

**RANCHO COMMUNITY ASSOCIATION
BOARD MEETING
Wednesday, March 13, 2019**

CALL TO ORDER: President Nancy Redpath called the meeting to order at 4:01 pm.

BOARD MEMBERS IN ATTENDANCE: President Nancy Redpath, Treasurer Al Nitta, Elizabeth Lasensky, John Reuter, John Knotts, Barbara (Bobbie) Allison, Mark Kalman

BOARD MEMBERS ABSENT: Secretary Marcella Chiarello, Mary-Therese Schweickert

GUESTS IN ATTENDANCE: Jerry Hallee, Carmen Gifford, Gretchen Ladley, Chris Flynn, Don Sherman, Morrie Kraemer

APPROVAL OF February 13, 2019 MINUTES: Elizabeth moved, and Al seconded, that the minutes of the February 13th Board Meeting be approved. The minutes were approved.

TREASURER'S REPORT: Al reported that as of February 28, the Yolo Credit Union account had \$5,191.34 and the Fidelity account had \$11,413.79, with dividends totaling \$19.60. He reported that February income totaled \$1035.69 with expenses totaling \$898.19. Special Entertainment income for February totaled \$580 with expenses totaling \$307.08 with a gain of \$272.92. Al reported that a new bank signatory letter is not needed, as the officers who signed previously have not changed. Al also reported on his progress with the filing of the correct state and federal forms so as to correctly identify us as a CA nonprofit mutual benefit corporation.

Elizabeth moved, and John Knotts seconded, to accept the Treasurer's report. The Treasurer's report was accepted.

CONSENT CALENDAR

- Approval of vinyl signs already purchased to advertise social events (approx. \$60)
- Approval of additional signs to advertise bingo and games day (original request was for \$60 but amount increased to \$100 to include signs for Tree Appreciation events)

Al Nitta moved, and John Reuter seconded, to accept the Consent Calendar. Motion passed.

COMMENTS AND ANNOUNCEMENTS

Nancy reported that she, Al Nitta, and John Reuter met with Property Manager Skip Schafer earlier in the day. Skip's daughter, Emily DeZunino, attended, along with Park Manager John Burmester and Office Assistant Chris Flynn. Skip shared the news that Emily is joining his firm, so when his contract with owner Ron Cali expires in October 2020 the contract will be renewed and Emily will gradually increase her role in the business.

Nancy stated that the discussion regarding the park's liability insurance policy would be discussed in detail later in the agenda.

Nancy gave an update on the East 8th Street traffic calming measures planned by the City Engineers. Two speed tables (one on either side of the N. Diameter exit) should be in place by Friday, March 22.

Nancy reminded the board that the next quarterly residents meeting is on Saturday, April 6. A proposed agenda includes a short business meeting starting at 10:00, followed by a presentation by the local JUMP bicycles coordinator. A demonstration of the JUMP motor-assist bikes will be held in the parking lot after the meeting, and residents can try the bikes.

ASSOCIATION MEMBER COMMENT PERIOD

There were no comments from residents.

COMMITTEE REPORTS

Social: Mark reported that 53 tickets were sold for the St. Patrick's Day dinner to be held on March 16. The preparations are almost complete. There will be no raffle this time.

Elizabeth reported that 48 tickets were sold for the Uncle Fergie's House Band concert on March 10. There were also donations of \$20, for a total income of \$500. Expenses were \$232.42, for an increase of \$242.42. The next concert will be by Tim Holt on April 28. He will need to be picked up from the Amtrak station.

Facilities: Mark reported that he has contacted John Burmester to discuss a number of pending issues, including leaks in the library and exercise room. There is also a critical need for a different type of door closure/lock for part of the Annex by the Family Pool. Residents (and their grandchildren) have been trapped inside.

Facilities/Furniture: John Burmester will be purchasing new furniture for the clubhouse. Mary-Therese and Nancy will be meeting with him to discuss the types of furniture that best suits the needs of seniors and our clubhouse activities. MT provided a report, read by Nancy, of a list of our needs and requests. John confirmed that he is hoping to make the clubhouse more user-friendly. He wants furniture that's easy to move and store, with chairs that are safe and comfortable for our population. Nancy asked Don Sherman what the requirements for his poker group, and he said they regularly have five players but would like to accommodate seven at one table if the group size increases.

Tree Appreciation Group: John R. reported that a Tree Appreciation Day will be held in honor of Arbor Day, which is Friday, April 26. One tree (possibly a pistache or ginkgo) will be planted in the median during the celebration, and more details will be announced when they are firm. The group is working with management on a long-term tree policy.

OLD BUSINESS

Board of Directors Tax Status: Al reported that he forwarded Attorney Alysa Meyers' Certificate of Correction to the Secretary of State to correct our name change and confirm our status as a California Nonprofit Benefit Corporation. The request was rejected because we are not allowed to make multiple changes on one certificate and we cannot change a corporation name by way of a Certificate of Correction. However, we are already recognized as a Nonprofit Mutual Benefit Corporation. Al has submitted tax statements for the years

2013 – 2018. He has notified the IRS that we intend to operate as exempt under 501(C)(4), which is a social welfare or social organization. We do not have employees and we cannot accept tax-exempt donations.

RYCA insurance status – There was a discussion of our conversation with Skip Schafer regarding insurance. Skip assured us that our social functions are covered under the park’s general liability coverage (with a large limit), as long as they are intended for tenants (with a small percentage of guests). General Liability coverage covers “slip and fall,” wrongful death, damages, etc. When food is served by a professional caterer, the caterer must provide a Certificate of Insurance that includes the dates food is served. Resident-provided meals are included in the policy, and alcohol-related claims are covered if there is no charge for the drinks (donation only). Event volunteers are covered; however, the park policy does not cover Errors and Omissions by the Board of Directors and its officers.

All sources we researched have advised that our officers and board need to be covered with a Directors and Officers Errors and Omissions policy. MT Schweickert and John Reuter looked into an agency recommended by Attorney Alysa Meyers that specializes in insurance for nonprofits, but they only insure (C)(3) corporations. She also recommended Purves Insurance, a local agency. MT and JR will be consulting with these agencies and with Bill Joseph, agent for the RY park owner, to see if they can find a less expensive rate. They will also obtain quotes for a lesser deductible.

NEW BUSINESS

Government Liaison – We had a discussion on the HCD permit and inspection issues and what, if any, agency has oversight of quality and procedures. There have been several instances of inconsistent and/or incorrect permits issued in Rancho Yolo, resulting in extra expense and effort for the residents. After some discussion, it was determined that the committee would look into the current permitting/inspection process. Possible sources of information suggested were manager John Burmester; local real estate agents; Senator Bill Dodd; and Eric Guerra, staff for Senator Connie Leyva who serves on the Senate Select Committee on Manufactured Home Communities. GSMOL is also gathering information on HCD permitting and inspection problems.

MEETING ADJOURNMENT: The meeting was adjourned at 6:00 pm

NEXT RYCA BOARD MEETING: April 10, 2019, at 4 pm in the RY library.

Respectfully submitted,

Nancy Redpath
Elizabeth Lasensky