

**MINUTES OF
VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS' MEETING
Thursday, December 4, 2003 - 9:00 a.m. - Oasis**

PRESENT:

Merv HOUGHTON, President	Larry FIGGINS, Director
Lyle READ, Vice President	Sue WARREN, Director
Bill WEISS, Treasurer	Dave GREEN, Director
Florence BROWNRIDGE, Secretary	John JONES, Director
Harold SCOTT, Director	Connie WRAY, Soc. Board President
	Mary SCHMIT, General Manager

INVOCATION: Helen CHRISTIANSEN

COMMENTS FROM LOT OWNERS: None

Minutes of November 17, 2003 and November 20, 2003 approved as distributed.

PRESIDENTS COMMENTS: Distributed to Board and attached to file copy.

TREASURER'S REPORT: Distributed to Board and attached to file copy.

GENERAL MANAGER'S REPORT: Distributed to Board and attached to file copy.

CORRESPONDENCE: Appendix "A"

SOCIAL BOARD REPORT: Appendix "A"

COMMITTEE REPORTS: None

UNFINISHED BUSINESS:

Motion made by Director JONES to allow Tom POWER, 219 Merlin, to install a shed on his property at a height of eight (8) feet. Seconded by Vice President READ. Motion carried unanimously.

Vice President READ and Director WARREN will continue to work on items to be addressed at the Annual Meeting.

Motion made by Secretary BROWNRIDGE to approve the Shuffleboard Club completing the painting of the gutters at the courts at a cost of \$642.38 for the paint. Seconded by Director SCOTT. Motion carried unanimously. A letter will be sent to the club thanking them for their work.

Social Board President WRAY is reviewing the Transmittal Form used for club requests to be sure the request proceeds in a timely manner.

NEW BUSINESS:

Motion made by Director FIGGINS to add Section II, "Administrative", Number 7, Page 47, of the Rules and Regulations of the CC&Rs to allow owners, guests and renters a maximum stay of 30 days in the resort in any one calendar year. Seconded by Director GREEN. Motion carried unanimously. (See Appendix "B" for wording)

Ballot Proposal - It was suggested adding the wording, "No more than one ballot in an envelope" to the ballot envelope. President HOUGHTON will instruct Chairperson CANNING to set aside any ballot envelopes that contain more than one ballot.

WHAT'S ON YOUR MIND?

Appendix "B & C"

The meeting adjourned at 10:10 a.m.

Coreen Henry, Corporate Secretary

Approved: _____

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APPENDIX "A"

SOCIAL BOARD REPORT

Many clubs have asked for a representative from the Condo Board to attend their meeting to answer questions about the proposed Community Center. This has been very appreciated.

A nominating committee has been established to search for outstanding candidates for the Social Board. The chair of this committee is Lloyd Orlob.

From now until the President's and Treasurer's meeting on January 16th, the Board is concentrating on making the finance and budgeting process more high profile. There are so many fund raising events going on and planned that we are all guaranteed to be well fed and busy.

I encourage all to plan on attending the Monday night entertainment and the Diamonds show. We are fortunate to have such quality entertainment right here.

Connie Wray
Social Board President

CONDO BOARD CORRESPONDENCE SUMMARY

P.A. (Al) Brunner, 323 Merlin - Recommendation for paying for the Community Center by post-dated checks. He also had a suggestion on the ballot counting.

Tom Power, 20 Navajo - Two letters re two car parking at 43 Aero and ADA.

Doug Gale, Chair of Planning Committee - re the deadline of Jan. 8th to complete tasks....would like a date of mid Feb. 2004 for revising the Long Range Plan.

Frank Taggart, 27 Navajo - He had questions re the construction project.

Phil & Carol Engle, 334 Aero - Commending Security Guard Carolyn Hamm on her assistance.

APPENDIX "B"

RULES & REGULATIONS - SECTION II - "ADMINISTRATIVE"

PAGE 47, NEW SUBSECTION 7

1. Owners under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.
2. Guests of residents are permitted to stay a maximum of thirty (30) days in any one calendar year. The host Owner is responsible to procure a badge(s) from the Administration Office.
3. Renters under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.
4. Renters in the Pull Throughs under fifty-five (55) years of age are permitted to stay a maximum of thirty (30) days in any one calendar year.

WHAT'S ON YOUR MIND?

Director Jones - He recognized President Houghton for the time and effort he put into the Community Center proposal. He also asked about the outside realtors who are showing property in the resort and the revenue it generates.

Director Warren - She is concerned about the growth of vegetation between the lots, a fire hazard. She would like to see the directors do a walk-through the park and assess what needs to be done.

Director Figgins - He said there are 10 sheds on common property put up by the clubs or donated sheds in the park. He would like to see these cleaned up and in proper order.

Manager Schmit - She would like to see on the next Board agenda a change in the rules on lot clean up. The procedures presently followed allow for several days and weeks to go by before this is resolved especially with absent lot owners, for sale and rental units.

Social Board President Wray - She is thrilled to work with the Board and sees more open communication between the Boards and the Planning Committee. The club liaisons are doing extra work.

Director Green - He has been asked about the Board being biased or the ballot counters being biased with the vote.

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APPENDIX "C"

Director Scott - He is happy with the new garbage system and pleased there are no large trucks on the streets. He said maintenance is doing a fine job.

Secretary Brownridge - She commended the 34 telephone volunteers. All owners are being called to be aware of the ballot.

Treasurer Weiss - He is pleased with the interest shown by lot owners at the meetings. The Board is receiving a good reception at the block parties.

Vice President Read - He read in the Mesa Tribune that View Point is the #1 resort in the nation and is what we can strive for.

LOT OWNERS' WHAT'S ON YOUR MIND?

Scotty Scott, 302 Merlin - He asked why the Board meetings are not being posted at the Rec. Hall. He did hear the announcement from security regarding the meeting. He would like to see it published once a month on the cover of the Out-Lines. (Note: The meeting was posted on both bulletin boards in the Rec. Hall.)

Bob Brownridge, 413 Boeing - He said every meeting announced is on Channel 11.