

**RANCHO YOLO COMMUNITY ASSOCIATION  
BOARD MEETING  
Wednesday, January 9, 2019**

**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 Al Nitta, John Knotts, Mary Jo Bryan, John Reuter, Chris Chiarello, Elizabeth Lasensky

**And**

Ad Hoc Secretary Marcella Chiarello and Ad Hoc Asst. Treasurer Jerry Hallee

**BOARD MEMBERS ABSENT:** Mary-Therese Schweickert

**GUESTS IN ATTENDANCE:** Morrie Kraemer, Christina Curtis, Don Sherman, Mark Kalman, Juanita Joy, Robbie Fanning

**APPROVAL OF PAST BOARD MEETING MINUTES:**

It was agreed that approval of the October 10<sup>th</sup> minutes are pending the addition of information concerning the social report.

Bea moved and Mary Jo seconded that the minutes of December 12<sup>th</sup> be approved. The minutes were so approved.

**TREASURER'S REPORT:** Al reported that for the month of December the total income was \$905.68 (\$14,803 for the year) and expenses for the month totaled \$1,725.81 (\$15,846.29 for the year) resulting in a monthly loss of \$820.13 and an annual loss of \$1,043.14. However, Al pointed out that a lot of special purchases were made (ex: large screen tv) prompting John Knotts to comment that the word "loss" may not be appropriate since liquid assets were turned into hard assets. Al also reported that as of December 31<sup>st</sup>, Yolo Credit Union had a total of \$5,708,16 (Checking \$2,639; Savings \$3,069.16), and that the Fidelity Investment account is doing well, despite recent market losses, with a total of \$10,655.84 at the end of 2018.

John Knotts made a motion to approve the Treasurer's report, and Elizabeth seconded the motion. The motion was approved.

**CONSENT CALENDAR**

The following items comprised the Consent Calendar:

- **Thank you notes** sent to: Robbie Fanning and Bobbie Allison for donating folding tables for the clubhouse; Roz Johnson for gifts of buffet warmer and liquors for donation/raffle; and Sue Moniz for gift of Ghirardelli chocolates for February Meet & Greet door prize.
- **TV Console:** Purchased from Ikea and assembled. Cost \$236.50. Thanks to Morrie Kraemer for transportation and assembly.
- **Kitchen Upgrades:** Closet shelves purchased and installed. Supplies organized. Cost \$180.96.
- **GSMOL Tree Responsibility Article:** Posted to RY website will be an article written by Bruce Stanton, Golden State Mobilehome Owners League attorney, concerning residents' rights regarding trees on their mobile home spaces.

Elizabeth made a motion to accept the Consent Calendar, and John Knotts seconded the motion. The motion passed.

## COMMENTS AND ANNOUNCEMENTS

Nancy thanked outgoing Board members: Bea Vincent, Mary Jo Bryan and Chris Chiarello. Bea stated her belief that the current composition of the board is stellar with lots and energy and enthusiasm. Mary Jo stated that she plans to continue to be involved with the Government committee and the Post Office issues.

Nancy mentioned that there will be a retreat at the Chiarello's on February 5<sup>th</sup> to plan for the board transition and to discuss goals for the coming year. She also stated that election of new officers will take place at the February 13<sup>th</sup> Board meeting.

## ASSOCIATION MEMBER COMMENT PERIOD

Don Sherman asked if there was any update regarding the Mobile Home Protection Ordinance with the City of Davis. Elizabeth and John Reuter said that they are still working with Ginger Hashimoto with the City and Elizabeth stated that at some point they will be working on the 2<sup>nd</sup> phase (dealing with zoning). John also stated that current zoning for RY requires City approval of new zoning for multiple housing.

## COMMITTEE REPORTS

**Social:** Nancy reported that we have event coordinators for 2019, but still need to fill in a few holes and will need a minimum of 3-4 catered dinners. Still looking for people to help out. She also said that there is a new Social Manual (thanks to Diane Knotts) which will be in a binder in the kitchen and obtainable via Google Docs.

