

**MINUTES OF THE
CONDOMINIUM BOARD OF DIRECTORS
VENTURE OUT AT MESA, INC.
Wednesday, February 20, 2002 - 2:00 p.m. Ballroom**

PRESENT:

John INGEBRAND, President	Bill WEISS, Director
Tommy THOMPSON, Vice President	Larry FIGGINS, Director
Earl HERRING, Treasurer	Merv HOUGHTON, Director
Bob COLE, Secretary	Marlice FENSKE, Soc. Board Director
Carl BAKKUM, Director	Mary SCHMIT, General Manager
Ken CANNING, Director	Coreen HENRY, Corporate Secretary

INVOCATION: Don ERNST

GENERAL MANAGER'S REPORT: Appendix A

TREASURER'S REPORT: Appendix B

SOCIAL BOARD REPORT: Appendix C

COMMITTEE REPORTS:

Planning Committee	Appendix D
Safety & Security Committee	Appendix E
Ad Hoc Sign Committee	Appendix E

UNFINISHED BUSINESS:

Director BAKKUM asked the Board to follow up on establishing a resident assistance program and said he enjoyed working with fellow Board members these past three years. Vice President THOMPSON and Treasurer HERRING expressed their pleasure working on the Board.

NEW BUSINESS: None

The meeting adjourned at 3:00 p.m.

s/ Coreen Henry, Corporate Secretary

APPROVED: 3-7-02

MANAGER'S REPORT
CONDO BOARD OF DIRECTORS' ANNUAL MEETING
Mary L. Schmit - General Manager
February 20, 2002

My annual report will be a bit truncated as it was December when I started here at Venture Out.

Upon a quick assessment of the needs of the Administration office, and relying very much on the guidance of board members, we have implemented several changes.

A weekend administration person was added to aid and assist residents. Based on the volume of work she handles each weekend, I would say this was a much needed additional staff person. Comments that have come back to me regarding Phyllis and her interactions with the residents and overnight rentals have been all positive. In addition she has greatly reduced the work load on the realtors by assisting them in the paperwork that must be completed for each transaction. She has just recently finished a very nice "Listings Book", which is kept in the lobby and is there for prospective buyers to preview all listings with an accompanying photo of each property.

We will be working with Channel 11 this next month to take those same real estate photos and incorporate them into a regular "real estate feature", much the same as your local cable TV.

The maintenance work order system was re-vamped and now all work orders flow through the Administration office. Since the inception of this program Jan. 1st we have processed in excess of 700 work orders. In addition, we have started the preventative maintenance program, first phase with Art Smith (foreman) who is methodically labeling all shutoffs, valves and power panels for proper identification.. Phase #2 will be this summer to complete the maintenance manuals and establish the year round preventative maintenance schedule, designed to make maintenance largely pro-active instead of re-active. In addition, the final step will be to build a storage locker facility, within Nachos (at the Broadway gate), which will allow us to purchase all maintenance items, light bulbs, janitorial supplies etc., lock them down and have tighter inventory controls.

We have just completed photographing the park and the residents for a four-color brochure. The photos are excellent and the only problem we will have is trying to determine which ones to use to best represent the park and its residents. I am currently working with a graphic artist to design this piece and have been assured that I can expect completion of the project towards the end of March. For the next fiscal year, I will be asking for a budget which will include some additional marketing pieces such as post cards and re-vamping of the website to incorporate both these pictures as well as the real estate listing photos. I expect the web site work to take a good part of the summer and into the fall depending on the speed of a web designer.

In addition we photographed simultaneously using a digital camera and those photos can be used also on the web site as well as Channel 11. You can expect to see these on Channel 11 in the next few weeks I just want to caution you in saying that digital is not yet the quality of film so they will not be the same as those used in the brochure.

The sign committee has been meeting diligently and we expect a sign proposal in the next week which will address the lack of Real Estate signage at the front of the property, as well as looking at projected signs along the perimeter and all the main intersections bordering Venture Out. With the increased listings, we feel that it is imperative to install signage where possible to direct traffic to Venture Out.

We also will propose signs at the Broadway gate indicating that this is a private entrance, which feel is a safety consideration, as well as looking at the interior of the park and making certain that all directional signage is good, legible and provides the necessary direction to emergency services. These would be part of a proposed budget item for the next fiscal year.

Finally, we will look at the interior signage for future years, and replacement of those signs which are faded. The intent will be to get Venture Out's interior signage uniform and improve the overall curb appeal within the park.

The Administration will also be working through this summer with the Long Range Planning work done by Dr. Wendy Hultsman of ASU. Preliminary timelines are to complete Focus groups by the end of April. A questionnaire will be sent out to all residents and back by (hopefully) mid May, a preliminary report to the residents by October, additional meetings would then hone down on issues that were pinpointed by the two processes. A Town Hall presentation of the findings would be projected for January of 2003, and a final report due in the spring of 2003. After compiling the residents opinions, we feel that the Administration and the boards will have a much clearer path for the next several years and will assist greatly in future plans and development.

