

**RANCHO YOLO COMMUNITY ASSOCIATION**  
**BOARD MEETING**  
**Wednesday, June 13, 2018**

**CALL TO ORDER:** President Nancy Redpath called the meeting to order at 4:02 pm.

**BOARD MEMBERS IN ATTENDANCE:** President Nancy Redpath, Vice President Bea Vincent, Treasurer Alan Nitta, Chris Chiarello, John Reuter, Mary Jo Bryan, John Knotts, Mary-Therese Schweickert, and Elizabeth Lasensky

And Secretary Marcella Chiarello

**BOARD MEMBERS ABSENT:** None

**GUESTS:** Chris Flynn, Virginia Martucci, Don Sherman, Jan Dorn, Alice Lakin, Ann Cowles, and Jerry Hallee

**APPROVAL OF BOARD MINUTES of April 11, 2018 Meeting:** Elizabeth moved and Bea seconded that the minutes be approved. The minutes were approved.

**TREASURER'S REPORT:** Alan reported that, as of May 31<sup>st</sup>, the Association had an overall balance of \$17,792.77, with \$3,681.23 in checking; \$3,068.60 in savings; and \$11,042.94 in Fidelity Investment. He said May Income was \$1,399.85 and Expenses were \$1,145.17, leaving a balance for the month of \$254.68. Bea moved, and Chris C. seconded that the Treasurer's report be approved, and the report was so approved.

**COMMENTS AND ANNOUNCEMENTS:**

**Board of Directors Liability Insurance:** Nancy reported that this insurance is expiring and that it needs to be renewed as it provides needed protection from liability for Board members. She said that Duff Devine of Devine Insurance Solutions is now quoting us \$1,700 for the year which represents a substantial increase. She said that insurance rates have generally increased and that she has not been able to find a better rate. She said that Duff is sending a copy of the policy (\$1 million coverage) that will lock in the rate for 3 years, but does not commit us to keep the policy during that time period. John Knotts questioned the need for this insurance and a discussion ensued about the need for this liability insurance. Elizabeth and others pointed out that we are subject to potential liability for such things as social events that the Board sponsors. And Jerry stated that it is definitely needed as all Bd members are individually liable and that he would not have served on the Board without this insurance. Nancy proposed that the Board accept the \$1,700/yr policy for the first year and that we evaluate our options – including conferring with our attorney on the matter - and discuss at the April 2019 Board meeting. Elizabeth moved, and Mary-Therese seconded, to approve Nancy's proposition. The proposition was thus approved.

**New Social Event Signs and Supports:** Nancy brought in samples of the new vinyl signs that are durable, bold and waterproof. She said the 16 new signs, including supports, cost \$162. It was agreed that the new signs were a great improvement.

**Tuesday/Thursday Evening Walking Group:** Nancy reported that this group, organized by Phyllis Shaver and Aggie Ward, is going well with about 6-12 people regularly attending. The group meets at 7 pm at the Clubhouse and individuals can walk at their own pace and for however long they wish.

**Manager's Coping Skills Seminar on Wed, June 27<sup>th</sup>:** Nancy reported that on Wed, June 27<sup>th</sup> Rancho Yolo will be putting on a presentation: Senior Resources/Coping Skills Seminar, featuring speakers from Yolo Hospice, The Yolo Healthy Aging Alliance and The Davis Senior Center. Each organization will have 10-15 minutes to speak and the presenters will discuss what their organization is about and what is offered, with a Q&A period afterwards. Contact information and some resource materials will be made available.

#### **ASSOCIATION MEMBER COMMENT PERIOD:**

No comments were presented.

#### **COMMITTEE REPORTS:**

**Social:** Elizabeth reported that the Sunday Tea with the musicians, Me and Him, was a great success. There were 58 persons (40 residents and 18 guests) in attendance. The income totaled \$580 and expenses were \$288.86 (\$250 for musicians and \$38.86 for refreshments) rendering a profit of \$291.14.

Elizabeth reported on the concert schedule for the remainder of 2018:

Tuesday, July 3 – Peter Franklin Band free concert on the clubhouse lawn

August 12 – Biscuits and Honey

September 16 – Misner and Smith

October 21 – Mehdi Moghaddam and Friends

November 11 – Zest

She also reported a tentative, partial schedule for 2019:

February 10 – According to Bazooka

March 10 – Uncle Fergie's House band

April 21 or 28 – Tim Holt

May – uncertain at this time

June 9 – Anderson-Gram duo

Elizabeth asked the Board for permission to contact the manager to reserve the clubhouse for the tentative 2019 dates. Al made a motion to reserve the foregoing tentative dates, and John R. seconded. The motion was approved.

