

**RANCHO VENTANA RV RESORT
HOMEOWNERS' ASSOCIATION
ANNUAL GENERAL MEETING
HELD TUESDAY, FEBRUARY 10, 2026**

The meeting was called to order at 3:15 pm. There were approximately 73 people in attendance.

1.0 PROOF OF NOTICE OF MEETING

MOTION: February 10, 2026
MOVED BY: Jeannette Nadeau, Lot 158
SECONDED BY: Monica Woodmass, Lot 191
THAT SUFFICIENT NOTICE WAS RECEIVED regarding the February 10, 2026 Annual General Meeting.
CARRIED

2.0 INTRODUCTION OF THE BOARD AND GUESTS

The board consists of Blair Macgregor, Ursula Da Rugna, Larry Yarham, Carol Bennett and Ron Jarrell. Guests are Park Manager – Yasika Casarez , Recording Secretary – Kathy Budd.

3.0 APPROVAL OF LAST ANNUAL GENERAL MEETING MINUTES

MOTION: February 10, 2026
MOVED BY: Bob Nadeau, Lot 158
SECONDED BY: Clara Koehn, Lot 50
THAT THE MINUTES OF THE Board of Directors' Meeting held February 11, 2025 be approved as presented.
CARRIED

4.0 OFFICER AND STAFF REPORTS

4.1 PRESIDENT

Blair Macgregor read the President's report attached as Appendix 'A'.

4.2 TREASURER

Ursula Da Rugna read the Treasurer's report attached as Appendix 'B'.

In addition, the following motion was tabled.

MOTION: February 10, 2026
MOVED BY: Ursula Da Rugna, Lot 43
SECONDED BY: Duane Deley, Lot 159
CARRIED

RESOLUTION OF THE RANCHO VENTANA
HOMEOWNERS ASSOCIATION

WHEREAS, the Rancho Ventana Homeowners Association is a California corporation, duly organized and existing under the laws of the State of California,

AND

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Services;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Ranch Ventana Homeowners Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2025 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the meeting of February 10, 2026.

5.0 PARK MANAGER REPORT

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

6.0 COMMITTEE REPORTS

6.1 ARCHITECTURAL

Gerry Vetsch, Lot 7, indicated since the last Board Meeting, three permits have been issued; one mini split heat pump, one front wall addition, one awning enclosure.

6.2 MAINTENANCE

Brian Funke, Lot 182, read the Maintenance Committee report, attached as Appendix 'D'.

6.3 SOCIAL

Jo Russell, Lot 163 read the Social Committee report on behalf of Susie Disher, attached as Appendix 'E'.

Jacqui Clearwater, Lot 17 presented the Income and Expense report to December 31, 2025, attached as Appendix 'F'. Jacqui also indicated they are talking about keeping a balance of around \$3,000.00 in the account and possibly donate \$3,000.00 to any maintenance. The closing balance at December 2025 is \$6,830.71.

6.4 RECYCLING

Wayne Lawson, Lot 114, provided the financial report for recycling attached as Appendix 'G'. The closing balance in recycling is \$1,700.00.

7.0 UNFINISHED BUSINESS

None.

8.0 NEW BUSINESS

None.

9.0 OPEN FORUM FOR MEMBERS

Cheryl Kothlow, Lot 102. Regarding the rentals mentioned in the monthly meeting. Are they available on a nightly basis? Blair Macgregor indicated there has not been a decision made regarding this yet. Yasika Casarez indicated there are two lots that can be rented nightly. They are Lot 171, which has electricity ready to go and Lot 82, which has electricity and WIFI.

Jo Russell, Lot 163. Wayne Lawson gave her a lesson in recycling. Any containers marked "CRV" is what we get money for. Wayne Lawson indicated NO milk containers.

Sharon Davidson, Lot 207. Where are the "CRV" letters located? CRV's are in small print on back of can and bottle labels. Please crush your cans.

Clara Koehn, Lot 50. Clara mentioned she spent time on the board and wants the members to know how much the Board does. Thank you.

Bernie Derobertis, Lot 147. Presented the new President, Ron Jarrell, with a little present from Jack Bell and Bernie Derobertis.

Brian Funke, Lot 182. Thank you to the board and congratulations to Gerry Daku on his new position.

10.0 ELECTION RESULTS

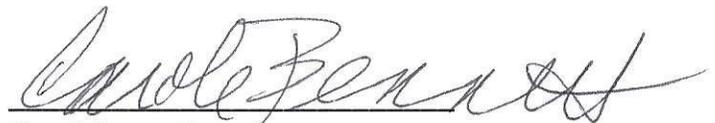
Blair Macgregor provided the election results, attached as Appendix 'H'.

11.0 ADJOURNMENT

Meeting adjourned at 3:50.



Blair Macgregor
President



Carol Bennett
Secretary

2026 February Monthly Meeting

Good afternoon, everyone and welcome to the 2026 Annual General Meeting of the Rancho Ventana RV Resort Community Association. The Board wants to welcome all of our owners and a special welcome to all the new lot owners. There has been 7 lots change ownership since our last AGM

If you are buying a lot but have not completed the transaction, you are not eligible to vote this year. Unlike the Monthly Board Meetings where all motions and voting are done by the Board, At the AGM when I call for someone to make a motion and when calling for a vote it is to come from the floor. During the AGM, unlike our monthly Board Meeting I will entertain any questions or comments from the floor throughout the AGM meeting.

