

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, MARCH 10, 2026**

PRESENT:

Carol Bennett, Larry Yarham, Ron Jarrell, Ursula Da Rugna, Gerry Daku

1.0 CALL TO ORDER:

The meeting was called to order at 3:00 pm. There were approximately 98 people in attendance.

2.0 APPROVAL OF AGENDA

MOTION: March 10, 2026

MOVED BY: Carol Bennett

SECONDED BY: Larry Yarham

THAT THE AGENDA BE approved as submitted.

CARRIED

3.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: March 10, 2026

MOVED BY: Ursula Da Rugna

SECONDED BY: Carol Bennett

THAT THE MINUTES OF THE Board of Directors' Meeting held February 10, 2026, be approved as presented.

CARRIED

4.0 COMMITTEE REPORTS

4.1 ARCHITECTURAL

Mike Baker, Lot 55, provided the Architectural Report. Since October 1, 2025 there have been eighteen permits; 12 have been completed. This included 3 trellis/lattices, 4 gazebos, 2 mini split heat pumps, remodel shed, pavers, paint, etc.

4.2 MAINTENANCE

Brian Funke, Lot 188, provided the Maintenance Report attached as Appendix 'A'.

4.3 SOCIAL

Jo Russell, Lot 163, presented the Social Club report on behalf of Susie Disher, attached as Appendix 'B'.

4.4 FINANCE

With the change in the Board, Ursula Da Rugna, Lot 43, made the following motion in regards to our US Bank checking and saving accounts.

Motion

WHEREAS Blair Macgregor 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, Blair Macgregor's signing authority of the US Bank accounts Nos. xxxxxxxxxx (Checking) and xxxxxxxxxx (Savings) be revoked.

Motioned by: Ursula Da Rugna, Treasurer

Seconded by: Larry Yarham

APPROVED UNANIMOUSLY

Motion

WHEREAS the President of the Board of the Directors for the Rancho Ventana RV Resort Community Association, Inc. has single signing authority. BE IT THEREFORE RESOLVED that, Ron Jarrell will have single signing authority for the US Bank accounts Nos. xxxxxxxxxx (Checking) and xxxxxxxxxxxxxx (Savings).

Motioned by: Ursula Da Rugna, Treasurer

Seconded by: Gerry Daku

APPROVED UNANIMOUSLY

4.5 RECYCLING

Wayne Lawson, Lot 114, indicated there have been no changes since the last meeting. Wayne introduced the two individuals who volunteered to help – Tom Gruninger, Lot 109 and Greg Kothlow, Lot 102.

5.0 PARK MANAGER'S REPORT

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

6.0 UNFINISHED BUSINESS

6.1 SALE OF LOT 92

Resolution in regards to Lot 92. The board received a formal bid for Lot 92 in the amount of \$8,500.

Motion

WHEREAS the Board has received a formal bid of \$8,500 for Lot 92 on February 13, 2026; and BE IT THEREFORE RESOLVED that, the bid of \$8,500 for Lot 92 is accepted.

Moved by: Ursula Da Rugna, Treasurer

Seconded by: Gerry Daku

APPROVED UNANIMOUSLY

This next motion is a formality motion only in support of the sale of Lot 92.

Motion

WHEREAS the bylaws state in Article 6.3.1 (b) the president of the Board shall sign all deeds; BE IT THEREFORE RESOLVED that, the President, Ron Jarrell, will sign all documents pertaining to the sale of Lot 92 (Assessor's Parcel No: 821-233-035 3410 N Arrowhead Blvd. #92, Blythe, CA 92225), as per Article 6.3.1 (b) of the Associations Bylaws.

Moved by: Ursula Da Rugna, Treasurer

Seconded by: Larry Yarham

APPROVED UNANIMOUSLY

6.2 OPTIMUM CABLE TELEVISION SURVEY

Ron Jarrell addressed the Optimum cable TV Survey which is attached as Appendix 'D'. Ursula Da Rugna indicated members have the option to get their own Cable TV. Questions and discussion from the floor from numerous members as follows:

- the cost to obtain our own cable would be \$53.00 per month
- the board should negotiate with Optimum
- 'circling' is often the server on the network you are watching
- is there a better supplier for cable?
- would cable cost continue to be \$10.00 per month if we keep Optimum?
- if cable is kept, is there a reimbursement that could be offered to those that don't want the cable TV?
- is it possible the infrastructure for COAX cable may need to be updated?
- is Optimum going to continue to increase year to year?
- how many are actually using Optimum cable?
- if we are getting rid of cable, give notice now.
- is this separate from internet?
- do the cable boxes have to be returned?
- majority of streaming services are illegal

Ron Jarrell responded to each of the items above. Based on Ron Jarrell's information, Gerry Daku made the following motion.