**Facilities:** Chris said he met with John Burmester and reported that the clubhouse railing upstairs is being repaired and that some of the wood planks on the stairs are going to be replaced. Also, the roof repair has been delayed getting done as the result of difficulty pinning down roof workers this time of year. He said it is harder to retain contractors now because of work being done in connection with the recent fires.

Nancy said that she and Al, together with Chris, should be meeting with Skip Schafer soon about these and other facilities issues.

Chris also reported that he hasn't yet spoken with Jeff Flynn of Unitrans regarding the offer to upgrade the 5<sup>th</sup> Street gate, but hopes to follow up on this soon.

Chris also reported that Rancho Yolo will be going with Valley Choice Energy when this takes effect although PG&E will continue to be responsible for maintaining and operating the delivery infrastructure. Mary Jo stated that Valley Choice Energy involves a 2-tier system (Light Green or Ultra Green). The specifics of how this will specifically be applied to Rancho Yolo residents will be reported on later.

### **Government Liaison Committee:**

**City Mobilehome Protection Ordinance:** John R. reported on where things are with respect to the development of this proposed city ordinance. He said that we are waiting for comments by our attorney with Legal Services of Northern California, Alysya Meyer. He said that, after all comments have been reviewed, there will be a special RY residents meeting, perhaps in July, to explain the aspects of this ordinance. John emphasized that there is no reason to believe that the owners of Rancho Yolo are considering selling the park, but that the protection ordinance is being pursued out of due diligence and in keeping with what other jurisdictions have done to protect owners of mobilehomes in mobilehome parks. Nancy emphasized that, in the final analysis, the Board will have the opportunity to review the wording of the proposed ordinance and ask questions.

Elizabeth reminded everyone that the **Davis Senior Citizens Commission meeting at RY** is scheduled for tomorrow, June 14<sup>th</sup>. The Speaker will be Dr. Arbore from Institute on Aging, Center for Elderly Suicide Prevention (S.F.). There will be a Q&A after his presentation.

**Neighborhood Watch** – John Knotts reported that, to date, the Davis Police Department has still not responded despite numerous attempts to contact them.

### **OLD BUSINESS**

**Bike Clinic Report:** Nancy reported that this clinic, held May 26<sup>th</sup>, was a very successful first workshop in a series. The City Bicycle Coordinator (a mechanic) focused on bike maintenance this time and about 15 people attended. She said there has been very favorable feedback, and she thanked Phyllis Shaver for the idea and Elizabeth Lasensky for organizing the Transportation Training where we contacted the City Bicycle Coordinators.

### **NEW BUSINESS**

**Proposed Purchase of Digital Projector and screen for clubhouse:** Al reported that he and Nancy went to Best Buy to look into the best – yet affordable - digital projector and screen to be used for in the clubhouse for presentations, movies, sports, online classes, exercise classes, Wii tournaments, etc. He said that a Best Buy representative will come to the clubhouse to evaluate the light, sound environment, etc. in order to make recommendations such as a black screen or digital projector with no lower than 3,000 lumens of light. Al also reported that on Amazon he found what appears to be a very acceptable projector with Bluetooth and 3,600 lumens for \$380. It was suggested that perhaps Best Buy could match the price for a similar unit. John Knotts made a motion that the Board authorize the purchase of a digital projector up to \$500. Elizabeth seconded the motion. The motion was approved.

**Ombudsman Information:** Nancy said that Al will add the Ombudsman information (below) to the website. She reported that Robbie Fanning says there is probably not space in the directory for this, and that Bea will try to fit it in a future newsletter.

OMBUDSMAN – Through the State of California, the Department of Housing and Community Development operates a mobilehome ombudsman office. Among other services, this office helps resolve complaints related to the purchase, sale, financing, titling and registration of manufactured homes and mobilehomes. They can be reached at The Office of the Mobilehome Ombudsman, PO Box 31, Sacramento, CA 95812. Phone: 1-800-952-5275 (toll free) or 1-800-735-2929 (TDD).

**MEETING ADJOURNMENT:** Nancy moved, and Mary-Therese seconded, that the meeting be adjourned. The meeting was adjourned at 5:15 pm.

**NEXT RYCA BOARD MEETING:** July 11, 2018, 4:00 pm at the RYCA Library.

Respectfully submitted,

Marcella Chiarello, Secretary