgregor addressed this and indicated the breaker was tripping and it is being worked on. It is believed to be a broken wire.

Brian Funke, Lot 188, offered thanks to the board for their work and also to committee members; their work is appreciated. Regarding committee meetings, he doesn't see any advertising. Are the committee meetings open to membership? Blair Macgregor indicated there have been no maintenance committee meetings in two years. The Recycling committee consists of two people and when offered to add people, they indicated they do not require more help. The Social club will post when they are meeting.

8.0 DATE AND TIME OF NEXT BOARD MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, December 9, 2025 at 3:00.

11.0 ADJOURNMENT

The meeting adjourned at 3:25.

**Maintenance Report
Nov. 11, 2025**

Prior to the end of the season last year, Stan repaired the bent entrance gate.

Eli, Dave and Stan installed a solar powered light over the garbage bins on the east side of the park.

Over the summer, the pool cover ripped and had to be replaced. We still have a few bugs to work out, but the company who installed it is working on it.

Funds for this repair were available in the reserve account.

Predictably, Several areas of the new roof developed separation leaks, and was repaired by the roofing company at no cost.

It's important for the owners to know what is required of staff during the off season in order to maintain the park and have it prepared for our use in October. I have listed some of the functions that take place when we are not here. It is not intended to be a complete list, but hopefully will provide the owners an idea of what takes place;

Daily cleaning of the pool, hot tub, rest rooms, office area and the club house as needed.

Weekly mow and trim the lawns

Inspect, maintain and repair the park wide irrigation system

Remove and store poolside furniture

Store pool tables and shuffleboard

Clean/rake along road wall and entrance/exit gates

Clean up after thunderstorms. (Several times)

Weed spray and removal

Maintain lot accounts and do Payroll

Maintain/repair security cameras

Perform maintenance on fire hydrants

Clean all gutters

Trim palm trees in the common area. (Worked on 135 trees this year, a week long project.)

Have septic tanks inspected (required) and five pumped completely

Have problem trees removed

Reseeded grass in October so we can have green grass all winter.

Place pool furniture and pool tables for the beginning of the season

In addition, this year staff;

Facilitated the independent roof inspection for purposes of the warranty

Spent several days cleaning and organizing the park maintenance sheds

Painted the chair storage room

Painted the card room

Repainted repaired areas of the club house

Repaired tile in the pool and spa

Replaced chicken wire on gates to keep critters out

Repair/replace pumps for pool and spa

Repainted limit lines, parking lines, and parking bumpers and all curb lot numbers

Paint and maintain pool and spa pumps and filters

Replaced pool cover

Developed a new website

Chased trespassers and interlopers out of the park

And, oh yeah, babysat the park owls!

We appreciate the efforts of staff to make this a great place for us to winter!

Social Committee Report from Nov 10/25

- Balance as of Oct 1st - \$6300.00
There are some outstanding not listed yet.
- Upcoming Events:
 - Kitchen Set Up + Opening - Done Nov 6.
 - Thanksgiving Dinner - Nov 27th
with Silent Auction + live band to follow.
 - Christmas Day Golf Scramble
 - Christmas Day Dinner - No leader as of yet, if we can't get leader, will consider potluck dinner.
 - New Year's Eve - ask Maxine.
 - Soup Night - Jan 17 (Saturday)
 - Valentine's -
 - St. Paddy's
 - Rancho Date set - March 8th/26

our next mtg Nov 30th 1pm

We will be posting for anyone interested to attend our mtg as we will be filling some extra positions.

BREAKFAST NOV. 16th SUNDAY 9:00 AM, SIGN UP ON WALL

Manager's Letter

November 11, 2025

Welcome back to Rancho Ventana!

A few important reminders as we move into the season:

Trash & Recycling:

- **Trash days:** Mondays and Thursdays. Please do not park too close to the trash bins behind the clubhouse on these days.
- **Recycling day:** Tuesdays. If a recycling bin is full, please wait until it has been emptied before adding more items. Do not place trash beside the bins or overfill them.

I am currently working with the County of Riverside and CR&R to improve our kitchen waste recycling process. The current setup has caused odors and attracted unwanted critters, and having Rudy and Junior clean them out is not a long-term solution. We appreciate your patience as we address this issue.

Trailer on Lot #210:

Please review the guidelines for what can and cannot be placed in the trailer. Rudy recently found broken fluorescent light bulbs inside, which required cleanup and could result in fines. Thank you for helping us avoid these issues by following the disposal rules carefully.

Pool Area Courtesy:

When using the pool area, please return lounge chairs and other furniture to their proper places after use. I've moved the lounge chairs away from the spa area so that the **emergency shut-off switch** remains clear—please do not place chairs in front of that area. Also, all pool noodles should be stored standing upright so they can drain properly.

Community News:

We now have a new **digital newsletter** that you can view on your phone or tablet! If you'd like to share announcements or community updates, please email me at ranchoventanarv@gmail.com or contact Ursula darugnau@telus.net We welcome your comments and suggestions—the newsletter is still a work in progress. The community website is also under development, and we appreciate your patience as we build it out and ensure all information is accurate.

Safety Reminder:

Please **slow down** and **come to a full stop at all stop signs** within the park. Your cooperation keeps our community safe.

Thank you for helping make Rancho Ventana a clean, safe, and enjoyable place for everyone.

Yasika

Community Manager
Rancho Ventana