If you have questions or comments please step up to the mic, state your name and lot number so it can be recorded in the minutes.

We have had another great year at Rancho and have accomplished a number of projects.

I want to thank Yasika for her continued support, dedication and commitment to our park. During the summer Yasika and Eli are our park security going out at all hours of the day and night when the cameras alert both their phones that there is motion in the park.

Thanks to Rudy and Junior.

And we must thank all the people in the park that volunteer on all the committees and the ones that come in and assist with the mail.

Thanks to Kathy Budd for being our recording Secretary for our monthly meetings. She been doing this job for about 6 years. After taking the minutes at the meeting, she spends a couple of hours the following day completing and filing our minutes.

As most of you know at the end of the meeting today, I will no longer be on the Board. I started working with the maintenance crew in 2010. Then became a board member in 2013 through to 2017 as the

leason to the Maintenance Committee. In the Spring of 2017, I took over as the chair of the Maintenance Committee. In January of 2022 I returned to the Board and became the President. I feel it is time to step away and let someone bring new ideas and energy to our park. I believe it is healthy for our park to continue to get one new Board Member every few years. We are getting a lot of new younger owners and I hope some of you will step forward and volunteer to let your name stand for the Board in the future.

Vi and I came to Rancho in 1999 and other than 2 years we have been here every year and we look forward to continue coming for a number of more years.

AGM – February 10, 2026

Treasurer's Report for 2025

Good afternoon,

I am happy to be here and would like to apologize for not attending too many meetings over the last couple of seasons. Sometimes lives throws you curves and one has to deal with them. That doesn't mean the job stopped. Fortunately, we are able to work remotely and Yasika and I have been in touch and talk on a very regular basis throughout the year.

Thank you for your trust in me and acclaiming me as a board member for another 2 years.

We have our work for the 2025 fiscal year concluded and will be shipping off all the documents to our accountant in Palm Springs in the next few weeks.

Some of the highlights that might be interesting to you are

Reserve account

We have spent slightly over \$100k this past year out of the Reserve account. The roof alone was \$76k and the swimming pool cover and motor was roughly \$10k. Our current Reserve allocations are \$485k.

Operating expenses

Just to give you a little insight of where all your money goes. Some big ticket items are

Cable Television 35 k

Insurance is 16k

Wages and Benefits, workmen compensation 145k

Utilities,

Gas 21k, Electricity 19k, Water \$28.5k for a total of almost 70k for utilities

Waste and Sewage about 15k

These fixed costs alone are about 88% of our Expenditures.

Income

We had extra income from parking and renting out our lot and some miscellaneous items of about 5k and Interest income on our investments was slightly below 20k. All the interest we earn goes into the reserve account.

Miscellaneous

In conclusion I like thank all my fellow board members for there work and help when I needed it, Yasika for your team work with me. Thank you Kathy Budd for your assistance and always readiness to be our recording secretary. All the committee members and volunteers that make this park so special. And a big thank you to Blair for your guidance and leadership.

Respectfully submitted

Ursula Da Rugna

Treasurer

February 9, 2026

February 10, 2025

Managers AGM report

Well, here's to another great year! On February 18th, I'll be celebrating 18 years with Rancho Ventana, and I feel very lucky to be part of such a wonderful community.

I want to give a big thank you to all of this year's Board Members for your time, dedication, and support. I would also like to give a warm welcome to Gery Daku as you join the Board of Directors — we're happy to have you!

Blair and Vi, even though you are stepping away from the Board, I'm so glad you will still be part of the park. Thank you both for being such wonderful mentors to me over the years. You have meant so much to Rancho Ventana and to me personally.

To our Recycling Committee — Wayne, Brian, and Barry — thank you for all the hard work you put into cleaning, sorting, packing, and hauling away the cans, bottles, and plastics. You do an amazing job, and your efforts truly help keep our community looking great.

To the Social Committee — Susie, it has truly been a pleasure working with you. You and Bruce always go the extra mile for our community, and your whole group does such a fantastic job keeping events fun, organized, and bringing everyone together.

To the Maintenance Committee — Brian Funke, you have built such a great team and helped complete some really big projects this year. From the exterior stucco and painting, replacing electrical outlets, improving the clubhouse lighting, re coating the pool deck, repairing the card room windows and doors, and so much more — your team's hard work shows throughout the park. Thank you also to Debbie for helping keep the Put and Take area neat and tidy. You both do so much behind the scenes, and it is truly appreciated.

Rancho Ventana is such a special place because of the people who care so much about it. I am grateful to work with all of you and look forward to another wonderful year together.

