

**RANCHO VENTANA RV RESORT  
HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
HELD TUESDAY, JANUARY 13, 2026**

**PRESENT:**

Blair Macgregor, Carol Bennett, Larry Yarham, Ron Jarrell

**1.0 CALL TO ORDER:**

The meeting was called to order at 3:00 pm. There were approximately 37 people in attendance.

**2.0 APPROVAL OF AGENDA**

MOTION: January 13, 2026

MOVED BY: Ron Jarrell

SECONDED BY: Carol Bennett

THAT THE AGENDA BE amended to include item number 8. OPEN FORUM.

**3.0 MINUTES OF THE BOARD OF DIRECTORS' MEETING**

MOTION: January 13, 2026

MOVED BY: Carol Bennett

SECONDED BY: Larry Yarham

THAT THE MINUTES OF THE Board of Directors' Meeting held December 9, 2025, be approved as presented.

CARRIED

**4.0 COMMITTEE REPORTS**

**4.1 ARCHITECTURAL**

Mike Baker, Lot 55, indicated since the December 9, 2025 meeting, three permits have been issued; one for a gazebo, an air conditioner, and paint. All are currently in progress.

**4.2 MAINTENANCE**

Brian Funke, Lot 188, provided the Maintenance Report attached as Appendix "A". Under Projects to Do, item 2 - Blair Macgregor indicated he will need to show someone how to rebuild the back flow preventers. Under Projects to Do, item 3 - Larry Yarham indicated there is a place to take the sand on the golf course.

**4.3 SOCIAL**

Jo Russell, Lot 63, presented the Social Club Report from Susie Disher, attached as Appendix "B".

#### **4.4 FINANCE**

Blair Macgregor read the Treasurer's report attached as Appendix "C". Blair also indicated that Ursula Da Rugna will be back by end of January.

#### **4.5 RECYCLING**

No report available, however, Yasika Casarez indicated the last deposit for recycling brought in approximately \$100.00. There is approximately \$1,700.00 in the recycling account after the ice maker purchase. Ron Jarrell indicated the Recycling Committee and the Social Committee each paid a portion of the ice maker cost.

#### **5.0 PARK MANAGER'S REPORT**

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

#### **6.0 UNFINISHED BUSINESS**

Blair Macgregor indicated that the pool cover cables broke after installation, which probably burned the motor out. Fedex lost the pool cover. A new one was reordered.

#### **7.0 NEW BUSINESS**

##### **7.1 ANNOUNCEMENT OF BOARD CANDIDATES**

Two positions were up this year. Ursula Da Rugna let her name stand. Blair Macgregor is stepping down. Gerry Daku is the new board member effective following the AGM meeting in February.

##### **7.2 OPTIMUM - CABLE**

A letter was received December 23, 2025 indicating the monthly rate for cable would increase from \$2,767.00 to \$4,780.00. It was determined that the contract can only increase 5% per year. The board is discussing sending a questionnaire to owners to determine how many people use the cable. Ron Jarrell stated even with a 5% raise, every lot is charged, whether occupied or not, for the full twelve months of the year. We need to find out if \$35,000 per year is worthwhile. The association cannot afford \$50,000 for cable.

##### **7.3 REPORTS**

Committee Reports are not required for the February 10, 2026 Board of Directors' Meeting. Committee reports will only be required for the February 10, 2026 AGM Meeting.


## 8.0 OPEN FORUM FOR HOMEOWNERS

Glenda Graham, Lot 119. Did you mention we are going to get a questionnaire? If we do get a questionnaire, it would be good to know how many people in the park use the cable. Blair Macgregor indicated the board will be talking about doing a questionnaire.

Larry Yarham, Lot 42, indicated that he met with Jason from the City of Blythe and they are happy with what we are doing. Just a reminder to make sure to open a window for proper ventilation in your gazebo or California room.

## 9.0 ADJOURNMENT

Ron Jarrell moved for adjournment.  
The meeting adjourned at 3:22.

  
Blair Macgregor, President  
Carol Bennett, Secretary



## **Rancho Ventana RV Resort - Maintenance Committee**

### **January 13, 2026 Report to Board**

#### Projects Recently Completed:

- 1) Installed gravel drainage area at northeast corner of pool deck so rain will drain from pool deck. Still need to install rubber granule patch along north end.
- 2) Installed new ice maker at drinking water station.
- 3) The new drive motor for the pool cover was installed. Still waiting for pool cover to arrive any day.
- 4) Exterior outlets along east wall of Club House are now working. Be sure to use no more than 2 appliances at each outlet to avoid tripping breaker.