In addition to tins project, Dr. Hultsman has informed me of the possibility of a grants program to develop a professional marketing plan. She would assist in writing an application for us, to receive about \$5000 towards developing this plan. Normally a plan of this nature is extensive, and takes a great deal of time and demographic information to put together. If we are able to get this grant, this would be a wonderful assist to my work in the professional marketing of Venture Out.

I have received information from Julie Beery with the American Heart Association regarding the AED devices. I will review the packet, call her to set up the first initial meetings, in which there will be a project coordinator who works with us to establish the plan, that must first be done before a machine is ever purchased. There are several residents who have expressed an interest in this and I will contact them prior to the meeting so that they might attend.

The Real Estate department reports that currently 98 units are for sale, there are seven currently in escrow. They have had many potential buyers through in the past few weeks and are currently working on several good prospects. Many of the "For Sale by Owner" properties are listed at

lower prices, which has the effect of driving offers down. It is currently a buyers market. Devon rented an

APPENDIX "B"

additional 6 units in March (over the 115 already rented) with only two available for the month. The RE department recommends that next year, older units should not be offered as they are often fitted with propane and most often represent the majority of the problems and work orders. Lee and Devon will make some recommendations regarding the rentals prior to the end of this season so that this department can run much smoother next year.

Projects still to be completed prior to the end of the fiscal year, include the resurfacing of several streets, the installation of security lights in the RV Storage area, (this contract is signed and we expect SRP in the next week to install the lights), and the SRP cable replacement program, initially was projected to commence in January, they are now saying mid March so as to interfere less with Park residents.

I am now in the process of budget preparation with Len Niemyski for the first week of March meetings.

I would like to thank the President of the Condo Board, Mr. John Ingebrand as well as all board members both outgoing and those remaining for all the help that you have given me in the past few weeks. It would be impossible to get this work done without all the assistance I have received from you and staff members alike.

TREASURER'S ANNUAL REPORT

Earl Herring, Treasurer

February 20, 2002

Good Afternoon! As my last duty as treasurer, I would like to report that the finances of Venture Out are in very good shape. This is due to residents paying their quarterly dues on time, as well as an increase of visitors to our resort and real estate and pull through rentals. We are in good shape for fiscal year 2002. Thank you

Condominium Board Annual Meeting February 20, 2002
SOCIAL BOARD REPORT FOR MARCH 2001 TO MARCH 2002

Projects and requests presented to and accepted by the Board included a request for an addition to the Ceramics Club building, cookbook sale by the Paddle Tennis Club, a gateway to the pet walk by the Pet Owners Association, a miniature golf facility, jackets for the Bowling Club, Audio Visual Club equipment, a replacement for the wind damaged Tennis Club awning, minor purchases for the Paddle Tennis Club, lease of a copy machine for the Recreation Department, Handymen projects, Paddle Tennis submission for development of the area between the two existing courts, purchase of photo equipment for the digital camera from the Memorial fund for the purpose of club inventory and general park equipment, microphone and speaker system for use at the Veranda from funds from the Tennis Club at the request of the Club, permanent microphone and speakers for use in the Oasis, request from Pet Owners Association to implement a cleaning system.

The Rules and Regulations Related to Clubs was revised. This is included in the start up kit of each club.

The number of clubs that fund raise for the Board stands at 28 with the Audio Visual and Handymen groups associated.

The Memorial Fund is connected to the Board and has provided funds for some needs.

A Past Presidents' Plaque has been purchased and donated by Willie Walenta for the recognition of past presidents of the Board.

The Recreation Department is an important component of the Board and has a separate report. Much gratitude is given to our Activity Director Teresa Beally and her staff as well as Connie Reed for the expert help, advice, professionalism and cheerfulness given to this Board.

Three members of the Board retired in December and three new members were elected. The retiring members were President Don Hines, Treasurer Harold Scott and Director Pauline Nielson. The Board thanks them for the three years service they gave to the Board and wish them a relaxing "retirement".

The new members are Robert (Bob) Featherstone, Vi Hamrick and William Dunkley. The unusual situation of having a tie for the vote for the deciding final Director has prompted the Board to establish an Ad Hoc Committee to look at revising the Bylaws of the Board. This is in progress with a vote to the Social Club for ratification on March 18, 2002.

The Board sends greetings to the Condominium Board on the event of the Annual Meeting and election of new officers.

Submitted by Connie Wray
Social Board Vice President

SOCIAL BOARD ANNUAL REPORT

Marlice Fenske, Director

February 20, 2002

We continue our support of all clubs especially in their fund raising endeavors. We are within our projected budget so far this season after a slow start.

