

VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
CONFERENCE CALL MEETING
Thursday, June 12, 2003 - 9:00 a.m. - Admin. Conference Room

ROLL CALL:

Merv HOUGHTON, President	Sue WARREN, Director
Lyle READ, Vice President	John JONES, Director
Florence BROWNRIDGE, Secretary	Mary SCHMIT, General Manager
Larry FIGGINS, Director	Len NIEMYSKI, Controller
Harold SCOTT, Director	Teresa BEALLY, Activity Director

ABSENT: Bill WEISS, Treasurer; Dave GREEN, Director

GUESTS: Five Lot Owners

The minutes of the May 8, 2003 conference call were approved as distributed.

Controller NIEMYSKI highlighted the May financial report. Maintenance was over budget due to air conditioning repairs made last summer. These had not been budgeted. The condo assessment collection process implemented this past year is doing well. There are prepaid condo fees in the amount of \$48,000 which offsets the delinquent accounts of \$12,000.

Garbage Collection - Motion made by Director FIGGINS to accept the proposal from AG Products for a self-contained compactor, a ground-level cart tipper and six trainable carts in the amount of \$27,448.31. Seconded by Secretary BROWNRIDGE. Motion carried unanimously.

Motion made by Director FIGGINS to sign a three-year contract with the City of Mesa to service the compactor at \$135 per pull, \$27 per ton, roll-off trash service at \$109 per pull, \$27 per ton and green waste roll-off service at \$109 per pull, \$20 per ton. Seconded by Director WARREN. Motion carried unanimously. Venture Out will continue to receive income from the recyclables.

Motion made by Director FIGGINS to purchase an EZGO Industrial cart in the amount of \$6,995. Seconded by Vice President READ. Motion carried unanimously.

Correspondence was received from Vice President READ thanking the Board and staff for their expression of care and concern.

Manager SCHMIT'S report was distributed to the Board previous to the meeting. She and Controller NIEMYSKI reported on discussions they had with several bank institutions regarding a potential loan. Compass Bank declined financing. Some lot owners have shown interest in loaning funds for the project and/or purchasing bonds. A recommendation is passed on to Treasurer WEISS to develop a plan following results of the survey that is being mailed to all lot owners in the summer mailing.

A meeting is scheduled for June 30th with the City of Mesa and Architect GROFF, Director SCOTT, Manager SCHMIT and Activity Director BEALLY.

President HOUGHTON named Director JONES to chair an ad hoc Wireless Internet committee. Vice President READ will also serve on the committee. Other suggested committee members are Rick PAYLOR and Ted CLARK. Manager SCHMIT will provide the committee with all the information she has available.

Manager SCHMIT reported the Groundskeeper will be meeting with the city next week with preliminary "as-builts" to see if the city has any issues with VO on re-piping irrigation lines.

Community Center - Director SCOTT gave an update on meetings held with the architect and said there have been excellent suggestions and ideas. There are no cost figures at this time. Director FIGGINS said discussions at the meeting he attended have mainly been on the Activity office, elevators and stairways. Activity Director BEALLY met with her department and submitted those changes to Mary and the architect. Mary reported the architect would have the schematics well defined soon and sent to contractors who will provide some estimated costs.

Time Line for Decision-Making on the Center - Director JONES would like to see a time line established and steps defined. Manager SCHMIT will prepare a time line chart. She also stated that plans may need to be submitted with the city before a vote is taken because it takes nearly three months for city approval. Director SCOTT said the Social Board and club officers should be involved in getting the lot owners approval.

It was suggested having on-going coffee sessions in the fall to communicate to the lot owners as well as displaying a model of the project . It was suggested having a question and answer format on Channel 11 with photos and have members of the Board participating in the session. Presentations could also be made at potlucks and initial club meetings in the fall.

The conference call ended at 9:45 a.m MST. The next conference call is scheduled for August 21, 2003, at 9:00 a.m. MST.

APPROVED:

Coreen Henry, Corporate Secretary

7-10-03