#### Projects To Do:

- 1) Repaint and repair Rancho east wall (1400 feet long) on January 14.  
Replace approximately 5% of stucco, caulk stucco cracks, paint top and east side of wall, and repair damaged wall. Looking for volunteers.
- 2) Rebuild and replace backflow valve assembly half down the north street.
- 3) Remove excess sand between west wall and street/sidewalk.
- 4) Repair termite damaged door and window trim in Card Room.

Again, huge thank you to the volunteers as the completion of the above work saves Rancho significant funds.

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 January 13, 2026 meeting**

- Bank balance as of December 31, 2025 – \$6884.26
- Contribution made to purchase of new ice machine
- New fridge purchase made out of necessity, old cooler was no longer safe for food use.
- Trade was made with Rudy, he will take cooler for our own firestick including 2 years subscription for all channels. Bonus – we can tune in to more sports or other events in the hall on our new big screen.
- Luminaries were lit up despite the rain, hopefully that was a one off.
- Christmas Eve parade was successful in the rain as well.
- Christmas Day Scramble went well, we will make a couple suggestions for slight change. No signing up own teams, with exception of friends/family visiting for holidays. Draw made for teams of singles or couples to fill team. Prizes also be drawn, not for best score.
- Christmas Dinner was very successful, 124 attended. Thank you to all who helped! That is what this park is about!
- New Year's Eve went well, music by Maxine, we rang in the new year using TV for countdown at 9:59pm. Thank you Maxine.
- Soup night is coming up Saturday, being organized by a very competent group as well, music provided by Maxine.
- A Happy Hour in Hall 2 times a month and Crib games have been added to calendar, another great way to meet people in our park.

**Follow Calendar for upcoming events in February.**

- \* Bank balance as of December 31, 1978 - \$155,428
- \* Commission made to go to work of new machine
- \* New high speed and of processing old order was no longer safe for food use.
- \* Trade was made with Betty for will take cooler for our own use.
- \* Including 2 years of operation for oil change. Betty - we can now in to more work with other people in the field about new job order.

\* I am sure we are the only people in the field who have a new oil.

\* Catherine has been the president in the club as well.

\* Catherine Day is president of the club, we will make a small suggestion for slight change. We are now in the field with exception of financially. I am sure the members of the club are happy to be in the field. I am sure the members of the club are happy to be in the field.

\* On the 15th of the year, we will be in the field. I am sure the members of the club are happy to be in the field. I am sure the members of the club are happy to be in the field.

\* New Year's Day was very good. We are now in the field. I am sure the members of the club are happy to be in the field. I am sure the members of the club are happy to be in the field.

\* Good night to the members of the club. I am sure the members of the club are happy to be in the field. I am sure the members of the club are happy to be in the field.

**AH** - I am sure the members of the club are happy to be in the field. I am sure the members of the club are happy to be in the field.

I am sure the members of the club are happy to be in the field.

Rancho Ventana RV

Board Meeting, January 13, 2026

Treasurer's Report

Good afternoon,

My apologies that I cannot be at the meeting in person.

Yasika, Blair and I are working on the Fiscal Year End 2025. The process is to finalize all numbers by the end of January. Usually after January Bank Reconciliation we are sending all our files to our accountant in Palm Springs for finalization.

In 2025 we will have spent a little more than \$100,000 on improvements in the park. The main expense was the club house roof of \$76,000. The pool cover and motor was another big expense of almost \$13,000.

I would like to remind all members that maintenance fees are due on the 15<sup>th</sup> of each month. We will assess a late fee of \$13.50 for late payments.

Lot 92 is now owned by Rancho Ventana RV and it is for sale. We are still working on Lot 174 to finalize all the requirements for us to also own this lot and turn around and sell it.

Respectfully submitted Ursula

Da Rugna



January 13, 2026

☐ Manager's report

Happy New Year to all of you.

We are starting out strong with the New Year. Our Maintenance crew is keeping busy with all the jobs that needed to get done and new ones that got completed. A big thank you to Brian Funke your group is amazing. Please volunteer as these projects come up.

The Pool cover has been a big problem this season. We should get it completed by the end of this month.

Please get your lots sprayed for weeds, and be kind and ask your neighbor if you can help out with theirs. If they have a dog or cat please let them know that you are spraying for weeds.

The water will be off on Thursday January 15<sup>th</sup> at 9am to 10 am, if you need to do any fixes to your lot please be ready to go.