This is the first year we have worked off of our new fiscal year July 1st to June 30th. The change helps to provide updated data, assists the clubs with more detailed information for their budgets and provides an acceptable level for auditors.

This is when an Ad Hoc Committee was formed to suggest adjustments to the Articles of Incorporation and make amendments to our Bylaws. This is to be presented to our membership for a vote March 18, 2002.

We are very enthusiastic as it gives more members the opportunity to participate in the Social Board election process. We encourage each and everyone of you to vote in this one time special election March 18th.

Planning Committee Annual Report

February 20, 2002

The Planning Committee has had a very active year. In order to minimize backlogged work, we met on a weekly rather than bi-weekly basis. Then we agreed to assign each project to a committee member to interface with the club leader. Both of these measures have accelerated our progress.

Last summer, the committee and General Manager successfully replaced the old Paddle Tennis courts with new ones. This involved several summer meetings via Email to make some critical decisions. That went well. We also carefully reviewed and recommended to the Condo Board a new Miniature Golf course to replace the old one eliminated by the new Paddle Tennis courts. In addition we investigated and recommended to the Condo Board the addition of two Bocce Ball courts adjacent to the existing ones. The Condo Board approved construction of both these projects subject to the availability of FY 2003 funds. The budget decisions will be made by the Board the first week in March.

Our most important job this year has been the beginning development of the Comprehensive Long Range Plan. And I want to give credit to Mary Schmit for getting us started on this project as well as doing a lot of work regarding it. Dr. Wendy Hultsman of ASU is assisting us in this effort. Just this morning, the Board considered and ratified both the contract with ASU and the questionnaire. The questionnaire will soon be sent to every Venture Out resident including both spouses. In addition, focus groups of residents will be organized to address the issues they believe are important to Venture Out's future. 'The final report is expected to be completed in April 2003 and we will give you a status report at a Town Hall Meeting probably in January.

I want to tell you who the members have been this past year. They are Connie Wray, Marilyn Kozak, Carl Bakkum, Lloyd Orlob, Ed Easton and Doug Gale, In addition, our General Manager, Mary Schmit has always met with us and Coreen Henry has faithfully recorded and published. the minutes of all our meetings. I sincerely thank all these persons for their dedication and hard work.

The rules have recently been changed so that the committee elects its chair and vice-chair instead of they being the vice presidents of the Condo Board and Social Board respectively. The committee held interim elections yesterday. Permanent officers will be elected as soon as the committee chooses two new members and they are appointed by the Condo Board.

Thank you all for your interest in our activities.

Sincerely

s/ Tommy Thompson, Chairman

SAFETY & SECURITY COMMITTEE ANNUAL REPORT

Director Ken Canning, Chairman

February 20, 2002

Security - an old word with a new meaning. Many of us become complacent because of our security in this park but we must be vigilant. As most of you know, we have had people come over the razor wire and break into the RV storage. While these trends are disturbing to us all, I keep saying, "We are in the big city now!"

Everyone has received a copy of our "Safety Tips" with your weekly Out-Lines. We ask that you look it over carefully and note the many safety tips as they apply to you.

One of our concerns is when you leave the resort for two weeks or longer or leave for the summer be sure and turn in a key, along with your badges and keep your next of kin and forwarding address up-to-date.

Another item is to keep your trees and shrubs trimmed back behind the sidewalk and park your vehicle totally on your property, not overhanging on the sidewalk.

Our Board recently approved the purchase of an Automatic Electronic Defibrillator which should be up and running by fall. This does not change the rules about call 911 first but could improve chances of survival in a heart attack incident. There will be more about this in the fall.

Speed continues to be a problem, and we hear of many near misses, thankfully. Cyclists must follow the same rules of the road; ride on the right side of the road, have a white light on the front and a red light on the back of the bicycle and wear a helmet. As we said in our "Safety Tips", brain parts are expensive and hard to obtain.

We have recently partnered with the City of Mesa Transportation Division to be part of a "Neighborhood Pace Car" program where people pledge not to speed in the neighborhood and so indicate by displaying a bumper sticker or window sticker on their vehicle.

Other items of interest is we have over 350 golf carts registered in the resort. Our Security Department is always busy logging in contractors and guests to night time lock down and morning unlock, checking thermostats and lights, equipment unplugged, windows shut, etc., as well as requests from afar to check on loved ones in the resort who have not answered their phone (they were at the pool or shuffling), as well as writing reports on the almost daily 911 calls (there were 20 in December.)

Heaven, our next stop, has asked that we follow the rules and enjoy ourselves because we care about you.

AD HOC SIGN COMMITTEE REPORT

Director Merv Houghton, Chairman

The General Manager's report covered the progress of the Ad Hoc Sign Committee. Acknowledgment is given to members of the committee: Rose Andersen, Bob Featherstone, Rick Paylor and General Manager Mary Schmit.