

**MINUTES OF  
VENTURE OUT AT MESA, INC.  
CONDOMINIUM BOARD OF DIRECTORS' MEETING  
Thursday, January 22, 2004 - 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: Clare BOWMAN

COMMENTS FROM LOT OWNERS: Appendix "B"

The Handymen unveiled a "Building Fund" thermometer to be displayed in the Community Center.

There has been \$125,800 contributed to the fund thus far.

Minutes of 1/8/04, Special Meeting 1/12/04, Work Session 1/13/04 and Work Session 1/20/04 were approved as distributed.

PRESIDENT'S COMMENTS: Appendix "A"

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

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

SUMMARY OF CORRESPONDENCE: Appendix "B"

SOCIAL BOARD REPORT: Appendix "C"

COMMITTEE REPORTS:

Election Committee - Barbara CANNING, Chair Appendix "D"

**Motion made by Director GREEN to destroy the ballots of the Special meeting of 1/12/04. Seconded by Treasurer WEISS. Motion carried unanimously.**

Financial Committee - Treasurer WEISS reported the committee has been meeting with financial institutions and have had meetings regarding the special assessment. They will bring a recommendation to the Board in the next few weeks.

Planning Committee - Doug GALE, Chair Appendix "E"

Overnight Hosts, Don and Marnee BOGLE - Distributed to Board and attached to file copy.

Wireless Internet Report, Vice President READ - The park has been surveyed and a written report will be submitted in the near future. Carriage Manor has subscribed to this service.

UNFINISHED BUSINESS:

Director WARREN reported the under "55-year" rule has been forwarded to the attorney and this was deferred until the next meeting.

**Motion made by Vice President READ to deny with compassion the Howard and Mary BURKE's request for a variance to allow her mother to live with them. Seconded by Director FIGGINS. Motion carried unanimously.**

**Motion made by Director JONES to grant approval to the building inspector to issue a permit for the replacement for louvers at Russell and Carol DUNN's home at 737 Navajo. Seconded by Secretary BROWNRIDGE. Seven "FOR", one "AGAINST". Motion carried.**

NEW BUSINESS:

Secretary BROWNRIDGE read the Resolution for the Special Assessment passed at the Special Meeting of January 12, 2004.

**Motion made by Secretary BROWNRIDGE to amend the Articles of Incorporation as approved by the lot owners at the Special Meeting held on January 12, 2004. Seconded by Treasurer WEISS. Motion carried unanimously.**

**Motion made by Vice President READ to appoint Director FIGGINS to serve as the Lot Owner's Representative during the renovation of the Community Center. Seconded by Director WARREN. Motion carried unanimously.**

President HOUGHTON announced John STEELE will meet with the Board on February 4<sup>th</sup> and consult with the architect. Mr. STEELE participated with the Pre-Construction services at the beginning of the project and has expertise in this area.

**Motion made by Director JONES to approve the letter in principle that will be sent to the lot owners regarding the Special Assessment. Seconded by Director GREEN. Motion carried unanimously.**

President HOUGHTON showed a brick that was given to Manager SCHMIT and this idea could be used as a fund raiser for the Community Center. Committees are needed for fund raising and studying hardship cases.

Roof Rats - Manager SCHMIT suggested a special clean-up day to remove citrus from the trees and low-hanging branches.

WHAT'S ON YOUR MIND?

Appendix "B"

The meeting adjourned at 10:55 a.m.

Coreen Henry, Corporate Secretary

Approved: 2/5/04

**LOT OWNER'S COMMENTS:**

John Ingebrand, 802 Douglas - suggested Board find in favor of the Dunn's request for variance.

Russell Dunn, 737 Navajo - said he wants his home to look like a home, not a trailer.

Art Bowman, 313 Boeing - suggested next year not to hand out ballots until after the "Meet the Candidates" presentation.

Barbara Canning, 611 Aztec - a corner lot has a huge boat parked on it, is security enforcing the rules? Manager Schmit will look into it immediately.

Mary Burke, 508 Boeing - wants a variance so mother can live with them because she needs constant care.

Mike Casini, 321 Merlin - re new building, he asked about a penalty clause in the contractor's contract. Removal of asbestos may require additional insurance, could save money on this.

Irma Cornelius, 342 Aero - told of Sunland Village and their efforts to have a building program like VO and a vote. She told them of VO's positive results.

**SUMMARY OF CORRESPONDENCE:**

Paul Axelson, 722 Navajo - re the Community Center proposal, thinks the ramps meet code.

Isabella Gillam, 336 Aero - has recommendations on how to have activities during construction.

**WHAT'S ON YOUR MIND?**

Soc. Board President Wray - Communication and cooperation have been important and appreciates meeting with the Executive Board. She admires the progressive thinking of the Board.

Director Green - Concerned about voters voting before the "Meet the Candidates" presentation. The cover of the Out-Lines should be used to announce these special elections and meetings.

Director Scott - This has been an exciting time to be on the Board and he is impressed with the candidates they met the other night. The park is changing.

Secretary Brownridge told of future presentations by Dave Butts, international artist and writer. This may be worth filming. She acknowledged the work of Jean Bowman in videotaping programs throughout the park.

Treasurer Weiss - This is an exciting time, we have great candidates and urges owners to get out and vote.

Vice President Read has served on many Boards and committees but none that has worked as hard and as focused as this Board. It has been pleasurable working with this group

Director Figgins is looking forward to the next few weeks working on review of the new building with the architect. We are looking to attract new people to the park. Any changes to the design will be given the same consideration as the original design.

Director Warren is excited to be on the Board and the comradery we share. She applauds owners upgrading their homes and all new units coming into the park. Need to look at the rules and make changes.

Director Jones - He and Sue toured the park looking at amenities, clubs and looking for storage. His observation is for Security to do more rule enforcement. Noted it is in the rules against commercial activities. There are many violations in the park.

Manager Schmit commented on the time the Board devotes to their work, a full time job. The election is critical and she appreciates working with each Board member.