

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'**

Conference Call Meeting

Thursday, September 11, 2003 - 9:00 a.m. MST - Recreation Hall

PRESENT IN PERSON OR BY TELEPHONE:

Merv HOUGHTON, President	Dave GREEN, Director
Lyle READ, Vice President	John JONES, Director
Bill WEISS, Treasurer	Mary SCHMIT, General Manager
Florence BROWNRIDGE, Secretary	Len NIEMYSKI, Controller
Larry FIGGINS, Director	Teresa BEALLY, Activity Director
Harold SCOTT, Director	

ABSENT: Sue WARREN, Director

GUESTS: CCBG Associate Craig STOFFEL; Attorney Beth MULCAHY; 10 Lot Owners

(Note: Director JONES left the call at 10:00 a.m. MST.)

President HOUGHTON requested a moment of silence in memory of the September 11th, 2001 tragedy.

Motion made by Director GREEN to approve the minutes of the conference call of August 21, 2003 as received. Seconded by Director JONES. Motion carried unanimously.

Motion made by Vice President READ to approve the minutes of the executive meeting of August 21, 2003. Seconded by Treasurer WEISS. Motion carried unanimously.

Controller NIEMYSKI gave a financial update and reported the audit is still in progress and should be completed in October. Manager SCHMIT reported the summer projects are pretty well completed so there should be no major expenditures at this time.

Director JONES addressed the issue of a resident living in the park who is not 55 years of age and the procedures that should be followed as stated in the CC&Rs. Secretary BROWNRIDGE and Director GREEN will include this issue in Condo Board reports. A handbook was discussed regarding the rules of the park.

President HOUGHTON announced Barbara CANNING has agreed to be election chairperson for the December 2nd special meeting. The meeting will be called to order at 12:00 noon for voting and reconvened at 1:30 or 2:00 p.m. President HOUGHTON plans to address the beautification of the park, "A Park Within Our Park", in the fall upon his return. He also stated that Controller NIEMYSKI will be in charge while Manager SCHMIT is on vacation.

Manager SCHMIT'S report is attached to the file minutes and was distributed to the Board. Other items mentioned during her report is that Tennis courts 5 and 6 have been completed and badge request forms will be used and kept on file when replacement badges are requested by owners. A motion from the Board is necessary to fix the freon leak at the Community Center.

Motion made by Director JONES to authorize management the expenditure to repair the air conditioning problem at the Community Center. Seconded by Secretary BROWNRIDGE.

Motion carried unanimously. The minimal approach will be taken. This expenditure will come out of the MRR fund.

Manager SCHMIT asked the Board to consider implementing a separate dumpster fee for residents who do a complete tear down of their unit. This will be discussed again at the October 23rd Board meeting.

CCBG Associate Craig STOFFEL explained the process of the design phase.

Motion made by Director SCOTT to approve the revised letter of agreement for Pre-Construction Services with Concord Construction Company dated September 5, 2003. Seconded by Director GREEN. Motion carried unanimously.

Attorney MULCAHY presented a draft of the ballot to be used for the Special meeting of December 2, 2003.

Motion made by Director JONES to propose to the members of the Association an amendment to Article X of the Articles of Incorporation to increase the amount of indebtedness or liability, direct or contingent, to which the Association may at any time subject itself to Two and a Half Million Dollars (\$2,500,000). Seconded by Vice President READ. Motion carried unanimously.

President HOUGHTON called for a Special Meeting of the membership to be held on December 2, 2003 at noon at the 5001 Main Street address. Seconded by Vice President READ. Motion carried unanimously.

President HOUGHTON recommended that Proposition I be placed on the ballot to amend Article X, Section G, of the Declaration to exceed the \$60,000 limit that is now placed on the Association. Proposition II will amend Article X of the Articles of Incorporation to increase the indebtedness to Two and a Half Million Dollars (\$2,500,000). Attorney MULCAHY said both propositions will be included in one vote. The ballot will be sent out 40 days prior to the meeting. President HOUGHTON suggested the Board review the wording on the ballot and send any suggestions to Manager SCHMIT. These suggestions will be passed along to Attorney MULCAHY. The vote of the Directors to approve the ballot will be October 22nd or October 23rd.

Motion made by Vice President READ to propose that the propositions be voted on by the members of the Association at the Special meeting on December 2, 2003. Seconded by Secretary BROWNRIDGE. Motion carried unanimously.

Motion made by Secretary BROWNRIDGE to appoint an Ad Hoc Resident Consulting committee chaired by Director GREEN. Seconded by Treasurer WEISS. Motion carried unanimously. This committee would provide information and be a resource to the Board. Director GREEN asked the Board to give him any names of residents who might be interested in serving on the committee.

The Environmental Survey report is expected in 10 days. Controller NIEMYSKI will send it to the Board and CCBG Architects when it is available.

Treasurer WEISS and Attorney MULCAHY will draft up the wording to place on the ballot at the Annual Meeting in February amending Article VI, Section 7, of the Bylaws to raise the limitation of contracts to \$10,000. This is proposed by the Board of Directors.

A "We Heard You Letter" is being composed by Secretary BROWNRIDGE.

The Board of Directors will meet with CCBG Architects at a design review on October 22nd at 9:00 a.m. in the Oasis.

The conference call meeting ended at 10:15 a.m. MST.

s/s Coreen Henry, Corporate Secretary

APPROVED: 10/23/03

ACTION ITEMS
from Condo Board Meeting of
September 11, 2003

- * Condo Board Reports for the upcoming season will address the 55 years of age issue
- * Compile a handbook with rules and regulations of the condominium to be distributed to residents
- * To implement a separate dumpster fee for owners doing a complete tear-down of their unit.
- * Approval of Ballot for December 2, 2003 Special meeting
- * Resident Consulting Ad Hoc committee - Director Green
- * Status of Environmental Survey Report
- * Status of "We Heard You" letter - Secretary Brownridge
- * Annual Meeting Ballot - Amend Article VI, Section 7, Page 37 of the Bylaws - Treasurer Weiss