

VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS' MEETING
April 1, 2004 - 9:00 a.m. - Oasis

PRESENT:

Lyle READ, President	John JONES, Director
Dave GREEN, Vice President	Pauline NIELSEN, Director
Harold SCOTT, Treasurer	Norm THIESSEN, Director
Sue WARREN, Secretary	Jerry FORMSMA, Director
Florence BROWNRIDGE, Director	Marlice FENSKE, Social Board President
	Mary SCHMIT, General Manager

GUEST: John STEELE, Project Manager

INVOCATION: Art BOWMAN

LOT OWNERS' COMMENTS: Appendix "A "

The minutes of March 18th and Board Work Session March 23rd, 2004 were approved as distributed.

PRESIDENT'S COMMENTS: Distributed to Board and attached to file copy.

Project Manager JOHN STEELE gave an update on the progress of the plans and the budget for the Community Center.

TREASURER'S REPORT:

Moved by Treasurer SCOTT to authorize a 12% late fee which is \$9.17 on the quarterly payment due for the special assessment. Seconded by Director Jones. Seven, "For", one "Opposed". Motion carried.

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

SUMMARY OF CORRESPONDENCE: Appendix "B"

SOCIAL BOARD REPORT: Appendix "B"

Moved by Director JONES to approve the Social Board budget for 2004 - 2005. Seconded by Director BROWNRIDGE. Motion carried unanimously.

COMMITTEE REPORTS:

Ad Hoc Facilities Usage - Director WARREN reported on the use of the facilities during the renovation.

Planning Committee - Chairman EASTON asked the Board to review and return the preliminary Long Range Facilities Plan in the next few days. The committee will have a final report to the Board in November.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Moved by Director BROWNRIDGE to approve the Summer Schedule. Seconded by Director THIESSEN. Motion carried unanimously.

*Condo Board Minutes
April 1, 2004*

Page 2

NEW BUSINESS: (continued)

Moved by Vice President GREEN to approve a revised Calendar of Meetings for 2004 - 2005 season. Seconded by Director JONES. Motion carried unanimously.

Vice President GREEN gave a report on the status of the Post Office. The meeting was open to comments from the Lot Owners. (See Appendix A)

Moved by Director JONES that subject to approval of the U. S. Post Office, the location of the Post Office will be in the Community Center as designed. Seconded by Director NIELSEN. A roll call vote was taken. Six "For", two "Opposed". Motion carried.

Director BROWNRIDGE presented a proposal on the concept of a Crafters' Gift Shop. This was referred to the Social Board for consideration.

Social Board President FENSKE reported the request from the Sewing Room to install a cabinet has been completed.

Director THIESSEN reported on the results of the Condo Board Goal-Setting Work Session. He asked the Board members to rate each objective in the report and return it to him. The objectives will then be prioritized and form a work plan for next season.

The Paddle Tennis request to begin play at 7:30 a.m. was discussed.

Moved by Director BROWNRIDGE that the established regulations prevail. Seconded by Secretary WARREN. Motion carried unanimously.

The request from the Tennis Club to add lights at the courts in the northeast corner of the resort was referred to the Planning Committee for further study. The resurfacing and warranties in the request are a management issue and will be discussed in budget meetings.

WHAT'S ON YOUR MIND?

Appendix "B"

The meeting adjourned at 11:05 a.m.

Coreen Henry, Executive Secretary

APPROVED: 5/6/04

LOT OWNER COMMENTS:

Alan Wilkinson, 110 Boeing - He asked that in future Community Center Coffees, that the microphones be used and questions be limited to one per person allowing everyone a chance to speak.

John Ingebrand, 802 Douglas - He asked how to donate to the FF&E fund. The Social Board has an account established.

Fred Allen, 130 Douglas - He said the vote was on the design of a post office in the Community Center.

Mitzie Poff, 508 Luscombe - She told of the parking and traffic problems at the new location of the post office.

Alan Wilkinson, 110 Boeing - He said the Board has all the facts on the post office and will make their decision accordingly.

Pat Laurita, 728 Douglas - She has had 20 calls and email in favor of the post office in the Community Center.

Sharon Ellis, 612 Navion - She changed her mind and wants post office in Community Center.

Werner Selewski, 225 Navajo - Be careful making changes. Every change costs money.

Maxine Galka, 613 Aero - Questioned what was said.

Dusty Roads, 213 Merlin - Believes plan should be followed as submitted.

Kay Hanks, 604 Boeing - Another door is needed at temporary post office. Going into the Community Center helps remind her of activities and events

Carl Bakkum, 701 Navion - He thanked the Board for their dedication. He said there is traffic congestion

at the relocated post office. He had trouble hearing because people are not speaking into microphones.

Fred Clark, 312 Boeing - He favors post office in the Community Center.

Bob Brownridge, 413 Boeing - He believes more people will come into the Community Center because

of the post office and it is a time of socializing.

Don Hines, 418 Debonair - He favors the post office in the Community Center. He told of an incident in

building a church where there was disagreement and ask that this not divide the VO community.

Russ Morfeld, 806 Debonair - He spoke on the space dimensions and design. ADA accessible and work

area is required.

Tom Crogan, 607 Navajo -

SUMMARY OF CORRESPONDENCE:

Request from the Sewing Room to install a cabinet.

WHAT'S ON YOUR MIND?

- Bill McKee - He asked what will happen to the Library and how much it will be available during the renovation. He believes there should be a joint work session for the Condo and Social Boards so they would be more informed.
- Pauline Nielsen - She recommends the same thing, a joint meeting of both Boards before leaving for home. The Social Board has governing documents and these have been distributed to the Board.
- Jerry Formsma - He is concerned about the razor wire on the walls. He compiled a set of pictures in a folder of walls in the area. He referred to the Hultsman report that stressed appearance of the park (curb appeal). He circulated the pictures for the Board to view.
- Florence Brownridge - She suggested residents here in the summer to check out several books over the summer months. She sees the Library as an important service. She commends Controller Len Niemyski on his work on the budget as well as receiving the special assessment payments. She also commends Mary on her efforts.
- Dave Green - He referred to the article in the Arizona Republic and said it has brought the residents together. He told a cute story.
- John Jones - He is concerned that a report has not been received from the Planning Committee. He asked if there will be some goal settings at the Work Sessions. He hopes the Board will focus in on the Social Board and asked the members to come to the meeting with three things they would like to see happen in VO, i.e. governance, what needs we have, infrastructure, social, etc. Norm and John will facilitate the meeting on March 30th and have a good goal setting process.
- Sue Warren - She has seen children who are here on spring break enjoying themselves. Pertaining to the Library, there will be as many books as possible. She mentioned the two city libraries who are in close proximity to VO. She has enjoyed working on the Facilities Usage Committee and appreciates the cooperation the residents have given.
- Harold Scott - He reminded the Social Board to have their budget submitted before the April 1st Condo Board meeting. He attended a meeting this week with John Steele and the architects and is impressed with the progress.
- Mary Schmit - She has 12 more meetings to go.
- Lyle Read - He is concerned about speeding in the park. He referred to a close call with a child ball while he was driving at nine MPH.