Motion:

THAT at the earliest legal opportunity Rancho Ventana RV Resort cancel the Optimum Cable TV service.

Moved by: Gerry Daku

Seconded by: Larry Yarham

APPROVED UNANIMOUSLY

Further to this motion; this opportunity to cancel may occur during the time when we are not here. So to provide guidance to Yasika, the following motion is made.

Motion:

THAT Rancho Ventana RV Resort short pay the current (March) \$5052.83 Optimum Cable TV invoice with the amount stipulated in our contract of \$2924.64.

When the April bill arrives, if the invoice indicates an arrears amount of \$2128.19 from the March bill and the April invoice is for an amount larger than our contracted amount of \$2924.64 then, I move that we at that time cancel the TV cable service citing breach of contract.

However if Optimum corrects the March invoice amount prior to the arrival of the April invoice and the subsequent invoices are correct, we lose our opportunity to cancel citing breach of contract. Then I move that we abide by the contract which stipulates 3 months notice to "not renew" and provide written notice prior to October 31, 2026 of our intention to cancel on Jan 31, 2027.

The cancellation should be with a phone call, followed by an email, and finally by a registered letter.

Moved By: Gerry Daku

Seconded By: Larry Yarham

APPROVED UNANIMOUSLY

The second part of this motion is the trigger point to cancel (in the event that any of the invoices be incorrect during the time we are not here) which will provide Yasika with the guidance she needs to act on our behalf.

7.0 NEW BUSINESS

None.

8.0 OPEN FORUM FOR HOMEOWNERS

Steve Woodmass, Lot 191. Ron Jarrell's comment to hold the HOA fees for two years is not a good idea. Raise the HOA when needed, not for political reasons. Ron Jarrell responded that his interest is to keep the association financially solvent.

9.0 DATE AND TIME OF NEXT BOARD MEETING

The next Board of Director's Meeting is scheduled for Tuesday, November 10, 2026 at 3:00.

10. ADJOURNMENT

Ron Jarrell moved for adjournment.

The meeting adjourned at 4:00.



Ron Jarrell, President



Carol Bennett, Secretary

Rancho Ventana RV Resort - Maintenance Committee

March 10, 2026 Report to Board

Ongoing Projects:

- 1) Rebuild extra water backflow valves.
- 2) Plans nearing completion for the replacement of the fence enclosure at the east side recycle area. Work to be done fall 2026.
- 3) California Edison to replace concrete pad for transformer at Club House.
Rancho not responsible for the concrete pad cost (\$3,200) or the installation cost (approximately \$1,500).

Projects To Do:

- 1) Replace 2 small sidewalk sections outside of drinking water station.
- 2) Add an additional circuit at ice maker to avoid tripping breaker.

Thank you to the Maintenance Committee Members and the many volunteers for all their help this past season!

Thanks to Yasika, Rudy, Junior and Eli for their excellent work!

Regards,

Brian Funke

Maintenance Committee (Bob Ingersol, Bob Chipchura, Kevin Fehr, Mike Baker, Norm Kittleson) Board Liaison Ron Jarrel & Gerry Daku, Blair Macgregor

Social Committee Report from March 9, 2026

- Bank Balance \$7436.80, some outstanding expenses.

We are also making some larger purchases for improvement.

2 storage units for outside in pool area. One for all larger outdoor games and the shade tents, one for pool toys. Replacement pool lounge cushions. *possibly umbrellas*

New plastic chairs at pickle ball courts, current ones are unsafe.

- Last event coming up, St Patty's Day, still time to sign up.
- Kitchen clean up and shut down March 23rd. Hall officially closes after this.
- Kitchen opening November 5th, 2026
- Most dates for upcoming events are in place. Exception of Soup Night depends on Terry Crockett Band's availability. January 16th or 23rd. A note for Valentines' Dinner will be February 13th, Super Bowl is on the 14th.
- There will be all our regular events, plus 2 crib tournaments and 2 breakfasts next season.
- Good news! All next seasons events will be \$15 each except Breakfasts and Christmas will remain \$10.

I would like to sincerely thank everyone for their help and support throughout this past season.

I look forward to working together again in the upcoming season! In the meantime, I wish everyone safe travels home and a wonderful, healthy summer!

From Susie, and my Social Committee members.

**Manager's Report
March 10, 2026**

Hello Everyone,

The office will be open from 9am to 1pm on Friday March 13th, the mail will be in your mailbox.

As the weather begins to warm up, **pool hours will be adjusted**. If the pool area is not being used after **5:00 PM**, it will be closed for the evening.

I will once again be **checking units and lots during the off-season**. If you would like me to check your lot or unit, the fee remains **\$10.00 per month**. I will also **spray for weeds** for the same amount.