Yasika

Rancho Ventana RV Resort - Maintenance Committee

AGM - February 10, 2026

2025/2026 Projects Completed:

- 1) Volunteers sealed pool deck granular flooring which will reduce surface wear and tear. Pool deck drainage areas installed to help keep deck cleaner.
- 2) Volunteers replaced fluorescent lights with cost efficient LED lights in Club House.
- 3) Volunteers installed and plumbed in new ice maker at drinking water station.
- 4) Volunteers installed the new drive motor for the pool cover. The Contractor installed the new pool cover.
- 5) Volunteers renewed the Rancho east wall. The 1400 feet long wall was scraped, cleaned, portions stuccoed, and painted along the exterior side of wall. Owners along the wall are encouraged to paint their side of the wall to extend the life of the wall. See me for paint.
- 6) Volunteers replaced and repainted termite damaged wood around the windows and door in the card room.
- 7) Contractor installing water backflow valve east of Rancho entry gate.
- 8) Volunteers patched and repainted the pickleball courts.

Projects To Do 2026 - 2027

- 1) Rebuild extra water back flow valves.
- 2) Replace the fence enclosure at the east side recycle area.
- 3) Replace 2 small sidewalk sections outside of drinking water station.
- 4) Repair concrete floor outside of the Office and Library.
- 5) Replace Maintenance Shed roof.
- 6) Replace flooring in Club House, Chair Room, and Kitchen (pending funding)

Thank you to the Maintenance Committee Members and volunteers as the completion of the above work saves Rancho significant funds. Thanks to Yasika, Rudy, Junior and Eli for there great work!

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 February 9, 2026

- Bank Balance \$6212.44 (some outstanding expenses) discussed replacing pool lounge cushions.
- Soup Night, a success, 112 attended. Next year looking at alternative entertainment, other than music.
- Crib Tournament, I know it's not a Social Committee function, but it is a Park event. Had 64 participants, Bruce and I, just want to Thank our Recycling committee for purchasing the 4 shade tents, a real life saver. They have since purchased 2 more for park events.
- Breakfast, 92 attended, gluten free options was appreciated
- Valentine's Day – so far numbers are down from previous years but not alarming. There's still time to sign up. There will be a 6 man band playing a variety of music.
- Rancho Days – March 8th, Social Committees way of saying "Thanks" to all our Rancho tenants and Volunteers. Organized with same events as last year, Pickle Ball, Bocci Ball, Corn Hole, Ladder Ball and Horseshoes. Awards and Dinner to follow events.
- St Patty's Day, March 17th, DJ with 29 years experience is booked.
- Kitchen Clean Up – March 23rd, 9am.

AGM CAPITAL EXPENSES JANUARY TO DECEMBER 2025

BALANCE AS OF END OF DECEMBER 2024 \$6077.79 6077.79

	CREDIT	DEBIT
Strech bands		\$ 36.96
Folding Step Stool		\$ 32.38
Coffee Carafe		\$ 41.27
Stuff for Picture Wall		\$ 24.84
Corn Hole equipment		\$ 28.26
Pickleball Equipment		\$ 32.61
Pool Equipment	\$ 211.08	\$ 211.08
Club House Tables		\$ 2,610.00
Utility Cart		\$ 43.32
Laptop		\$ 543.74
CAN CRUSHER (2)		\$ 47.82
TABLE CART		\$ 198.80
STORAGE CABINET		\$ 120.69
Smart Tv	\$ 150.00	\$ 805.88
Music		\$ 50.00
Fridge		\$ 1,030.95
Comfort Mats		\$ 110.86
Luminair Bags		\$ 150.53
6830.71		\$ 75.71
Ice Machine		\$ 996.09
	\$ 361.08	\$ 7,191.79
TOTAL		\$6,830.71

RECYCLING

YEAR TO DATE

- 40.⁰⁰ - DATRUCK
- 45.⁰⁰ - XMAS GIFTS RECYCLE PERSONEL
- 643.⁰⁰ - PAINT PICKLES BALL COURT
- 2000.⁰⁰ - ICE MAKER
- 60.⁰⁰ - NEW CAN CRASHER TALK CANS (2)
- 29.⁰⁰ - FUEL
- 11.⁰⁰ - GLOVES.
- 200.⁰⁰ - XMAS LIGHTS
- 30.⁰⁰ - MISC. MOP + DISINFECTANT
- 90.⁰⁰ - FUEL.
- 275.⁰⁰ - CANOPY SHABES (2)
- 3753.00
- UP COMING - REPLACING FRONT WALL IN EAST - RECYCLE LOCATION
- START - 3283.⁰⁰
- FIN. - 1700.⁰⁰

In Dec. we posted the 2 positions available for the Board this year. Ursula's and my terms were up for reelection. Ursula put her name forward. Gerry Daku also came forward. As we only had 2 names for the 2 positions there was no election. Both Ursula and Gerry were appointed by acclamation. It is up to the new Board to vote on who is filling which position on the Board. They have met and asked that I announce the following appointments for 2026:

President	Ron Jarrell
Vice President	Gerry Daku
Treasurer	Ursula Da Rugna
Secretary	Carol Bennett
Director at large	Larry Yarham

Committee liaisons

Architectural	Larry
Social	Carol
Maintenance	Ron & Gerry
Recycling	Larry