

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
HELD TUESDAY, DECEMBER 9, 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 37 people in attendance.

2.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: December 9, 2025

MOVED BY: Ron Jarrell

SECONDED BY: Ursula Da Rugna

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

CARRIED

3.0 COMMITTEE REPORTS

3.1 ARCHITECTURAL

Mike Baker, Lot 55, provided the Architectural Report attached as Appendix "A".

3.2 MAINTENANCE

Brian Funke, Lot 188, provided the Maintenance Report attached as Appendix "B". Brian Funke also indicated access to the spa should be Thursday, depending on drying time. Blair Macgregor indicated the pool cover is still broken. They are coming on the 18th to replace.

3.3 SOCIAL

Jo Russell, Lot 63, presented the Social Club Report attached as Appendix "C".

3.4 FINANCE

Ursula Da Rugna, Lot 43, advised that the budget is completed and the year end is being worked on. The budget was posted December 1 on the website. There is an increase in monthly maintenance fees in the amount of \$10.00 per month. Costs have increased substantially. Water is up over 30% in the last three years. Electricity costs are through the roof. Cable continues to increase

5% every years. May do a survey to see who uses the cable and possibly save some money there. The palm trees on the common property are getting bigger and the costs to trim have also increased.

3.5 RECYCLING

No report available, however, Yasika Casarez indicated the last two loads of recycling brought in \$162.00 and \$189.00 respectively. There is approximately \$3,800.00 in the recycling account.

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 SALE OF LOT 92

Lot 92 is the first lot on the right hand side by entrance gate. The owner of this lot passed away. There are \$8,200.00 in arrears to Rancho Ventana RV Resort and approximately \$6,000.00 in costs for back taxes and lawyer fees. Rancho Ventana RV Resort now owns this lot. It is unlikely the sale of this lot will recoup these costs. The following motion was made:

MOTION: December 9, 2025

MOVED BY: Ron Jarrell

SECONDED BY: Larry Yarham

THAT LOT 92 BE listed for sale at the price of \$10,000.00 or best offer.

CARRIED

7.0 OPEN FORUM FOR HOMEOWNERS


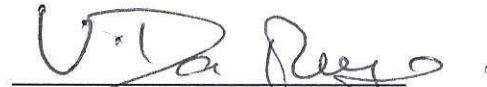
Ann Umlah, Lot 97. The floor in the hall is 'dark and yucky'. What is being done about it? Blair Macgregor indicated there was a quote to redo the floor last year in the amount of \$28,000.00. This includes three rooms – the chair room, the kitchen and the main hall. With the substantial cost to repair the roof, it was decided to hold off on the floors for a year. It will possibly be done next summer (2026) or the summer after (2027).

8.0 DATE AND TIME OF NEXT BOARD MEETING

The next Board of Directors' Meeting is scheduled for Tuesday, January 13, 2026 at 3:00.

9.0 ADJOURNMENT

The meeting adjourned at 3:25.


Blair Macgregor, President
Ursula Da Rugna, Treasurer

DEC 9/25.

ARCHITECTURAL COMMITTEE
REPORT

PERMITS SINCE OCT 1, 2025

7 PERMITS ISSUED

4 GAZEBOS.

1 NATURAL GAS TO BBQ (CITY OF BLYTHE)
1 REMODEL SHED (PERMIT REQUIRED)

1 CONCRETE PADS FOR RV.

5 WORK COMPLETED.

2. IN PROGRESS.

M. BAKER Lot 55

Rancho Ventana RV Resort - Maintenance Committee

December 9, 2025 Report to Board

Projects Recently Completed:

- 1) Solar street light replaced at the intersection beside Lot 144.
- 2) Christmas lights installed on canopies along the Clubhouse. Lights not installed along roof top to avoid roof membrane damage.
- 3) Fluorescent lights were replaced with LED lights in Clubhouse and Card Room. Results in better lighting and reduces power consumption.
- 4) Seal pool deck rubber flooring with Rebinder. Repair of flooring section behind pool cover to be done in January/February.

Projects To Do:

- 1) Install new ice maker at drinking water station.
- 2) Repair Resort east wall by removing loose stucco and paint, repairing damaged block wall, and repainting in January. Looking for volunteers.
- 3) Remove excess sand between west wall and street/sidewalk.

Huge thank you to the project volunteers as the completion of the above work saves Rancho significant funds which would have gone to contractors and trades people. Once dates are selected for the above projects, we will be asking for volunteers. Thank you in advance for your help!

Regards,

Brian Funke

Maintenance Committee (Bob Ingersol, Bob Chipchura, Kevin Fehr, Mike Baker, Norm Kittleson)

Board Liaison Ron Jarrel, Board Chair Blair Macgregor

Social Committee Report from Nov 30, 2025 meeting.

- Welcomed new Vice Chairperson – Jo Russell
- Treasure Report: approx. \$6000, including \$3000 in contingency fund
- Social Committee purchased the new 85 inch TV for hall

- Past Events:

Breakfast served 86 guests, will offer at next one in February
Gluten and lactose free quiche, sausages are already gluten free.

Thanksgiving dinner served 151 guests, received a lot of compliments on meal, however, general consensus, won't re-book the same band.

- 50/50 draws have been renamed, "money" draws. There will be 3 -25% draws given out to ticket holder, 25% will go back to Social Committee to be dispersed where needed, last few times Children's fund did not accept it, as they had plenty.
- Christmas decorating completed.
- 232 Luminaries are ordered to be delivered to each lot, all lit at 4pm Christmas Eve. 20 with candles for Yasika's lot, rest will have battery tealights.
- Christmas Day Golf Scramble, sign up sheets out
- Christmas Dinner is in hall to follow golf, sign up sheets in hall. No music for this event.
- New Years Eve – BYOB & snacks in hall, music by Maxine. Will ring in New Year at 10pm – midnight in Mexico City- Chicago- Winnipeg- Costa Rica, you have choices!
- New Events added to calendar:
2nd & 4th Thursday, Happy Hour in Hall, open to everyone. 4-5:30. Every other Tuesday, started Dec 2nd, Crib in card room. 6:30pm. Ping Pong & Corn hole in hall every Tuesday at 6:30pm.

Manager's Report

December 9, 2025

Good Afternoon to All,

Thank you for all the positive feedback on the new newsletter. If you are still having trouble viewing it on your phone or tablet, please let me know and I will be happy to assist you.

Please remember **not to cut through other people's lots**, even if you have permission to do so. When one person does it, others may assume it is acceptable and follow along.

I would also like to remind everyone to follow all Park Rules. If you have any questions, please contact the Office or a Board Member for accurate information. Friendly conversations at Happy Hour are not always correct.

A big thank-you to the Social Committee for providing the new 85-inch TV for the Clubhouse. We appreciate your continued support.

Our current ice machine has stopped working, and the Recycling Committee has generously agreed to purchase a new one. Shipping is delayed, but we will keep you updated. Thank you to the Committee for their help.

Thank you as well to the Social Committee for beautifully decorating the Hall and Patio areas for the holidays.

The pool deck will be resealed on **December 9th, 10th, and 11th**. Please do not cross any taped or marked-off areas during this time.

A new pool cover will be installed on **December 18th**. Please do not approach or question the installers while they are working.

A reminder to all pet owners: **All dogs must remain on a leash and out of common areas**, including the Put-N-Take. Please remember that cameras are in place in these areas.

Finally, please watch your speed while driving through the Park.

Thank you,

Rancho Ventana Management