Elizabeth reported on the New Year's Eve party: 55 attendees, \$463 income and \$463.33 expenses.

**Facilities:** John Knotts reported that the repair to the break in the main water line near North Diameter and Quarter Circle is a temporary fix and that the large pine tree in the vicinity will have to be removed. John Burmester is getting quotes for the permanent repair.

**Speaker Series:** Elizabeth reported on future plans: Tree and Garden Forum on February 7<sup>th</sup>; Tanzania Travelogue by Nancy on January 25<sup>th</sup>; and possibly sometime in the future a talk on bees by Christian Colon [SP??] and a talk on health by Dr. Karen Mo. John Reuter also mentioned a possible future presentation by Paul [????] on water runoff.

## OLD BUSINESS

**Board of Directors Tax Status and Insurance:** Al reported that he is asking the State Franchise Tax Board for a new Form 3500 so as to confirm that Rancho Yolo is registered as a nonprofit. He said that David Loop (SP??), GSMOL attorney, recommended submitting federal Form 8976, notice of intent as 501c4.

There then ensued a conversation about liability insurance for RY Board members and officers. John Reuter said that David Loop (SP??) thought we should have this insurance. He said that there is a provision in the California Corporation Code that says that members of a board can't be held accountable (although they can be sued). John said he left an

email and voicemail to Eric Guerra, of the CA Senate subcommittee on Mobile Homes regarding this issue.

A question then arose regarding our responsibilities/liability with respect to the serving of alcohol at social functions. Morrie said that the serving of liquor (vs. beer and wine) puts us at risk with the ABC if we are not a 503c4. We cannot charge for liquor; however, we can ask for donations, and we need to change the bar sign.

Jerry stated that, based on a meeting with Skip Schaeffer (who is an attorney) and John Burmester 3 or 4 years ago, we were given assurance that our events are covered by the park's overall insurance. Nancy stated that it is good idea to review this whole issue with Bill Joseph, the park's insurance agent. Also, Nancy suggested that we review past documents where we might have talked about liquor and income. In the meantime, the research on all this continues.

**Board Elections Update:** Bea reported that everything is proceeding according to plan. The ballot box is in the library and ballots can be submitted at the Annual Meeting on January 19<sup>th</sup>.

## **NEW BUSINESS**

**Proposed Orientation Sessions for New Residents:** Robbie Fanning presented her idea of developing Orientation for New Residents wherein a small group of RY residents would be trained on giving orientation to new residents with 3 goals: 1) introducing them to the treasures here (social events, function of the RY Board, trash/recycling schedule, library, exercise room, etc); 2) importance of maintaining a friendly tone (how to complain); and 3) answer any questions. There was some discussion about when/how often to give this training. Nancy said to email Robbie if interested in serving as a trainer.

John Reuter moved, and Al seconded, to give Robbie approval to go ahead with organizing this orientation. The motion was approved.

**Annual Meeting:** Nancy reminded that the Annual Meeting is scheduled for Saturday, January 19<sup>th</sup> at 10:30 am and the agenda will include welcome to new residents, introductions, elections, business meeting. After the refreshment break, the winners of the Board election will be announced. She stated that help with refreshments would be appreciated.

Nancy also stated that on Saturday, February 16<sup>th</sup> from 4:00 to 6:00 there is scheduled a Wine & Cheese and Sinatra Event and she asked all board members to attend to meet new residents. There will be door prizes.

**Google Docs:** Nancy announced that she has set up Google Docs for the Board ([boardryca@gmail.com](mailto:boardryca@gmail.com)) and for Social ([socialryca@gmail.com](mailto:socialryca@gmail.com)) to facilitate information sharing, including forms. She said she intends to have a training session in the clubhouse sometime.

**MEETING ADJOURNMENT:** John Knotts moved and Al seconded that the meeting be adjourned. The meeting was adjourned at 5:30 pm

**NEXT RYCA BOARD MEETING:** February 13, 2019 at 4 pm in the RY library.

Respectfully submitted,  
Marcella Chiarello, Secretary