Please remember that **Rancho Ventana does not spray individual lots for weeds or ants**. Owners are responsible for maintaining their own lots. Please make sure to:

- Spray for weeds and ants on your lot.
- Sweep rocks and sand away from the gutters.
- Check your irrigation system for proper operation during the summer months. We will be watering **twice a day**.
- Replace bubblers as needed and check risers to ensure they are not splitting or leaking.

If you have **palm trees over 8 feet tall**, the palm tree trimming crew will be in the park **in August**. The cost last year was **\$65.00 per tree**, and you will be billed accordingly.

Please also remember to:

- **Check all fire alarms** in your unit and replace the batteries if needed.

If you leave your unit here during the summer, you **may leave your cable box in the unit**. You do not need to disconnect it from your TV—just leave it plugged in.

If you plan to **visit during the summer months or arrive early next season**, please let me know. The **gate code will not be active**, but your **gate opener will still work**.

Please **do not order packages during the summer months**. Deliveries from UPS or FedEx will be left on your lot and may remain there until you return.

If you need information about **forwarding your mail or summerizing your unit**, the **8840 forms and summerizing instructions are available in the library**.

Also, please make sure the office has your **current mailing address, phone number, and email address**.

I would like to thank everyone for the **quick response to the 2026 survey**. The feedback has provided valuable insight regarding our **cable TV programming**.

Thank you as well to **all of the committees and volunteers** for the hard work and the many projects completed this year. Rancho Ventana is an amazing park, and it makes me proud to work with and for all of you.

Have a great summer.

Yasika

Rancho Ventana Cable tv survey

We should all agree that when the Park was first established the decision to provide cable tv was prudent. However, with the increase in technology, which provides multiple tv streaming options, the Board wonders if that remains an appropriate expenditure. We have seen an increase of \$12,000 for this service since 2014. Under the current contract, the increase will be another \$11,000 a year in five years. We pay a bulk rate for all the lots, whether connected or not, and pay that for 12 months a year. Optimum has tried to double the cost twice in the last three years, (including December 2025), but the contract restricts the increase to 5% per year. In spite of assurances from those handling our account that the fees would be restricted to a 5% increase this year, we received a bill on March 3, 2026 for an increase of over \$2,000 a month. (70% increase). Multiple efforts to contact Optimum have been fruitless.

This prompted the Board to reconsider this contract and authorized a survey to determine use of the cable tv, and the use of alternate ways to get tv reception.

The Survey results are as follows;

Total number of respondents ; 152

Currently using streaming.	105 (69%)	
	Yes.	No
Consider eliminating cable.	97 (63%)	45 (30%)
Unsure or no opinion.	10 (7%)	

The number of respondents who currently stream but stated they did not want the board to consider eliminating. 21 (15%)

This left the number who do not have the capability to stream and did not want to consider eliminating cable at 25 (16%);

Use of Potential Savings if the contract is cancelled.

Presently the Association is paying approximately \$35,000 annually for cable tv. That amounts to \$12,000 more a year than in 2014. If the cost goes up 5% a year, in five years the cost would go up \$11,000. Some members have suggested any savings generated from cancelling the cable tv could be used to reduce the maintenance fees currently paid.

Unfortunately that may not be the case. The suggested increase in fees needed for the current calendar year was \$15.00 a month in order to balance the budget. The Board only increased the fees by \$10.00 a month. The deficit was covered by a lot sale, and salary savings over the summer.

Any savings from canceling the cable tv contract would not occur until calendar year 2027. The contract can only be cancelled with a 90 day notice by November 1, 2026, to take effect on February 1, 2027. However, if Optimum insists on increasing the cost by \$2000 a month, that would indicate that they do not recognize the original contract with Sudden Link which has been automatically renewed each year and contains the 5% increase restriction. If we are without a contract we may be able to cancel immediately.

Additionally, the Parks infrastructure is over 30 years old. Repairs/replacements of failing infrastructure is costly. The maintenance committee and a host of volunteers have accomplished about \$30,000 worth of repairs this year for the cost of materials only. A worthy accomplishment to say the least.

However, there are a number of repairs/replacements done this year that required certified professionals; i e:

Pool cover replacement. \$12,500

Gas valve replacement \$2,300

Back flow preventer replacement \$3,200

As the infrastructure ages, it is expected that this will be a frequent reoccurrence. For instance we hope to replace the flooring in the hall, and will have to eventually resurface the swimming pool. (A conservative estimate for these repairs exceeds \$65,000.)

Our required reserve fund, intended to pay for repair/replacement of assets, has recently been used to fund some major projects, and interest revenue which funds it has gone down.

It is likely, then, that any savings generated from cancelling the cable tv would go towards shoring up the reserve account. It is hoped, however, it would also preclude any increase in maintenance fees next calendar year, and perhaps a subsequent year also.

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