

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

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 73 people in attendance.

2.0 APPROVAL OF AGENDA

MOTION: February 10, 2026

MOVED BY: Ron Jarrell

SECONDED BY: Ursula Da Rugna

THAT THE AGENDA BE approved as submitted.

3.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING

MOTION: February 10, 2026

MOVED BY: Carol Bennett

SECONDED BY: Ursula Da Rugna

THAT THE MINUTES OF THE Board of Directors' Meeting held January 13, 2026, be approved as presented.

CARRIED

4.0 TREASURER'S REPORT

Ursula Da Rugna, Lot 43, provided the Treasurer's Report which is attached as Appendix 'A'.

5.0 PARK MANAGER'S REPORT

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

6.0 UNFINISHED BUSINESS

OPTIMUM CABLE TELEVISION SURVEY

Blair Macgregor indicated that the park has avoided the substantial increase and the rate is the same as last year for Cable TV. The board wishes to reevaluate the \$35,000 annual cost for Cable TV. This annual cost covers one box per lot, twelve months of the year. By November 1 of 2026 a decision needs to be made to either renew the February 2027 contract or discontinue providing cable to the park.

MOTION: February 10, 2026

MOVED BY: Larry Yarham

SECONDED BY: Ursula Da Rugna

THAT THE BOARD APPROVES AND SUBMITS THE SURVEY to the members with regards to the Cable Television in the park.

CARRIED

7.0 NEW BUSINESS

None.

8.0 OPEN FORUM FOR HOMEOWNERS

None.

9.0 DATE AND TIME OF NEXT BOARD MEETING

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

10. ADJOURNMENT

Blair Macgregor moved for adjournment.

The meeting adjourned at 3:15.



Blair Macgregor, President



Carol Bennett, Secretary

Board Meeting February 10, 2026
Treasurer Report

Good Afternoon

Another year has gone by and the new binder and setup for 2026 is ready. We are just about done with 2025 and already working on January 2026

We currently have about 10% of the membership that is behind in their payments, and I know Yasika is on top of it. The late fees are \$13.50 a month and will be collected after 30 days overdue.

A little tidbit of information, roughly 50% of the lot owners pay their fees on an annual basis and the rest pays in one or two months installment. We have about 10 owners that are making payments through the online Zelle app and a handful are making use of the USBank online payment method.

New parking and rental fees

There will be new parking and lot rental fees for the 2026/27 season. Parking will be \$250 for the season (7 month) and \$175 for half the season, ie. 3.5 months continuously.

The lots that Rancho is renting out next season are lot 92 (unless we sell it) , Lot 174 and Lot 211. Lots 92 and 211 because they are not on a very desirable location will rent for \$350 + electricity a month and Lot 174 will be \$400 plus electricity per month.

In regards to Lot 174, as you all know we are trying to put a lien on that lot because of non-payment. This procedure takes a long time. Where we stand right now, is the owner needs to be served, however, nobody knows where the owner is. The address we have is no longer valid and there is no forwarding address. This means there is a further delay in gaining ownership of this lot and therefore the board has decided to put this lot up for rent to gain some income on it.

February 9, 2026

Managers Report

February 10, 2026

Hello Everyone,

Just a quick reminder that the laundry room and bathrooms are closed daily from **5:00 AM to 6:00 AM** while Rudy and Junior clean. Please wait until they are finished before using these areas.

I have put out the 8840's forms and how to summarize your units and lots and the return address forms in the library.

If you use the spa in the evenings, please make sure the cover is rolled and secured when you are done so it's ready for the next person.

As temperatures start to warm up, pool hours will be adjusted. Right now, the pool is open from **8:00 AM to 4:00 PM**. If you move lounge chairs, put up umbrellas, or use pool noodles, please return everything back to where it belongs before you leave. It helps keep the pool area looking nice for everyone. If using the restrooms or Library make sure that the lights are turned off.

Please remember there is **no parking behind the clubhouse near the trash and recycling bins on Mondays, Tuesdays, and Thursdays**. Waste and recycling trucks need clear access to service those areas.

A friendly recycling reminder — the plastic bins are for **plastic bottles only**. Please do not put milk containers, yogurt containers, or food containers in those bins. **NO FOOD IN ANY OF THE RECYCLING BINS!**

If you are planning an event, please check in with Susie at Lot #157 first to make sure there are no scheduling conflicts and that dates are correct. We've had several changes this month that caused some confusion, so we appreciate everyone coordinating ahead of time.

Thank you all for helping keep our community running smoothly,
Yasika

Lot# _____

Dear Rancho Ventana RV Resort Owner,

During our Jan 12, 2026 board meeting we advised those that attended that we have been presented with notice of a significant increase in the cost of Optimum Cable Television (park TV) coming from Optimum. We were able to avoid the increase because of the existing contract, but are still paying \$35,000.00 a year for cable TV. The cost of providing park TV is included with your HOA fees. Any increase could potentially affect you HOA fees in the future.

To properly represent the Association in upcoming discussions and negotiations with Optimum, all owners are requested to complete and return this survey promptly. Please return by email to ranchoventanarv@gmail.com or by paper copy to the office.

Optimum services at Rancho Ventana operate through a hard-wired coaxial cable network that provides Park TV service and internet service (if you subscribe). Eliminating Cable TV should not affect Internet.

Owner Name: _____

Please circle the appropriate answers:

1. Number of TV boxes you have: 0 1 2 3 4

2. Serial number or PAQZ number of each TV box _____, _____

3. Do you use other methods to obtain TV services; Fire stick, streaming, Etc. Yes No

4. Should the Association consider elimination the Cable TV? Yes No

Thank you for your prompt response

Rancho Ventana RV Resort
Survey – January 19, 2026