

**MINUTES OF
VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS' MEETING
Thursday, January 8, 2004 - 9:00 a.m. - Oasis**

PRESENT:

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

ABSENT: Dave GREEN, Director

Vice President READ called the meeting to order and noted the changes in the agenda and asked those owners who want to address an item listed in the agenda to wait until that item is opened for discussion.

INVOCATION: Russ MILLER

COMMENTS FROM LOT OWNERS: Appendix "B"

Minutes of December 4, 2003 were approved as distributed.

VICE PRESIDENT'S COMMENTS: Appendix "A"

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

Motion made by Treasurer WEISS to transfer the \$7,000 expense for air conditioning repair and the \$9,000 expense for water line repairs at the Broadway gate be transferred from the Operating account to the MRR account. Seconded by Director JONES. Motion carried unanimously.

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

Maintenance Supervisor Thom ZEHRING gave a demonstration of water line isolation valves and what is involved in repairing a break in the line and a standpipe repair. It was suggested he give a presentation at a Town Hall meeting in the near future and also explain how to open the water valve at a lot owner's residence.

CORRESPONDENCE: Appendix "B"

SOCIAL BOARD REPORT: Appendix "B"

COMMITTEE REPORTS:

Nominating Committee Chairman Art BOWMAN submitted the list of candidates for the Condo Board election for the Annual Meeting on February 18, 2004.

Ad Hoc Telephone Committee Chairman Rick PAYLOR submitted his committee's final report.

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UNFINISHED BUSINESS:

Motion made by President HOUGHTON to (1) deny the request from Anna ROGERSON and Francis ROGERSON that Mr. Willie CRESPO be allowed to occupy one of their units because Mr. Crespo is less than 55 years of age and Mr. CRESPO's residence violates the governing documents of the Association; and (2) providing that this denial of ROGERSON's request shall be tabled pending resolution of the Arizona Attorney General's office investigation of Anna ROGERSON's complaint alleging a violation of the Fair Housing Act. Seconded by Director SCOTT. Six "FOR", One "ABSTAINED". Motion carried.

NEW BUSINESS:

Motion made by Director JONES to approve the Paddle Tennis/Pickle Ball request in principle only. Seconded by Treasurer WEISS. Motion carried unanimously.

Motion made by President HOUGHTON to approve the request to allow Employee Dustin KURZ to live in the resort until the end of April. Seconded by Director SCOTT. Motion carried unanimously.

Election Chair Barbara CANNING explained the procedures the committee uses in recording the ballots. She answered questions from Vice President READ and other Board members.

Motion made by Director JONES to deny the request of the Please Vote No Committee to allow scrutineers present at the counting of the ballots. Seconded by Director SCOTT. Motion carried unanimously.

Vice President READ announced the agenda for the Annual Meeting on February 18, 2004.

At the December 4, 2003 Condominium Board of Directors' meeting a motion was made and approved to make a change in the Rules and Regulations, Section II, "Administrative", Page 47, adding Item 7 which pertained to the under 55 age limit.

Motion made by Director WARREN to rescind the approved motion pertaining to the under 55 age limit for owners, guests and renters pending further clarification from our legal counsel relative to Arizona regulations. Seconded by Treasurer WEISS. Motion carried unanimously.

WHAT'S ON YOUR MIND?

Appendix "C"

The meeting adjourned at 10:55 a.m.

Approved: 1/22/04

Coreen Henry, Corporate Secretary

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APPENDIX "B"

LOT OWNER'S COMMENTS:

Mary COONAN, 331 Douglas - She congratulated the Board on the hard work. She asked questions about the renovation of the Community Center.

Don WIESEL, 303 Douglas - He commended the Board. He thought the vote might have been too early. He thought their should have been "No" badges and the letters were too restricted.

Norma PAVELY, 4 Douglas - She read her letter on the request for scrutineers at the counting of the ballots.

Mitzie POFF, 508 Luscombe - She asked about ballots being opened and placing stop signs at

the corner of Luscombe and Ercoupe and Luscombe and Grumman. This request will be directed to the Safety & Security committee.

Jerry DURRANS, 701 Debonair - He asked about bike racks and bike parking at the renovated Community Center.

Russell DUNN, 737 Navajo - He showed a sample of a louvered eyebrow and asked for approval from the building inspector to use this product. The CC&Rs are not clear on this.

CONDO BOARD CORRESPONDENCE SUMMARY:

Letter from Norma Pavely, 4 Douglas, requesting scrutineers at the Special Meeting on January 12th. A letter regarding the ball club using the Pet Walk area for practice.

Letter from Ray Ridiske, 44 Aero, regarding the Special Meeting.

Letter from Pete & Poochie Trepanier, 724 Douglas, expressing gratitude for the

Letter from Howard & Mary Burke, 508 Boeing, asking permission for mother to live with them.

Letter from Paul Axelsen, 722 Navajo, thanking the Board for the gate to the pool and the presentation of information on the projects. He had some suggestions also.

A report from Don & Marnee Bogle, Overnight Hosts in the pull throughs.

Thank you from employees for Christmas gift.

LOT OWNERS' WHAT'S ON YOUR MIND?

Norma Pavely, 4 Douglas, questioned the comment of a change to the CC&Rs on voting procedures and corrected Coreen on the Summary of Correspondence.

Ron Kondruff, 15 Navajo, suggested everyone read the Long Range Plan.

Barbara Canning, Election Chair, said the balloting for the Special Meeting would begin by the clock in the Community Center.

Bob Brownridge stated the ballots are not destroyed immediately after the meeting but are held until the next Board meeting and acted on by the Board.

DIRECTORS' WHAT ON YOUR MIND?

Social Board President Wray complimented the many clubs on their creativity and this creativity makes a vibrant community and the park more enjoyable. She also noted the Long Range Plan showed how residents are joining more activities.

Director Scott said we are drawing to a close on the ballot issue and the Board is not involved in the ballot counting process. He is looking forward to the lot owners approval.

Secretary Brownridge said her neighbors told her that if the vote does not go through they will leave the park. She will be participating in the budget process in March and will be sure the water issue will be addressed. She thought Thom's presentation of the water valves would reach more residents if he gave it at a Town Hall meeting.

Treasurer Weiss said the interest in the park was been wonderful, the attendance at the meetings has been great and he hopes it does not diminish once the vote is over.

President Houghton said the role of the Board is policy-making (not micro managing) and leadership. The Board has the responsibility to examine situations carefully and then make a decision and recommendation. People may say this is bias but it is the Board's duty to do so. He would like to have this topic discussed at a future work session and get other people's opinion in what they think a Board should be doing.

Manager Schmit responded about the Long Range Plan publication and said more printing will be done of this study. Other parks in the area are also planning to do this study. It has been a successful project for Venture Out.

Director Figgins told of the building of Hoover Dam and the improvements and growth that were the results of this expensive project. He pointed out the need for more exits in the Rec. Hall and to do it before a disaster occurs. He also said a fitness center could be added over one of the pods at a future date.

Director Warren has said it has been exciting being a director. She takes her role seriously and said the Board has a responsibility to all the residents in the park to maintain their welfare, safety and a pleasant place to be. The Board wants to improve the park.

Director Jones told a comical story about the 'wear and tear' on President Houghton.